

Town of Islesboro
Planning Board
Regular Meeting
May 9, 2016
Town Office Meeting Room

MINUTES

Members Present: Chair Janice Harmen, Jennifer Whyte, Gil Rivera, Greg Barron and alternates Bill Schoppe and Isabel Jackson. Excused: Peter Coombs.

Others Present: William Boardman- CEO, Michael Sabatini, Earl MacKenzie, Bonnie MacKenzie, Michael Clayton, Steve Miller, William Kelly, Esq., Terry Cowan

Chair Harmen called the meeting to order at 6:15 PM, and a quorum was established.

MOTION BY B. Schoppe, seconded by G. Rivera to approve the minutes of April 25, 2016 as written. The motion passed 5-0.

MOTION by G. Barron, seconded by G. Rivera to take the agenda out of order. Motion passed 5-0.

NEW BUSINESS

Northeast Point, LLC, Application #MD 2-16, Map 22, Lot 9

This application is for the revision to the Northeast Point Subdivision for the purpose of selling a 1.57 acre parcel to an abutter, Earl and Bonnie Mackenzie. Mike Sabatini, Landmark Corporation, agent for Northeast Point, LLC, reviewed the revision to the site plan map, explaining that they are only removing the 1.57 acre parcel from the subdivision and everything else in the subdivision plan remains the same. He explained that the land is being conveyed with covenants, and it was discussed and decided that the covenants should become a part of the Finding of Fact. The purchase of the land, per Earl Mackenzie, will allow them to maintain a buffer, both visually, and from the wind. The land will be maintained as conversation land. M. Sabatini said he worked with Steve Miller on the covenants and the revision to the plan and all are in agreement with the plan along with the covenants as presented in the application. Steve Miller confirmed that he supports the proposal, and does ask that the Board incorporate the covenants into the Findings of Fact.

The Planning Board reviewed Development Review, Article IV, Criteria of Approval and found that this application is in compliance with all standards.

MOTION by Bill Schoppe, seconded by Gil Rivera, to table Application #MD 2-16 of Northeast Point, Map 22, Lot 9, for revision to the Northeast Point LLC subdivision for Findings of Fact. Motion passed 5-0.

Marika Kuzma Green and Karen Betts: Application #MD1-16, Map 34, Lot 1

This application is a minor subdivision application, primarily seeking division of a single lot, Lot 1 of the Marshall Point Subdivision, as the co-owners, Marika Kuzma Green and Karen Betts, would like to create a residential lot for Marika Green and the portion of Lot 1 that has the house on it will be retained by Karen Betts. The new lot will be 3.5 acres. Both the new lot, and the house and land to retained by Karen Betts, will have over 150 feet of frontage on the water and both lots will be accessed through the existing access road.

Attorney William Kelly, agent for the applicants, gave an overview of the application. He said that the subdivision covenants that were in place expired after 30 years, so they are no longer in effect at this point.

One issue the Planning Board is to consider, per Attorney Kelly, is a waiver of a Performance Standard under Chapter 45, Section 45-125 of the Development Review Ordinance. The Planning Board agreed to a waiver of the one hundred and fifty foot (150) width standard at the 100 feet back from high water line down to 140 feet because they feel there is no evidence that the public health, safety and welfare will be adversely effected and that the waiver does not effect the purpose of the Protection Districts Map, the Comprehensive Plan, or any ordinance.

MOTION BY G. Rivera, seconded by J. Whyte, to approve a waiver of the Performance Standard under Chapter 45, Section 45-125, for reasons outlined in the above paragraph. Motion passed 5-0.

The Planning Board reviewed Development Review, Article IV, Criteria of Approval and found that this application is in compliance with all standards.

MOTION by G. Rivera, seconded by B. Schoppe, to table DRO Application # MD1-16, Map 34, Lot 1, for the creation of a minor subdivision for Findings of Fact. Motion passed 5-0.

OTHER BUSINESS

CEO report will be submitted at the next meeting. or March was reviewed with no discussion.

ADJOURNMENT OF MEETING

MOTION by B. Schoppe, seconded by G. Barrone to adjourn the meeting. The meeting adjourned at 7:24 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board