

Town of Islesboro
PLANNING BOARD
Regular Meeting
June 15, 2020 @ 5:15 PM
Town Office

MINUTES

1. Chair will call the meeting to order and establish a quorum.

Chair Schoppe called the meeting to order and a quorum was established.
Members Present: Chair Bill Schoppe, Isabel Jackson, Jennifer West
Others Present: Bill Boardman, CEO and Wendy Evans

2. Approval of the minutes of January 27, 2020 and March 23, 2020

MOTION BY Isabel Jackson, seconded by Bill Schoppe, to approve the minutes of January 27, 2020 and March 23, 2020 as written. Motion passed 3-0.

MOTION BY B. SCHOPPE to take the agenda out of order. Isabel Jackson seconded the motion and it passed 3-0.

3. **DEVELOPMENT REVIEW APPLICATION**

Wendy and Brian Evans, Map 14, Lot 17 D, Application #MD 1-20, Request for change of use of property to commercial purposes for a real estate office, as well as request for erecting a sign.

This application is for the change of use of an existing house to be partially used as a real estate office. Bill Boardman said that this falls under the definition of "Customary Home Occupation". Along with request for change of use, the applicant is asking to erect two signs. Bill Boardman explained that the road is a driveway which the abutters use as a right of way to their property. There is no reason per the ordinance that these two signs cannot be placed as indicated in the application. The size, however, of the sign is larger than what is allowed (signs can be no larger than 6 square feet). The applicant states on her application that the signs will be 2.5 x 3 ft which is greater than 6 square feet. The application will be amended to indicate that the sign will be no greater than 6 square feet.

Entered into the record and reviewed/discussed by the Planning Board is a letter from abutter, Richard Collier. Mr. Collier is not in favor of the signs as he says he has constant "lookers" coming down to his house at the end of the road and thinks a commercial sign will encourage more traffic. He suggested that the applicant build their own driveway. In response to the letter, Bill Boardman said that the Town frowns on extra cuts or driveways off the main roads. The Planning Board also felt that since Mr. Collier is at the end of the road, real estate customers would not be driving to or by his house. Wendy Evans said that a solution for Mr. Collier would be to construct a gate at the entrance to his house.

The Planning Board reviewed the Criteria of Approval and found that there were no issues with any of the items, either they were not applicable or they would not cause harm in any way listed. Criteria E - The Planning Board felt that there would not be unreasonable public or private road congestion as there should not be a lot of traffic caused by this business. The applicant has ample parking available for customers as well.

MOTION BY Bill Schoppe to table Application #MD1-20, Map 14, Lot 17D, for Wendy and Brian Evans for Findings of Fact. Isabel Jackson seconded the motion and it passed 3-0.

MOTION BY Bill Schoppe, seconded by Isabel Jackson, to return to the original order of the agenda. Motion passed 3-0.

4. **LAND USE APPLICATION**

John Kauer, Map 30, Lot 27 A, Application #21-20, Construction of a 61' x 32' single story, three bedroom house and a 24' x 28' garage.

Bill Boardman reported that although this application states it is also for a garage, the garage has already been permitted by Bill on a separate application. Bill Boardman said that Mr. Kauer approached the Planning Board when Covid first hit and because the Planning Board was not going to meet for awhile, Bill suggested he apply for the garage separate so he could get started on his project. The application will therefore be amended to include only the house. The septic system is for a three bedroom house.

In reviewing the site plan, Jennifer West pointed out that #17 of the application does not jive with the measurements on the site plan. The Planning Board also noted that there is no distance specified from the well to the septic system and this measurement should be taken on site review and entered on the application.

MOTION BY Isabel Jackson, seconded by Bill Schoppe, to table Application #21-20, Map 30, Lot 27 A of John Kauer for a site review and clarification of Line #17 and the distance between the well and the septic system. Motion passed 3-0. Isabel Jackson and Bill Boardman will perform the site review.

Marika Green, Map 34, Lot 1B, Application #20-20, Construction of a 22' x 26', two story, two bedroom house.

This application is for the construction of a two bedroom, two story dwelling unit. Bill Boardman explained that there is an existing dwelling unit on this property, a one bedroom house, and due to the limitations of the septic system, the applicant would either need to discontinue the existing house as a dwelling unit by removing the kitchen or a bedroom OR upgrade the septic system by 90 gallons. Prior to issuing this permit for a new dwelling unit, the applicant must submit a plan or amend the application to indicate which way they would like to go with this.

In looking at the site plan, the Planning Board would like more information on what the 270' represents, as well as clarification on the shore frontage.

MOTION BY Bill Schoppe, seconded by Jennifer West, to table Application #20-20, Map 34, Lot 1B for Marika Green for a site review and clarification of the 270' figure and the shore frontage. Motion passed 3-0. Isabel Jackson and Bill Boardman will perform the site review.

5. **DEVELOPMENT REVIEW APPLICATION**

Eric Jagger, Map 16, Lot 24, Application #MD 2-20, Request to erect a sign advertising applicant's carpentry business

This application is for the placement of a sign to advertise applicant's carpentry business. The owner of the property, Johnny Hossack, wrote a letter giving Eric Jagger permission to place the sign on his property.

In reviewing the application, the sign will be 32" x 24" which is less than 6 square feet.

The Planning Board reviewed the Criteria of Approval and did not find that the application would cause any issues with any of the criteria.

MOTION BY Bill Schoppe, seconded by Isabel Jackson, to table Application #MD2-20, Map 16, Lot 24, for Eric Jagger for Findings of Fact. Motion passed 3-0.

6. **OTHER BUSINESS**

- . The CEO did not have a report for this meeting.
- . It was decided to continue to have the meetings at 5:00 PM and to invite the entire Board back to the meeting. If applicants do not have to attend, then we may suggest that they stay away to keep the numbers down. The public has the right to attend, so the Planning Board cannot say no if they

wish to be at the meeting. If upon the start of the meeting there are too many people for the room taking into consideration the 6' distance rule, the meeting may have to be postponed.

- . Committee Reports: Jennifer West said that not much has happened with the Adult Use Cannabis Committee. Isabel Jackson said the ALP Library will be opening on July 8, 2020.
- . Policy Revisions: **MOTION by Bill Schoppe, seconded by Jennifer West, to approve the Feb 10, 2020 Amendments to the Planning Board Policies as written. Motion passed 3-0.**

7. ADJOURNMENT OF MEETING

MOTION by Bill Schoppe, seconded by Jennifer West, to adjourn the meeting. Motion passed 3-0. Time of adjournment 6:15 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board

CHAIR Bill Schoppe, Jennifer West, Gil Rivera, Jennifer Whyte, Isabel Jackson and alternates Jan Harmen and David Dyer
