

Town of Islesboro
PLANNING BOARD
Regular Meeting
July 1, 2019 @ 6:15 PM
Town Office Meeting Room

MINUTES

Members Present: Vice Chair Bill Schoppe, Jennifer Whyte, Gil Rivera, Isabel Jackson and alternate Jennifer West.
Members Absent: Chair Jan Harmen
Others Present: William Boardman - CEO, Terry Cowan and Roger Burke

Vice Chair Bill Schoppe called the meeting to order at 6:15 PM. Jennifer West was appointed a voting member and a quorum was established.

MOTION by I. Jackson, seconded by J. Whyte, to approve the minutes of April 22, 2019 as written. Motion passed 5-0.

NEW BUSINESS

Town of Islesboro, Map 13, Lot 35, Application MD #2-19, Construction of a single story home to be used as residence for Islesboro Central School Administrators or Staff.

This application is for the construction of a single story, three bedroom house with an attached garage to be used as a residence for Islesboro Central School administrators or staff.

Vice Chair Bill Schoppe introduced and read out loud a letter from the only abutter, Stephen and Jeanne Hathaway. *Please refer to letter attached.* The abutter outlined three main concerns:

1. The abutter believes there has been no survey of the property and advises that a survey should be done prior to issuing a permit.
2. The abutter wants to be sure that the Planning Board knows they have not made any agreement with the Town to allow the use of their land for construction or as an easement.
3. The abutter has concerns that Bill Boardman, CEO, who is also on the Anne Dillon House Committee may have a conflict of interest .

Roger Burke, acting Project Manager, addressed the issue of no survey. He said that the acceptance of the land was contingent on the referendum vote on June 18, 2019 and that no funds were available for a survey until the land was accepted. He said they are "fairly certain" where the boundary lines are but will now be contracting with a surveyor to get a professional survey done. He said that they can shift the position of the house if necessary depending on the outcome of the survey. Bill Schoppe said that because there is only 15' to the lot line, he feels a survey is necessary. Bill Boardman said that the 15' is measured to the edge of the proposed terrace.

Bill Boardman said he spoke to the abutters about gifting land and they were not in favor at this time.

The driveway location shows it to be right on the property line at the southern border. Bill Boardman said that the

Planning Board has the right to waive the 15' setback and referenced Article XXIII in the DRO. It was decided that it was premature to discuss driveway waiver at this time and this will be postponed for future discussion.

Regarding the conflict of interest, it was discussed and the decision made to consult with the town's attorney. Bill Schoppe will talk to Janet Anderson, Town Manager, regarding this.

The applicant submitted a letter dated 8-29-18 from Will Aldrich, Maine Licensed Site Evaluator, which gave an evaluation of the existing septic system. He noted that the cast concrete outlet baffle has deteriorated and looks like wastewater and floating scum could exit the tank. The Planning Board would like the applicant to submit a plan of remedy for this problem. The soil evaluation map submitted shows that the existing drilled well and the septic system are not 100' apart. Although the Planning Board realizes this is grandfathered, they would still like to know if there is well casing and if so the depth of the casing.

Roger Burke explained that the house did not need to be ADA compliant, but the house committee chose to make it compliant anyway. As a result of it not needing to be ADA compliant, the Planning Board does not need the applicant to submit Fire Marshall Approval.

The Planning Board reviewed the need for a public hearing on this application and felt as there had already been a public hearing by the Select Board and no abutter had requested a public hearing, that no public hearing was necessary.

MOTION BY Jennifer West, seconded by Gil Rivera, that no Public Hearing is necessary because one was already held and that there are no abutters requesting a public hearing. Motion passed 5-0.

MOTION BY BILL SCHOPPE, seconded by I Jackson, to table Application MD2-19 of the Town of Islesboro, Map 13, Lot 35, for consultation with the town's attorney on whether Bill Boardman has a conflict of interest; a professional survey of the Lot 35, Map 13; a written plan to remedy the septic system problem with the baffle; and more information on the well and if there is casing and how deep the casing is. Motion passed 5-0.

OTHER BUSINESS

- . CEO Report for May and June was submitted. Bill Boardman told the Planning Board that there is a new ad hoc committee working on ordinances for Adult use Cannabis. Jennifer West is a member on the committee, as well as Bill Boardman. Eventually the Cannabis ordinance will be made part of the Land Use Ordinance.

- . ELECTION OF OFFICERS: 1) Chair 2) Vice Chair 3) Secretary

Motion by Jennifer Whyte, seconded by Isabel Jackson to elect Bill Schoppe as Chair. Motion passed 4 - yes, 1 abstain (Bill Schoppe).

Motion by Gil Rivera, seconded by Jennifer Whyte, to elect Isabel Jackson Vice Chair. Motion passed 5-0.

Motion by Gil Rivera, seconded by Bill Schoppe, to elect Jennifer West, as Secretary of the Planning Board. Motion passed 5-0.

ADJOURNMENT OF MEETING

Motion by Gil Rivera, seconded by Jennifer Whyte, to adjourn the meeting. Meeting adjourned at 7:10 PM. Motion passed 5-0.

Respectfully submitted,
Peggy Pike, Secretary to the Planning Board