

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

MINUTES

Members Present: Chair Bill Schoppe, Isabel Jackson, Jennifer Whyte and alternate Jennifer West.
Excused: Jan Harmen and Gil Rivera.

Others Present: Roger Burke, Town Manager Janet Anderson, and Terry Cowan

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 Jennifer West, to approve the minutes of July 1, 2019 as written. Motion passed 4-0.

Old Business

Development Review Ordinance

Town of Islesboro, Map 13, Lot 36, Application MD #2-19, Construction of a single story home to be used as residence for Islesboro Central School Administrators or Staff.

This application was tabled at the last meeting for the following:

1. Professional Survey
2. Written plan that would remedy the septic system problem with deteriorating baffle.
3. Consultation with the Town's Attorney regarding possible conflict of interest for CEO, Bill Boardman.
4. Information regarding depth of well casing.

Since the last meeting the Planning Board has received the following documents:

1. Letter of standing for Roger Burke dated 6/25/19 (Roger Burke is representing the Town of Islesboro for this application).
2. Email from Mark Bower dated 7/1/19 (Advising that Bill Boardman should step aside as CEO for this project).
3. Letter to the Applicant from Peggy Pike dated 7/2/19 (Instructing the Applicant what documents the Planning Board is requesting)
4. Memo from Janet Anderson dated 7/15/19 (Her response to Peggy Pike's letter dated 7/2/19)
5. Letter to Bill Boardman from Will Aldrich dated 7/15/19 (Addressing the septic baffle problem)
6. Letter dated 7/12/19 from Camden Law to Bill Boardman (Guarantee of land conveyance to Town of Islesboro from River Lake Two, Inc.)
7. Survey dated 8/15/89 done by G. A. Thibodeau.

The Chair acknowledged receipt of the above documents and asked if there were any questions regarding them. Planning Board members had no questions.

Janet Anderson, Town Manager, is now the acting CEO for this application as was advised by Mark Bower, Esq.

Roger Burke began the discussion by telling the Planning Board that Hugh Gilman, professional surveyor, came to the site to help set the boundary markers. Roger said there were a few bounds that he could not find. He left a driveway marker where he believes a corner bound exists. There is also a boundary marker that has fallen down. There is rebar that could not be found in the far back corner either. There would need to be a full survey to locate and mark the bounds which Roger Burke said would be costly. He says they are “pretty sure” where the bounds are.

Bill Schoppe said that for the town’s sake, the Planning Board should “err of the side of caution”. Bill suggested that the applicant could move the house another 5 feet and make it a 20' setback on the southern boundary line so there is more “fudge room”. Roger Burke said he can redo the site plan if needed.

Regarding setback, there was a question as to what part of the house setback is measured from or is it measured from the terrace as Bill Boardman indicated in the last meeting. Roger Burke said that the terrace to him is not a structure, it is landscaping and said that the terrace is irrelevant. Jennifer West read the ordinance definition of “structure”. Roger said he could call the terrace “pavers” or not show it on the plan at all and add it later. The Planning Board also questioned whether they could waive the pavers as they may have to also discuss a waiver for the driveway at a future meeting.

Terry Cowan mentioned the fact that the Planning Board should consider the location of the wetland on the southern boundary, and also whether the septic system is designed for a three bedroom house. The Planning Board referred back to Will Aldrich’s letter in which he indicated that the septic system was adequate for a three bedroom house.

Bill Schoppe suggested that the Planning Board move forward with a site visit at this point. As all of the Board members wish to attend the site visit, the site visit will be posted. They decided to do the site visit on July 24, 2019 at 10 AM. Peggy Pike will notify the abutter of the site visit. Roger Burke said he would stake out the house prior to the site visit.

MOTION by Bill Schoppe, seconded by I. Jackson, to table Application MD-2, Map 13, Lot 36, for the Town of Islesboro for a site visit on July 24, 2019 at 10 AM. Motion passed 4-0.

New Business

Land Use Ordinance

Ellen Berry, Map 40, Lot 11, Application 13-19, Extend Permit #11-18.
Construction of 3 story house with septic system.

This application is for an extension of Permit #11-18 to construct a three bedroom house with septic system. The Planning Board reviewed the application and found it to be complete.

MOTION BY I. Jackson, seconded by J. West, to approved Application #13-19 for Ellen Berry to extend Permit #11-18. Motion passed 4-0.

ADJOURNMENT OF MEETING

MOTION BY J. WHYTE, seconded by J. West to adjourn the meeting. Motion passed 4-0. Meeting adjourned at 6:55 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board