

Town of Islesboro  
**Planning Board**  
Regular Meeting  
July 6, 2015 @ 6:15 PM  
Town Office Meeting Room

MINUTES

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

Others Present: Bill Boardman - CEO, Chris Fasoldt, and Margery Hamlen

The meeting was called to order at 6:15 PM. Bill Schoppe and Isabel Jackson were appointed voting members and a quorum was established.

MOTION BY G. Rivera, seconded by B. Schoppe to approve the minutes of June 8, 2015 as written. Motion passed 4-0.

**NEW BUSINESS**

LAND USE ORDINANCE

**Margery Hamlen, Map 13, Lot 45 A, Application #17-15**

This application is for the removal of existing decks with construction of a new, two story, addition over an unfinished, new basement, with the elimination of an existing bedroom. Architect, Chris Fasoldt, presented the project to the Planning Board, as well as submitted for the file a revised 2NC form, a subsurface wastewater disposal system designed for six bedrooms, and colored site drawings of the new structure. He said that almost the entire structure is nonconforming. If there is a septic system failure, the applicant has a system design in place. The Planning Board found the application to be complete.

MOTION BY B. Schoppe, seconded by G. Rivera to approve Application #17-15 of Margery Hamlen, Map 13, Lot 45A, to construct a new, two story addition with the elimination of one existing bedroom as shown on the submitted plan. Motion passed 4-0.

**Richard Douglass, Map 35, Lot 7E, Application # 15-15**

This application is for the construction of a 22' x 28' residence with one bedroom and one bathroom. There is already water, septic and electric on the site.

Bill Boardman has visited the site and reports that the applicant will be building on an existing gravel pad which the applicant intends to replace with a frost wall. Bill said that per his calculations it is 100' setback from normal high water, 100' to the salt marsh and 125' to the closest boundary line.

MOTION by Gil Rivera, seconded by Isabel Jackson, to table the application of Richard Douglass, Map 35, Lot 7E, Application #15-15 for a site review, as well as setback distances, and the application fee. The motion passed 4-0. B. Boardman and B. Schoppe will do the site review.

## DEVELOPMENT REVIEW ORDINANCE

### **Islesboro Central School, Map 13, Lot 22, Application #MD3-15**

This application is for the construction of a 21' x 24' nursery/instructional greenhouse. The application was deemed to be complete by the Planning Board.

MOTION by Gil Rivera, seconded by Isabel Jackson, to table Application #MD3-15 of Islesboro Central School, Map 13, Lot 22, for a site review. Motion passed 4-0.

## **OTHER BUSINESS**

CEO REPORT: Bill Boardman submitted his written May CEO report.

Bill Boardman reported that he has had conversations with Colin Clark, Maine DEP regarding the ADU ordinance that was passed at the Town Meeting. Mr. Clark is concerned that there needs to be more specific language regarding dimensional requirements. Bill would like to amend §125-35.3 (A) to include the following language:

*The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health and any other applicable codes, as well as the dimensional requirements as specified in Title 12 §4807-A, (1) of the Maine Planning and Land Use Laws.*

The Planning Board will schedule a Public Hearing for August 3, 2015 @ 5:30 PM for review of the ADU and the Floodplain Ordinance amendment. The Public Hearing will be followed by a regular Planning Board Meeting where a motion will be made finalizing the ordinance language.

MOTION by Isabel Jackson, seconded by Bill Schoppe Peter Coombs to adjourn the meeting at 7:10 PM. Motion passed 4-0.

Respectfully submitted,

Peggy Pike, Secretary to the Islesboro Planning Board.