

Town of Islesboro
Planning Board
Regular Meeting
August 15, 2016 at 6:15 PM
Town Office Meeting Room

MINUTES

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

Others Present: William Boardman- CEO, Judy Gardner, Andy Staples, Nancy Hoffman, Neil Hoffman, Terry Cowan, and Rick Rogers

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

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

OLD BUSINESS

Islesboro Preschool, Map 17, Lot 17, MD #4-16

The Planning Board signed the prepared permit only, no motions were made.

NEW BUSINESS

Elizabeth Elliott, Map 40, Lot 9E, Application #16-16

This application is for the construction of a 22' x 26', one bedroom home with a 16' x 14' carport, along with the construction of a subsurface wastewater disposal system. Roger Burke is the architect for the applicant and gives the Planning Board an overview of the project. He tells the Board that the house that was on the property was destroyed by the Fire Department who used the house as a burn training opportunity. The septic system has been approved. He is designing the house for Mrs. Elliott's son, Winthrop Aldrich, with the goal being to design as small and as inexpensive house as possible, which he feels he has done. The house is not staked out at this time, but the septic system is. He said he could have the site staked out tomorrow. Bill noted that the Planning Board needs a letter of standing from Mrs. Elliott for Mr. Burke

MOTION by G. Rivera, seconded by G. Barron, to table the application of Elizabeth Elliott, Map 40, Lot 9E, Application #16-16 for a site review and a letter of standing. The motion passed 5-0. Isabel Jackson, Gil Rivera and Bill Boardman will do the site review.

Andy Staples, Map 39, Lot 36, Application MD #5-16

This application is for a request to remove the requirement of planting trees as stated on the Buffer Agreement that was part of Permit MD #3-12, signed on September 10, 2012. The Buffer Agreement was signed on 10/3/12. Mr. Staples has not been overly successful in growing vegetation/shrubs due to not having water on his property. He is waiting to be hooked up to the town septic. Another problem he is encountering is where to go with the snow on his lot when there are heavy snowfalls. He has to push it to the back of his lot and if he plants the orchard, he will not have room to push the snow.

Mr. and Mrs. Hoffman, said that there are conditions from the prior permit that are not being met, with the most concerning one being the 80% of the lot remaining vegetated. They point out that the 80% is a requirement of the DRO. Bill Boardman said that Andy has been trying to get the remaining area of vegetation to grow but has not been successful. He estimates there is 60% vegetation currently. Bill has been working with Andy to rectify the issue.

Jan Harmen visited the site and agrees that the applicant has not met the conditions of the agreement and that the Board is not in a position to rescind the permit at this time. She feels he may need to replant shrubs to get "healthier" ones to grow. She admits the bus barn looks much improved and empathizes with the applicant that he has not had water. She said that "we can rescind part of the plan in that he does not have to plant the orchard", but he does need to get the grass

to grow to make the 80% vegetation coverage. Jan would like this to be an ongoing discussion, with the goal of coming up with a solution that will please both parties. She offered Mr. Staples to come to her land and dig up healthy trees if he wishes and replant them on his lot. She says we “cannot convict him of not trying because he is trying”, and she understands the difficulty he is having without a water source and with such dry conditions. She feels that by the end of September there should be some wetter conditions and would like to table it until then.

MOTION BY J. Whyte to table Application MD #5-16 of Andy Staples, Map 39, Lot 36, until 9/30/16 in order to revisit this application, and the site, to see if conditions improve and Mr. Staples is more successful in getting vegetation to grow. P. Coombs seconded the motion and it passed 5-0.

MOTION BY P. Coombs, seconded by G. Barron to adjourn the meeting. Motion passed 5-0. The meeting adjourned at 7:15 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board