

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, August 2, 2021  
In-Person Meeting at 5:00 PM, Town Office

**Minutes**

1. Call the meeting to order and Establishment of a Quorum

Chair Bill Schoppe called the meeting to order and a quorum was established at 5:00 pm.

Members Present: Bill Schoppe, Jesse Burns, Gil Rivera, Jennifer Whyte, Jennifer West, secretary.  
Members absent: Isabel Jackson and Roger Burke.

Others Present: Dave Dyer, CEO; Josh Conover, applicant representative; and Terry Cowan.

2. Approval of Minutes of July 19, 2021.

**Motion To approve Minutes of July 19, 2021, as written, B. Schoppe, seconded by G. Rivera. Roll Call, motion passed 5 yes, 0 no.**

**Motion To take Agenda out of order, B. Schoppe, seconded J. West. Roll Call, motion passed 5 yes, 0 no.**

3A. New Business

A. LAND USE ORDINANCE

1. Islesboro Marine Enterprises for Marc De St. Maurice, LU 43-21, Map 16 Lot 11, 418 West Bay RD. To construct a 4'x75' fixed pier with 8 pilings, a seasonal 40' ramp and 12x24 float.

- Discussion regarding the lot size is 0.55 A for the proposed pier.
  - Does a pier require 1.5A, as required for all other structures?
  - CEO will contact town attorney to confirm.
- Department of Environmental Protection and US Army Corps of Engineers permits received.
- J. Conover will stake project site. Measurements extrapolated.

**Motion: Table Application LU 43-21 for clarification of 0.55 acre lot for pier, J. West, seconded B. Schoppe. Roll Call, motion passed 5 yes 0 no.**

**Motion: Table for Site Review and Harbor Master Review, B. Schoppe, seconded G. Rivera. Roll Call, motion passed 5 yes 0 no.**

4. Old Business

A. LAND USE ORDINANCE

1. Atlantic Environmental, LLC C/O Tim Forrester for Anthony and Ann Merck, LU 38-21, Map 15 Lot 1, 135 West Shore Drive. To construct a 5' x 140', fixed pier that will connect to a 3'x60' seasonal ramp and a 14'x36' seasonal float. The pier will be supported by 3 granite block cribs.

- Site Review was completed and all set backs were met.
- The Harbor Master completed a review of the project and found that all requirements have been met.
- Department of Environmental Protection and Army Corps of Engineers permits received.

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- Due to an oversight, the Town Attorney was not contacted after the last meeting to confirm that as a condition of approval the Applicant will need to provide proof of purchase of the property.
- The Board discussed the situation and determined that the permit could be approved with conditions.

**Motion: Public hearing not requested or required for Application LU 38-21, J. West, seconded by B. Schoppe. Roll Call, motion passed 5 yes 0 no.**

**Motion: Application LU 38-21 approved with the condition that Anthony and Ann Merck will purchase the property and no work will commence until the purchase is complete, B. Schoppe, seconded by G. Rivera. Roll Call, motion passed 5 yes 0 no.**

**Motion: To return to the original agenda, B. Schoppe, seconded by G. Rivera. Roll Call, motion passed 5 yes 0 no.**

3B. New Business

A. LAND USE ORDINANCE

1. David Corderman, LU 39-21, Map 36 Lot 20, 1397 Main RD. To construct a 5' x170' pier above mean low water line.

- Department of Environmental Protection and Army Corps of Engineers permits received.

**Motion: Table Application LU 39-21 for completion of the application form by the applicant, B. Schoppe, seconded by J. Burns. Roll Call, motion passed 5 yes 0 no.**

2. Peter Mills LU 40-21, Map 17 Lot 34, 176 East Shore Dr. To construct a 57x32 addition Master suite onto an existing structure. Update and replace septic system.

- Septic system failed and will be completed this summer.

**Motion: Table application LU 40-21 for applicant's representative to attend the next meeting to explain the project and provide additional sketch maps showing existing house with addition, G. Rivera, seconded J. West. Roll Call, motion passed 5 yes 0 no.**

5. OTHER BUSINESS

- CEO Report- Next meeting report will be provided. Currently working on a violation.
- People Wishing to Address the Planning Board- Terry Cowan noted that CEO should review applications to see if forms are complete.
- Correspondence- None
- Committee Reports- None
- Chair- Additional Business
  - Discuss whether to adopt "Remote Meeting and Participation Policy" for the Planning Board.

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- Board discussed the policy and made the following motion.

**Motion: Planning Board will not adopt the “Remote Meeting and Participation Policy” at this time, J. Burns, seconded by G. Rivera. Roll Call, motion passed 5 yes 0 no.**

**6. Motion to adjourn the meeting at 6:06 pm, G. Rivera, seconded J. Burns. Roll Call, motion passed 5 yes 0 no.**

Respectively Submitted,

Jennifer West