

Town of Islesboro
Planning Board
Regular Meeting
August 5, 2013
6:15 PM
Town Office Meeting Room

MINUTES

Members Present: Chair Janice Harmen, Gil Rivera, Peter Coombs and alternate Katharine Schwarzenbach
Absent: Jennifer Whyte and alternate Mark Small

Others Present: William Boardman, CEO, and Josh Conover

Chair Harmen called the meeting to order at 6:15 PM. Katharine Schwarzenbach was appointed a voting member and a quorum was established.

MOTION by G. Rivera to approve the minutes of June 17, 2013 as written. P. Coombs seconded the motion and it passed 4-0.

NEW BUSINESS

1) **Islesboro Marine Enterprises, Map 31, Lot 5B, Application MD #3-13**

This application is for the placement of a 8' x 20' trailer in which to process food to sell to the public. The application was reviewed by the Planning Board and was found to be incomplete for the following reasons: 1) Need for Victualer's License, 2) Need for state license(s), 3) Need for more details as to what kind of food will be sold, hours/days/months of operation , and 4) Site Plan needs more details to include the parking area and the driveway location.

MOTION by Peter Coombs to table Application MD#3-13, Map 31, Lot 5 B for Josh Conover, IME, to establish a business to process and sell food to the public for the reasons listed above. G. Rivera seconded the motion and it passed 4-0. P. Pike will write a letter to the applicant informing him of the items needed for completion of the application.

Please note that J. Conover came into the meeting after his application was reviewed. He said he intends to sell live and cooked lobsters for now. He said that he does have a retail seafood license which he will submit prior to the next meeting. For now, he will be open during the summer months.

It should also be noted that Peter Coombs is an abutter, and told the Planning Board that he feels he can participate objectively in the review of this application. The Planning Board members approved of him remaining on as a voting member.

OTHER BUSINESS

CEO Report:

- 1) W. Boardman attended a flood study review meeting in Belfast on July 31st. (Please see FEMA letter dated July 10, 2013, attached). Bill reports that the town should get digital maps sometime in November 2013 which will eventually replace the five panel maps that are currently used. At that time, towns will be given a period of six months as a response/ reply period. Bill explained that if a piece of property becomes designated as part of a flood district, that it will then be put into resource protection. This will be a lengthy and cumbersome process to go through with notification to abutters, changing the Protection Districts map, etc. The Planning Board will have to budget accordingly when the time comes for changes to the maps, etc. Adoption of the new flood plain maps, per Bill, is scheduled for November 2016.
- 2) Bill also reported that he is currently working with Ted Pendleton who bought property across from the red house on the sharp corner on Mill Creek Road. The state denied his request for a driveway because the location of same had a poor line of sight. Bill, however, feels that if the driveway could be located within 15 feet of the abutter's line, a good sight line could be obtained. He told the Planning Board that he does not have the authority to waive the setback requirement, but the Planning Board does. He said that this person may come before the Planning Board to seek permission for a driveway within 15 feet of the abutter's property line.

Consideration of changing Planning Board Quorum:

The Planning Board is in receipt of an e-mail from Rebecca Warren Seel, Senior Staff Attorney for MMA, informing the Board, that in her opinion, a quorum of the Board can be reduced to three members. The Planning Board deliberated on whether they wanted to reduce the number from four to three for a quorum, and decided to keep the quorum at four. They feel that for important decisions, it is better to have four members voting than three members.

Ordinance Review

MOTION by Peter Coombs to table the review of DRO, Article X, until next meeting. G. Rivera seconded the motion and it passed 4-0.

MOTION by P. Coombs, seconded by G. Rivera to adjourn the meeting. Motion passed 4-0. The meeting adjourned at 7:00 PM.

Respectively submitted,

Peggy Pike
Islesboro Planning Board