

Town of Islesboro
PLANNING BOARD
Regular Meeting
August 5, 2019 @ 6:15 PM
Town Office Meeting Room

MINUTES

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

Others Present: Roger Burke, Town Manager Janet Anderson, Terry Cowan, Roger Coombs, JoAnne Coombs, Tom Norton

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

MOTION BY I. Jackson, seconded by Jan Harmen, to approve the minutes of July 15, 2019 as corrected. Motion passed 5-0.

MOTION BY I. Jackson, seconded by J. Whyte, to approve the minutes of July 24, 2019 as corrected. Motion passed 5-0.

MOTION BY B. Schoppe, seconded by I. Jackson, to take the agenda out of order. Motion passed 5-0.

NEW BUSINESS

Land Use Ordinance

Nikki Coombs, Map 29, Lot 10 C, Application #14-19, Addition of a 20' x 17' living area off the existing building with a 21' x 10' deck. Construction of an 8' x 8' entry way to be added to the front of the building.

Peggy Pike told the Planning Board that she had a message from Bill Boardman, CEO, that the Planning had already approved this exact application but the applicant missed the deadline to apply for an extension of the permit. The Planning Board felt that no further discussion was necessary as this application was formerly approved and there are no changes to the site plan.

MOTION by J. Harmen, seconded by I. Jackson, to approve Application #14-19, Map 29, Lot 10C, for Nikki Coombs to construct a 20' x 17' living area, 21' x 10' deck and an 8' x 8' entry way to the existing house. Motion passed 5-0.

MOTION by J. Harmen to go back to the original order of the agenda. I. Jackson seconded the motion and it passed 5-0.

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 a residence for Islesboro Central School Administrators or Staff.

This application was tabled at the last meeting for a site review which was held on July 24, 2019 at 10 AM. *Please refer to both minutes of the site review done by Jennifer West, as well as the Site Review Checklist and Report for complete details.*

Bill Schoppe noted that the Planning Board is in receipt of an e-mail from abutter Stephen Hathaway dated 7/17/19 in which he makes the Planning Board aware that he believes no registered survey has been done and that the boundary line on the south is in question and notes that “several stakes have been placed by the road guessing where the lot line would run”.

Bill Schoppe said that the Planning Board is in receipt of a registered survey of this lot dated 8/15/89 done by G. A. Thibodeau. He also told the Planning Board that he consulted with town attorney, Sally Daggett. She felt the Planning Board was given what was requested, a registered survey of the property, and that markers were put on ground showing the points.

Jan Harmen said that she believes an abutter can challenge a registered survey for thirty years and then it becomes permanent. She noted that since this application is just shy of that 30 year window, the survey is NOT permanent.

The setback measurements taken at the site by the Planning Board are + 50 feet from the northerly boundary line, 18.5' from the southerly boundary line, 65' from the easterly boundary line and 35' from the westerly boundary line. The house was measured to be 50' back from the center line of Pendleton Point Road and 91 feet to the existing well. The Planning Board said that the boundary markers consisted of a monument leaning over in the back right corner, a rebar in the back left corner, an angle iron on the front left corner and a driveway stake in the front right corner.

Roger Burke, agent for the applicant, told the Planning Board that they have arranged for Mark Barbour, Professional Surveyor from Landmark, to come out and measure and mark the boundaries. Gil Rivera stated that the Planning Board should wait for this to be done before moving forward.

Bill Schoppe reviewed the original 4 items requested of the applicant by the Planning Board. He said the well casing depth is something that is not critical as this is an existing well and septic system. Janet Anderson said she did consult with a plumber and he said the casing probably goes down 23 feet. The Planning Board only requested this information if it were possible to obtain it. The other two items were a professional survey and a written plan that would remedy the septic system problem with the deteriorating baffle.

MOTION by Gil Rivera, seconded by Jan Harmen, to table Application #2-19, Map 13, Lot 36 of the Town of Islesboro for a written sewer repair plan and boundary pin placement verification. Motion passed 5-0.

OTHER BUSINESS

Committee Reports:

Gil Rivera reported that the Harbor Committee made a site visit to Pripet Wharf and a design for a town harbor facility there is being developed.

Jennifer West reported that the Adult Use Cannabis Committee continues to meet and work on development of an ordinance.

ADJOURNMENT OF MEETING

MOTION BY G. Rivera, seconded by B. Schoppe, to adjourn the meeting. Motion passed 5-0. Meeting adjourned at 6:59 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board