

Town of Islesboro
Planning Board
Regular Meeting
September 11, 2017 @ 6:15 PM
Town Office Meeting Room

MINUTES

Members Present: Chair Jan Harmen, Jennifer Whyte, Bill Schoppe, Gil Rivera, Peter Coombs, and alternates Isabel Jackson and Jennifer West

Others Present: William Boardman - CEO, Attorney Mary E. Costigan, Attorney Susan Thiem, David Paul, Pamela Grindle, Bonnie Pisciotta, Mark Umbach, Tom Tutor, Archibald Gillies, Christopher Dickman, John Hossack, Heather Hossack, Donald Etchison, Jackie Stolte, Terry Cowan, Stanley Pendleton, Diana Roberts, Craig Delaney, Michael Clayton, Toby Martin

The Chair called the meeting to order at 6:15 PM. The Chair asked for a round of applause for Planning Board's new alternate, Jennifer West.

MOTION BY Bill Schoppe, seconded by Gil Rivera, to approve the minutes of August 21, 2107 as written. Motion passed 5-0.

MOTION BY Gil Rivera, seconded by P. Coombs, to take the agenda out of order. Motion passed 5-0.

OTHER BUSINESS

People wishing to address the Planning Board - Tom Tutor and Arch Gilles regarding Town Centers:

Tom Tutor and Arch Gillies presented the Planning Board with a verbal overview of the history of the Comp Plan, and the schedule of meetings and public hearings going forward for the purpose of adopting both the Comprehensive Plan and the Town Centers Ordinance.

They also presented the Planning Board with a packet containing the proposed ordinance, a map of Islesboro showing districts, large maps of each of the districts and 8 x 10 maps of each of the districts. The town counsel has guided the Town Center's working committee in this process including the rewriting of the Land Use Ordinance. The Planning Board did not discuss or take any action on this proposal.

MOTION BY J. Whyte, seconded by G. Rivera, to return to the original order of the agenda. Motion passed 5-0.

NEW BUSINESS:

Land Use Ordinance

1. RIVER LAKE 11, Map 19, Lot 31A, LUO 18-17, Construction of a two bedroom house with deck.

This application is for the construction of a two bedroom house with a deck. The applicant's agent is Craig Durkee and a letter of standing has been submitted and is made part of the file. Bill Boardman, CEO, reported that the septic system is already installed and is attached to the original application. It was noted that the closest point to the shoreline is 78'. Bill Boardman explained that the dash lines on the site plan indicate the deck location and there will be living space under the deck. The height of the structure is 34'.

MOTION BY B. Schoppe, seconded by G. Rivera, to table the application for a site review. Motion passed 5-0. Gil Rivera, Jennifer Whyte and Bill Boardman will perform the site review.

2. STANLEY PENDLETON & DIANA ROBERTS, Map 38, Lot 5, LUO # 17-17, Replacement of the existing 3 bedroom house.
There will be no change in the number of bedrooms, therefore the septic system is adequate as is.
Bill Boardman said that the parts of the house that are nonconforming will be brought into conformance with the new design.
It was decided that no site review was necessary.

MOTION BY G. Rivera, seconded by B. Schoppe, to approve the application. Motion passed 5-0.

Development Review Ordinance

1. DAVID PAUL, MAP 17, LOT 20, MD #3-17, Automobile Graveyard and/or Junkyard
Peggy Pike noted that the abutters were notified, the fee was paid, and letters of standing were submitted.
She noted that the difficulty with determining abutters is that abutters are found on several tax maps and that the Planning Board should review abutters to be sure everyone was notified. The Chair asked the audience if any abutters were present that had not been notified and there were no responses.

The Planning Board reviewed DRO Article XIII, Section 45-55, C, to discuss the application in terms of whether it should be considered a major or a minor development. The area of activity, per the application, is 18,200 square feet. Members of the Planning Board felt that the ordinance was clear in that it should be considered a major development if it is greater than 3000 square feet.

The Chair asked the Board for a show of hands (**no motion made**) if they felt the application is a major development. The five regular members of the Board raised their hands.

William Boardman noted that the Planning Board has the power to waive requirements and suggests that the attorney for the applicant may want to review the DRO and perhaps ask for waivers on certain items.

The Chair addressed the site and whether it is in a floodplain, pointing out that #18 on the application says that the site is dry. She referred back to a letter from Robert Crawford, Attorney at the time for abutter Paul Kazilionis, received by the BOS on 8/14/13, in which he indicated that approximately 60% or more of the proposed site is located within 100 year floodplain. She said that the applicant has to prove to the Board that the site is not in the floodplain.

The Chair asked that this application be tabled for a site review by the entire Planning Board. The site review will be on Wednesday, September 27, 2017 at 3:30 PM. The public is welcome to attend as well. The Chair asked the Planning Board to study the DRO section related to Major Development.

The Chair asked for a motion to table the application for a site review on September 27, 2017 at 3:30 and to allow parties pro and con to prepare materials to clarify what is in the application. G. Rivera moved this statement by the Chair, P. Coombs seconded the motion and it passed 5-0.

OTHER BUSINESS

Peggy Pike asked for interpretation of the fee requirement for major developments. The fee is \$200 plus 10 cents per square foot for all major developments. The question of whether the Planning Board can waive a fee requirement as the word "shall" is used in Section 45-57, B, will be reviewed and discussed at a later meeting.

MOTION by G. Rivera, seconded by P. Coombs to adjourn the meeting. Motion passed 5-0. The meeting adjourned at 7:55 PM.

Respectfully submitted,

Peggy Pike

Secretary to the Islesboro Planning Board