

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, September 13, 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. Jesse Burns will be a voting member for the meeting.

Members Present: Bill Schoppe, Jesse Burns, Isabel Jackson, Gil Rivera, Jennifer West, and Roger Burke, who arrived a few minutes late.

Members absent: Jennifer Whyte.

Others present: Bruce Claflin, applicant; Ace and Diane Rolerson, applicant; Robert Hooke, applicant; Sarah Oliver, applicant; Dave Dyer, CEO.

2. Approval of Minutes of August 16, 2021.

Motion to Approve Minutes of August 16, 2021, as written by G. Rivera, seconded by I. Jackson. Roll call, motion passed 5 yes 0 no.

3. NEW BUSINESS

A. LAND USE ORDINANCE

1. Robert Hooke LU 48-21, Map 20 Lot 15A 402 Main RD To construct a new 24x32 2 bdrm home and septic system.

- A question was raised on the required distance from the septic tank to slab. CEO will verify.
- The closest setback to property lines is 40' on south side, which is more than adequate.

Motion to Table Application LU 48-21 for site review, I. Jackson, seconded G. Rivera. Roll Call, 5 yes 0 no.

2. Bruce Claflin LU 54-21, Map 40 Lot 37 146 Hewes PT. RD To construct a Large pond (over 2000sq ft) on property for wildlife viewing and fire water source.

- Mr. Claflin provided a brief summary of pond design by Robin's Nest, LLC, project engineer.
- The area proposed for the pond is a natural swale that carries water from the surrounding land to the ocean.
- The applicant does not propose to install a dry hydrant. Uncertain if a trash pump would work in case of fire. Mr. Claflin will ask the fire chief if this is a possibility.
- The applicant dug a 13-foot test hole and found it to be all clay.

Motion to Table Application LU 54-21 for site review, I. Jackson, seconded by G. Rivera. Roll Call, 6 yes 0 no.

3. Leslie & Diane Rolerson LU 56-21, Map 29 Lot 13 239 Otter Creek LN Adding 120 Sq ft addition to existing detached bedroom.

- Ace Rolerson explained that the application is to add an addition to an existing structure to an containing a bedroom and bathroom, which were approved by the Planning Board approximately 20 years ago. He noted that the Planning Board had a difficult time with this application previously.
- He believes that the application should go before the CEO and not the Planning Board, as the proposed structure should not be considered a dwelling unit, as it only has a bedroom and bathroom and lacks a kitchen.

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- He felt that the definition of a dwelling unit in the ordinance is insufficient, it should indicate that a dwelling unit should have three functions: bedroom, bathroom, kitchen. No definition of living space.

Motion to Table Application LU 56-21 for clarification of the definition of dwelling unit and should it include the three functions, bedroom, bathroom and kitchen, J. West, seconded B. Schoppe. Roll Call, 6 yes 0 no.

4. Sarah Oliver LU 57-21, Map Lot 27 1061 Main RD Add bathroom and covered porch and shed to existing structure

- Well will be located close to house, as initially the house will not have power.
- Application noted that all deliveries will be from Main Road, not Bluff Road, between December 15 and April 15.

Motion to Table Application LU 57-21 for site review, I. Jackson, seconded by G. Rivera. Roll Call, 6 yes 0 no.

B. DEVELOPMENT REVIEW ORDINANCE- NONE

4. OLD 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.

- Site review completed and all setbacks have been met.
- Harbor Master review found that there are no issues with the site.
- Adjacent abutter was contacted by the applicant regarding the project and were fine with the proposed pier.

Motion: No request or need for a Public Hearing for application LU 39-21, B. Schoppe, I. Jackson seconded. Roll Call 6 yes 0 no.

Motion: Application complete for application LU 39-21, J. Burns, I. Jackson seconded. Roll Call, 6 yes 0 no.

Motion : Application LU 39-21 approved, B. Schoppe, J. Burns seconded. Roll Call, 6 yes 0 no.

2. Peter Mills for Virginia Valentine, 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.

- Site review completed and all setbacks have been met.

Motion: No request or need for a Public Hearing for application LU 40-21, B. Schoppe, R. Burke seconded. Roll Call 6 yes 0 no.

Motion: Application complete for application LU 40-21, R. Burke, G. Rivera seconded. Roll Call, 6 yes 0 no.

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Motion: Application LU 40-21 approved with the condition that if construction should be conducted between December 15 and April 15, the applicant shall report to the town of Islesboro according to Chapter 494, Town of Islesboro Unpaved Town Way Escrow Policy, B. Schoppe, J. Burns seconded. Roll Call, 6 yes 0 no.

B. DEVELOPMENT REVIEW ORDINANCE- NONE

5. OTHER BUSINESS

- CEO Report- None
- People Wishing to Address the Planning Board- None
- Correspondence- Jennifer Whyte submitted her resignation to the Board. The Board wishes to thank Jennifer Whyte for her service to the Town.
- Committee Reports- None
- Chair- Additional Business-
 - The Chair wishes to appoint Jesse Burns as a full member of the Board, which will be finalized by the Select Board.
 - The Select Board should plan on appointing an additional member to the Planning Board.

6. Adjournment of Meeting-

Motion To adjourn the meeting at 5:58 pm, B. Schoppe, G. Rivera seconded. Roll Call, 6 yes, 0 no.