

Town of Islesboro  
**Planning Board**  
Regular Meeting  
September 14, 2015 @ 6:15 PM  
Town Office Meeting Room

MINUTES

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

Others Present: Bill Boardman - CEO, Terry Cowan, Donald Shand, John Hossack, Mark Umbach, and Laura Graf.

The meeting was called to order at 6:15 PM and a quorum was established.

MOTION BY G. Rivera, seconded by J. Whyte to approve the minutes of the August 3, 2015 Public Hearing as written. Motion passed 5-0.

MOTION BY G. Barron, seconded by Gil Rivera to approve the minutes of August 3, 2015 regular meeting as written. Motion passed 5-0.

**NEW BUSINESS**

LAND USE ORDINANCE

**EDWIN PENDLETON, APPLICATION # 26-15, MAP 15, LOT 25**

This application is for the amendment of Land Use Application # 26-15 to relocate the structure.

MOTION by P. Coombs, seconded by G. Barron to table this application for a site review. Motion passed 5-0. B. Boardman, G. Rivera and I. Jackson will perform the site review.

**MATHEW AND LAURA GRAF, APPLICATION 28-15, MAP 35, LOT 8A**

This application is for the construction of a three bedroom home, along with lot clearing, a new well and extension of the existing driveway. Laura Graf gave an overview of the project. There is an existing septic system and there is an existing driveway which is to be extended. This will be their primary residence. The property is not yet staked, but Mrs. Graf will see that it is staked prior to the site review.

MOTION by G. Barron, seconded by J. Whyte, to table Application #28-15, Mathew and Laura Graf, Map 35, Lot 8A for a site review. Motion passed 5-0. B. Boardman, G. Rivera, and I. Jackson will perform the site review.

DEVELOPMENT REVIEW ORDINANCE

**TARRATINE CLUB OF DARK HARBOR, APPLICATION #MD4-15, Map 15, Lot 19**

This application is for the construction of a 50' x 150' storage building and a 18' x 24' chemical shed both on a slab. Donald Shand gave an overview of the project, stating that the Tarratine has outgrown its current buildings which date back to the 1940's. The new structure will be partially heated and a place for the crew to "warm up. The chemical building will be a replacement of what is currently in existence. He also said that employee, Keith Pendleton, is a state licensed applicator. Mr. Shand also notes that the Tarratine Club has been a part of the groundwater testing project and each time the water samples have come back satisfactory. Mr. Shand said that the plan does not include a chemical containment system. Abutters John Hossack and Mark Umbach, both present at this meeting, said that they do not have a problem with the project. It was mentioned that the color of the building will be a forest green color.

B. Boardman asked about exterior lighting noting that lights should not be such that they bother abutters. More information will be gathered on the external lighting. One suggestion would be to have motion sensor lighting.

MOTION by G. Rivera, seconded by G. Barron to table Application #MD4-15, Map 15, Lot 19, of the Tarratine Club for a site review and further information on the septic system from Will Aldrich.  
Motion passed 5-0. B. Boardman, I. Jackson and G. Rivera will perform the site review.

## **OTHER BUSINESS**

- CEO report for July was submitted.

Mr. Boardman reported that the grant process is underway and that there will be a meeting schedule put together for an ad hoc/temporary committee required as part of the conditions of the grant. He said that they are seeking a member of the Planning Board as part of the ad hoc committee. Isabel Jackson said that she would volunteer to be on the committee.

- Correspondence

1) DEP Letter dated 9/2/15 regarding approval of the Land Use Ordinance amendments.

Peggy said that all changes have been sent to the Code and we are awaiting word from them.

2) Letter dated August 13, 2015 from Janet Parker regarding approval of the Floodplain Management Ordinance.

3) Letter dated 9/4/15 to Arch Gillies from Terry Cowan regarding Josh & Laura Read's Bakery Permit: Terry said his questions are for the Board of Selectmen and that he has no comments at this time. Mr. Boardman explained to Terry that his letter did not get to the Selectmen prior to their last meeting and therefore would not be on the agenda until their next meeting on September 23<sup>rd</sup>. Mr. Boardman went on to explain that the Read's were given a retail license although it wasn't for food. He said because their victualer's license from the town for the bakery was for a mobile business, the Planning Board did not concern themselves with it just as they did not concern themselves with the hot dog wagon at Big Tree, for example. Bill said that he doesn't "see an issue" with this. He said the Planning Board does not do permits for mobile businesses. The Reads are mobile as they put the tent up and then take it down. This matter will be discussed at the BOS meeting on September 23<sup>rd</sup>.

- Committee Reports:

. Airport Committee: Jennifer Whyte says the committee does not meet often, but does wonder about looking into landing fees. She will pursue this.

. Groundwater Protection Committee: Jan Harmen reported that wells are being tested and 4 out of 6 tested too high for bacteria and/or arsenic. The committee hopes to promote public awareness by including something in each edition of Islesboro Island News.

MOTION by G. Rivera, seconded by G. Barron to adjourn the meeting. Motion passed 5-0. The meeting adjourned at 6:55 PM.

Respectfully submitted,

Peggy Pike, Secretary to the Islesboro Planning Board