

Town of Islesboro
Planning Board
Regular Meeting
September 28, 2015 @ 6:15 PM
Town Office Meeting Room

MINUTES

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

Others Present: Bill Boardman - CEO, Donald Shand, John Hossack, Laura Graf, Chris Fasoldt.

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

MOTION BY G. Rivera, seconded by G. Barron to approve the minutes of the September 14, 2015 as written. Motion passed 5-0.

OLD 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. The application was tabled at the last meeting for a site review which was performed by Gil Rivera, Isabel Jackson and Bill Boardman - CEO. G. Rivera submitted the Site Review Report and reported to the Board that everything was found to be in order at the site review. B. Boardman reported that the septic system is already installed.

John Hossack, abutter, asked the Planning Board why he wasn't notified of this application or of the original application. B. Boardman explained to him that it is up to the public to keep informed of upcoming items on the agenda. It was further explained that if this were a Development Review Application he would have been notified as dictated by the ordinance.

J. Hossack questioned whether this was solely a relocation of the original building or if this was a remodification and a relocation of the original building. After review of the information available, the Planning Board would also like clarity on this issue before going forward in the permitting process.

MOTION by G. Barron , seconded by J. Whyte to table Application #26-15, Map 15, Lot 25 of Edwin Pendleton for clarification regarding the structure and whether the design has changed from the original application. Motion passed 5-0.

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. It was tabled at the last meeting for a site review which was performed by Gil Rivera, Isabel Jackson and B. Boardman - CEO. G. Rivera submitted the Site Review Report and reported to the Board that everything was found to be in order.

MOTION by J. Whyte, seconded by G. Rivera to approve Application #28-15 of Mathew and Laura Graf, Map 35, Lot 8A to construct a three bedroom house in accordance with Land Use Application #28-15. Motion passed 5-0.

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. The Planning Board tabled this application at the last meeting for a site review which was performed by Gil Rivera, Isabel Jackson and Bill Boardman, CEO.

Jan Harmen asked that the Planning Board clarify the reason why this application, as the structure is over 3,000 square feet, is not being considered a major development. It was decided that the activity entailed with the application, that of storage, would not constitute reason for major development consideration. Per Article XII, §45-55 C (2) it can be considered a minor development if over 3,000 square feet provided that the activity creates little appreciable impact on traffic, air quality, noise, drainage, and natural views outside its location.

MOTION by Jennifer Whyte, seconded by Gil Rivera to consider Application #MD4-15 a minor development application. Motion passed 5-0.

Bill Boardman and Tarratine Manager, Donny Shand, discussed exterior lighting at the site review. Mr. Shand said that exterior lighting will be a motion sensor system. This will help eliminate light pollution and will be less intrusive on abutters. Bill Boardman had a concern with chemical storage but has learned that the chemicals are stored on racks in gallon jugs, and not directly on the floor or ground.

The applicant is installing a pump system to pump to the existing septic system. He said the system has adequate capacity for this change. Bill Boardman said he will sticker this system tomorrow during office hours.

The Planning Board reviewed Article IV, Criteria of Approval, and found no concerns with any of the criteria or standards.

MOTION BY G. BARRON, seconded by Gil Rivera to table Application # MD4-15, Map 15, Lot 19, of the Tarratine Club of Dark Harbor for Findings of Fact. Motion passed 5-0.

NEW BUSINESS

LAND USE ORDINANCE

MARGERY HAMLEN, APPLICATION #30-15, MAP 13, LOT 45A

This application is to amend Land Use Permit #15-15 to include new work at the North end of the property. The new plan is to enclose an existing deck that connects the house to the cottage and expand the kitchen. The area and volume have been reduced in the permitted house addition to accommodate the additional volume of the porch enclosure. The new deck has been reconfigured as well. Christ Fasoldt, Architect for the Hamlen's, gave an overview of these changes, and submitted a revised Form 2NC as well showing 29.9% increase.

MOTION BY G. Barron, seconded by Gil Rivera, to approve Application #30-15 of Margery Hamlen, Map 13, Lot 45 A, to amend Land Use Permit #15-15 as noted above. Motion passed 5-0.

OTHER BUSINESS

- Committee Reports:
 - . Airport Committee: Jennifer Whyte says she continues to look into possible landing fees for the airport and is anxious for the Airport Committee to meet to discuss this idea and other issues. She did talk to Janet Anderson about the current budget for the airport. Jennifer will keep the Planning Board informed if and when the Airport Committee meets.

MOTION by J. Whyte, 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