

Town of Islesboro
Planning Board
Regular Meeting
September 23, 2013
6:15 PM
Town Office Meeting Room

MINUTES

Members Present: Chair Janice Harmen, Peter Coombs, Gil Rivera and alternate Katharine Schwarzenbach.
Excused: Alternates Jennifer Whyte and Mark Small

Others Present: Murton Durkee and Bill Boardman - CEO

Chair Harmen called the meeting to order at 6:15 PM. K. Schwarzenbach was appointed a voting member and a quorum was established.

MOTION by P. Coombs to approve the minutes of August 5, 2013 as written. G. Rivera seconded the motion and it passed 4-0. (Please note that August 19 and September 9 meetings were cancelled).

ISLESBORO MARINE ENTERPRISES, MD #3-13, MAP 31, LOT 5B

The applicant has not yet submitted the required documents to make his application complete.

MOTION BY K. Schwarzenbach to table Application #MD3-13, Map 31, Lot 5B of IME until such time that the required documents are submitted to the Planning Board. P. Coombs seconded the motion and it passed 4-0.

FRANKLIN AND ANNE BEARD, #20-13, MAP 42, LOT 7B

Murton Durkee, contractor for the applicant, provided the Planning Board with an overview of the project. It was notable that there is no increase in the number of bedrooms or the footprint of the building. Murt explained that there may need to be a small amount of ledge chipped away where the ledge abuts the porch, but there will be no blasting.

After review of the application, there was a motion by Peter Coombs, seconded by G. Rivera that this application be deemed complete. Motion passed 4-0.

MOTION by K. Schwarzenbach to approve application #20-13, Map 42, Lot 7 B for Franklin and Anne Beard to perform renovations and additions to the existing house to include enlarging the master bedroom, adding a bathroom and closet, re-roofing the entire cottage with some minor roof line adjustments, adding an open deck and replacing the rotten front deck. G. Rivera seconded the motion and it passed 4-0.

BAYARD AND KAREN HOLLINS, #21-13, Map 16, Lot 29

This application is for the replacement of the existing deck with screen porch, and the construction of a 128' sf addition to include a full bathroom. After review of the application, the Planning Board deemed the application complete.

MOTION by G. Rivera to approve Application #21-13, Map 16, Lot 29, for Bayard and Karen Hollins to replace the existing deck with a screened porch, and construction of a 128 sf addition. P. Coombs seconded the motion and it passed 4-0.

CHRIS O'DONNELL, #22-13, MAP 13, LOT 1

This application is for the construction of a four bay garage with a two bedroom apartment overhead. The lot is 5.37 acres. There will be two bedrooms added during this new construction, but it should be noted that Application #36-12, dated 9/18/12, of Mr. O'Donnell's showed that there were two existing bedrooms removed, therefore there is no change in the number of bedrooms which would affect the septic system capacity. After review of the application, the Planning Board deemed the application complete.

MOTION by P. Coombs to table Application #22-13, of Chris O'Donnell for a site review. G. Rivera seconded the motion and it passed 4-0. G. Rivera and B. Boardman will perform the site review. Please note that K. Schwarzenbach is leaving for the season on October 3rd and would like to attend the site review as well if possible.

PAUL KAZILIONIS, #23-13, Map 13, Lot 10

This application is for the construction of a new roof over the existing livingroom, modification of the existing livingroom and construction of a new porch with a roof off the living room. After review of the application, the Planning Board deemed the application complete.

MOTION by K. Schwarzenbach to approve Application #23-13, Map 13, Lot 10 for Paul Kazilionis to construct a new roof over the livingroom, modify the living room, and build a new porch with a roof off the livingroom. P. Coombs seconded the motion and it passed 4-0.

OTHER BUSINESS

CEO report for July was submitted. August report will be submitted for the next meeting on October 7th. B. Boardman said that the preliminary flood plain maps have been received and that they are now 22 panels. He and Janet Anderson have discussed the necessity of hiring an outside agent or engineer to help the Town with the new floodplain requirements, interpretation of the maps, etc.

Correspondence: Richard McCarthy from the State Fire Marshall's Office has provided the Planning Board with the answer that a church that houses less than 50 people or that is less than 350 square feet does not necessitate a permit from their office. William Schoppe's application was tabled for a permit from the Fire Marshall's office, but now that this information has been presented, Jan Harmen would like the Schoppe application put back on the agenda so that the Planning Board can revisit it in light of this new information. Peggy Pike will write a letter to Mr. Schoppe explaining same.

Janice Harmen is now an ex-officio member of the Groundwater Protection Committee.

Greg Barron is interested in being on the Planning Board.

MOTION BY P. Coombs to ask the Board of Selectmen to appoint Greg Barron to the Planning Board. G. Rivera seconded the motion and it passed 4-0.

J. Harmen asked that review of the DRO be put on the next agenda.

MOTION by P. Coombs, seconded by G. Rivera to adjourn the meeting at 7:00 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board