

Town of Islesboro  
**Planning Board**  
Regular Meeting  
September 24, 2018 @ 6:15 PM  
Town Office Meeting Room  
**MINUTES**

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

Others Present: Bill Boardman - CEO, Terry Cowan, Lars Nelson and Natasha Stevens

Chair Jan Harmen called the meeting to order at 6:15 PM. Alternates Isabel Jackson and Jennifer West were appointed voting members and a quorum was established.

**Isabel Jackson moved to approve the minutes of September 10, 2018 as amended. Jennifer Whyte seconded the motion and it passed 5 - 0.**

**MOTION by B. Schoppe, seconded by Jan Harmen to take the agenda out of order. Motion passed 5-0.**

**NEW BUSINESS**

**A. Land Use Ordinance**

1. Natasha and Tom Stevens, Application #22-18, Map 15, Lot 35E, Application to construct an addition to the existing house which will include one new bedroom.

The application was reviewed and discussed with the applicant. Per Bill Boardman, LPI, the septic system is adequate for a 4 bedroom house. There is ample setback from all sides. It was felt that a site review was not necessary.

**MOTION by Jan Harmen, seconded by Jennifer West, that the application is complete as submitted. Motion passed 5-0.**

**MOTION by Jennifer Whyte, seconded by Bill Schoppe, to approve LUO Application #22-18, Map 15, Lot 35 E of Tom and Natasaha Stevens to construct an addition to their existing house which will include one new bedroom. Motion passed 5-0.**

**MOTION BY Bill Schoppe, seconded by I. Jackson, to return to the original order of the agenda.**

**OLD BUSINESS**

**A. Development Review Ordinance**

1. Town of Islesboro, Application MD 2-18, Map 17, Lot 17B, Construction of a Helicopter landing Pad for Lifeflight.

This application was tabled at the last meeting for the following:

- FAA Approval
- Confirmation that the area outside of the 40' x 40' landing area does not need to be

- stumped.
- Confirmation that the 40' x 40' area does not need to be in the center of the 100' x 100' cleared area.
- Confirmation that the 35' setback from the building to the 40' x 40' area is enough in respect to safety.
- Information on how much fill will be needed.
- Information on whether the solar panels on the town office roof will be vulnerable to the wind speed created by the helicopter. Information should be provided as to wind speed the solar panels are able to withstand and what the wind speed is created by the helicopter.

The applicant submitted a letter from Thomas Judge of LifeFlight of Maine, answering the questions and items listed above to the satisfaction of the Planning Board with exception of the last item regarding the solar panels. Bill Boardman told the Planning Board that the Town Manager, Janet Anderson, had Revision Energy “sign off” indicating that the helicopter landing in that area would not jeopardize the integrity of the solar panels. Please note that the Planning Board did not receive any written documentation from the applicant regarding the “sign off” of Revision. The Planning Board accepted Mr. Boardman’s verbal information regarding this item.

The Planning Board reviewed Article XII, 45-55-C of the DRO regarding minor vs major development. The Planning Board agreed that the area of activity is the 40' x 40' area, not the 100' x 100' area, and therefore it meets the criteria of a minor development.

The Planning Board considered whether to hold a public hearing pursuant to Article III 45-16 of the DRO. Because there were no abutters requesting a public hearing, and there will be minimal and infrequent noise caused by the activity, the Planning Board decided that a public hearing was not necessary.

The Planning Board reviewed Article IV of the DRO - “Criteria of Approval”.

All items, *except* for the item below, were not applicable or would not cause any impact:

- D. “Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.”  
The Planning Board decided to impose a condition of approval that the applicant install a silt fence at the toe of slope near the wetland to prevent runoff.

Terry Cowan asked if this applicant is under the Town Center’s District. Per Bill Boardman, at the time the application was submitted, the Town Center’s District was not in effect.

**MOTION BY JAN HARMEN, seconded by Isabel Jackson, to table Application #MD2-18 of the Town Of Islesboro, Map 17, Lot 17 B for Findings of Fact. Motion passed 5-0.**

**OTHER BUSINESS**

- Correspondence: MMA Workshop for Board of Appeals and Planning Board, 11/29/18 at Point Lookout. Planning Board members will let Peggy Pike know if they would like to be signed up for this workshop. Isabel Jackson, Bill Schoppe and Jennifer West said they would go.

**ADJOURNMENT**

**MOTION by B. Schoppe, seconded by J. Whyte, to adjourn the meeting a 7:15 PM.  
Motion passed 5-0.**

Respectfully submitted,

Peggy Pike  
Secretary to the Islesboro Planning Board