

Town of Islesboro
Planning Board
Regular Meeting
September 25, 2017 @ 6:15 PM
Town Office Meeting Room
MINUTES

Members Present: Chair Jan Harmen, Gil Rivera, Peter Coombs, and alternates Isabel Jackson and Jennifer West
Excused: Jennifer Whyte and Bill Schoppe
Others Present: Tom Tutor, Archibald Gillies and Marc Schnur

The Chair called the meeting to order at 6:15 PM. The Chair appointed both alternates voting members and a quorum was established.

Jan Harmen moved that the minutes of September 11, 2017 be approved as written. G. Rivera seconded the motion and it passed 5-0.

OLD BUSINESS

River Lake II, Map 19, Lot 31A, LUO #18-17

This application is for the construction of a two bedroom house with a deck. It was reviewed at the last meeting and tabled for a site review which was performed by Gil Rivera, Jennifer Whyte and Bill Boardman - CEO. Gil Rivera reported that Bill Boardman has the Site Review Report.

Peggy Pike pointed out that the #12 on the LUO application was not filled in listing the District. Peggy provided the Board members with a photocopy of the Districts Map that shows this area, however the Board would like to table this application until the District can be determined with CEO help.

Jan Harmen moved to table this application as #12 on the LUO ordinance is incomplete. P. Coombs seconded the motion and it passed 5-0.

NEW BUSINESS

Paul Mickey, Map 37, Lot 10, LUO #27-17

This application is for renovations and additions to the existing house, removing an existing bedroom and converting to a dining area and adding a 16' x 23' addition for a new bedroom and bath.

Peggy Pike provided the Planning Board with a copy of the Districts Map showing this Map and Lot, indicating that perhaps it is not in SP but rather SPf .

Jan Harmen moved to table this application for clarification by the CEO of the district. G. Rivera seconded the motion and it passed 5-0.

OTHER BUSINESS

1. CEO Report for August: Bill Boardman is not present at this meeting. August CEO report will be placed on the next agenda.
2. Correspondence: . Site Review Flyer for proposed Auto Graveyard MD3-17.
. Floodplain Ordinance: This ordinance was copied and distributed to members with a reminder that they should read and be familiar with this ordinance as well as the FEMA maps.
3. Town Centers Ordinance Review:
Draft #4, dated 9/11/17, was reviewed by the Planning Board. There are two minor corrections that need to be made which were discovered by Jan Harmen. Tom Tutor said that the town lawyer will update and provide a new draft with those changes. J. West asked Tom Tutor if 20,000 square feet is sufficient space for well, septic, and all other setback requirements. Tom Tutor said that all existing statutes have to be met.

Procedure was discussed. Peggy Pike told the Board that they cannot approve this as is, and will have to have the corrected draft in front of them in order to discuss and vote on it. The vote would be to approve as written, and present same at a public hearing with a date for public hearing or hearings set by the Planning Board. If the Planning Board decides upon any other changes at the next Planning Board meeting, then those changes will be made and presented at the following Planning Board meeting as the next draft in numerical sequence and then voted on at that meeting. Until such time as there is a written final draft, a public hearing cannot be set.

The Chair asked the Planning Board to review the proposed ordinance and be ready for discussion and perhaps a vote at the next Planning Board meeting.

ADJOURNMENT

MOTION by J. Harmen, seconded by G. Rivera, to adjourn the meeting. The motion passed 5-0. The meeting adjourned at 7:25 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board