

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, September 27, 2021
In- Person Meeting at 5:00 PM, Town Office

MINUTES

1. Call the meeting to order and Establishment of a Quorum

Chair Bill Schoppe called the meeting to order and a quorum was established at 5:00 pm.

Members Present: Bill Schoppe, Jesse Burns, Isabel Jackson, Jennifer West, Gil Rivera, who arrived a few minutes late at 5:07pm.

Members absent: Roger Burke

Others Present: Dave Dyer, CEO; Leslie (Ace) & Diane Rolerson, applicant; Matthew Silverio, applicant; Bruce Claffin, applicant; Robert Hooke, applicant; Meredith Currier; Janice Harmen.

2. Chair B. Schoppe appointed Jesse Burns a full member of the Board. Select Board not required to approve.

3. Approval of Minutes of September 13, 2021.

Motion: To approve Minutes of September 13, 2021, as written, I. Jackson, seconded by J. Burns.

Roll Call, motion passed 4 yes, 0 no.

4. NEW BUSINESS

A. LAND USE ORDINANCE

1. Matthew Silverio/Johan Brigham, LU 60-21, Map 42 Lot 5, 814 Billy Shore Dr., Extension of permit #34-20, New cottage and barn construction

- Discussion clarified that a permit is good for two years if work has been started, one year if not.
- D. Dyer also clarified that the permit extension will have a new permit number.
- J. Burns questioned whether the town's road escrow policy was in place when original permit was issued, and discussion clarified that it was not.

Motion: To approve application LU 60-21 for the extension of LU 34-20, with the condition that if construction should be conducted between December 15 and April 15, the applicant shall report to the Town of Islesboro according to Chapter 494, Town of Islesboro Unpaved Town Way Escrow Policy, B. Schoppe, seconded by I. Jackson. Roll call, motion passed, 4 yes 0 no.

5. OLD BUSINESS

A. LAND USE ORDINANCE

1. Robert Hooke, LU 48-21, Map 20 Lot 15A, 402 Main Rd, To construct a new 24'x32' 2 bdrm home and septic system.

- Site review completed and all setbacks have been met. Septic setback 15' from slab.

Motion: No request or need for a Public Hearing for application LU 48-21, I. Jackson, seconded by J. Burns. Roll Call, motion passed 5 yes 0 no.

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Motion: Application complete for application LU 48-21, J. West, seconded by B. Schoppe. Roll Call, motion passed 5 yes 0 no.

Motion: Application LU 48-21 approved, I. Jackson, G. Rivera seconded. Roll Call, motion passed 5 yes 0 no.

2. Bruce Claffin, LU 54-21, Map 40 Lot 37, 146 Hewes Pt. Rd. To construct a Large pond (over 2000sq ft) on property for wildlife viewing and fire water source.

- Completed site review received.
- Applicant spoke with Islesboro Fire Chief and decided to install a dry hydrant on site.

Motion: No request or need for a Public Hearing for application LU 54-21, J. West, seconded by G. Rivera. Roll Call, motion passed 5 yes 0 no.

Motion: Application complete for application LU 54-21, I. Jackson, seconded by B. Schoppe. Roll Call, motion passed 5 yes 0 no.

Motion: Application LU 54-21 approved, I. Jackson, J. Burns seconded. Roll Call, motion passed 5 yes 0 no.

3. Leslie (Ace) & Diane Rolerson, LU 56-21, Map 29 Lot 13, 239 Otter Creek Ln. Adding 120 Sq ft addition to existing detached bedroom.

- Discussion about clarification on wording. Ace stated that "living area" not clearly defined in town ordinance on website.
- Dave Dyer sent town attorney, Sally Dagget, more information, and emailed Diane requesting a more detailed site plan. Email didn't go through.

Motion to Table until we receive response from attorney with clarification on whether application should go through CEO or Planning Board. Additionally need more details on setbacks and building location, J. Burns, seconded by G. Rivera. Roll call, motion passed 5 yes 0 no.

4. Sarah Oliver, LU 57-21, Map Lot 27, 1061 Main Rd. Add bathroom and covered porch and shed to existing structure.

- Site review received, project staked out and well within standards.

Motion: No request or need for a Public Hearing for application LU 57-21, J. West, seconded by I. Jackson. Roll Call, motion passed 5 yes 0 no.

Motion: Application complete for application LU 57-21, I. Jackson, seconded by B. Schoppe. Roll Call, motion passed 5 yes 0 no.

Motion: Application LU 57-21 approved, I. Jackson, G. Rivera seconded. Roll Call, motion passed 5 yes 0 no.

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6. OTHER BUSINESS

- CEO Report- Received for August 2021.
- People Wishing to Address the Planning Board: none.
- Correspondence- None
- Committee Reports- None
- Chair- Additional Business- None

7. Adjournment of Meeting

**Motion: To adjourn at 5:40 pm by J. Burns, G. Rivera seconded. Roll Call, motion passed 5 yes
0 no.**

Respectively Submitted,



Carrie Reed, Secretary