

Town of Islesboro  
**PLANNING BOARD**  
Regular Meeting  
September 9, 2019 @ 6:15 PM  
Town Office Meeting Room

**MINUTES**

Members Present: Chair Bill Schoppe, Isabel Jackson, Jennifer Whyte, Gilbert Rivera,  
Excused: Jan Harmen and Alternate Jennifer West.

Others Present: William Boardman - CEO, Janet Anderson - Town Manager, Terry Cowan, Stanley Pendleton, Andrew Anderson, Michael Clayton

Chair Bill Schoppe called the meeting to order at 6:15 PM and a quorum was established.

**MOTION BY I. Jackson, seconded by G. Rivera, to approve the minutes of August 19, 2019 as written. Motion passed 4-0.**

**OLD BUSINESS**

**Development Review Ordinance**

Town of Islesboro, Map 13, Lot 36, Application MD#2-19, Construction of a single story, three bedroom home to be used as a residence for Islesboro Central School Administrators or Staff.

This application was tabled at the last meeting for Findings of Fact which are presented tonight, drafted by Peggy Pike, and reviewed by the Planning Board. After reading the Findings of Fact, the following motion was made:

**MOTION BY G. Rivera, seconded by I. Jackson, to approve the Findings of Fact for DRO Application MD #2-19, Town of Islesboro, Map 13, Lot 36, as written. Motion passed 4-0.**

**MOTION BY I. Jackson, seconded by G. Rivera, to approve the application of The Town of Islesboro, Map 13, Lot 36, Application #MD 2-19, to construct a three bedroom house to be used as a residence for Islesboro Central School faculty member or administrator, with the condition that the septic system problem involving the cast concrete outlet baffle that has deteriorated be fixed in accordance with design plan received on August 12, 2019 from Will Aldrich. Motion passed 4-0.**

The Planning Board signed both the permit and the Findings of Fact at this meeting.

**Land Use Ordinance**

Morgan and Kimberly Edgerly, Land Use Application #15-19, Map 25, Lot 6F, Construction of a three bedroom house.

This application is for a new house, three bedroom, two and a half bath, with a full, finished basement. The application was tabled at the last meeting for a site review.

Gil Rivera and Isabel Jackson performed the site review with Bill Boardman. Gil Rivera reported that everything was found to be satisfactory upon site review. It was pointed out that the well location is not on the site plan and the Planning Board will ask the applicant to submit information regarding its location. Bill Boardman told the Planning Board that the applicant is going to have to blast as ledge was noted on site review. The applicant will have to submit an application to the CEO for blasting.

**MOTION BY Bill Schoppe, seconded by Gil Rivera, that the application is complete and that the applicant will be asked to submit the location of the well. Motion passed 4-0.**

**MOTION BY Bill Schoppe, seconded by Gil Rivera, to approve Application #15-19, Map 25, Lot 6F, for Morgan and Kimberlyn Edgerly to construct a three bedroom house with the condition that the well location must be submitted prior to receiving application. Motion passed 4-0.**

## **NEW BUSINESS**

### **Land Use Ordinance**

John Bowlin, Map 6, Lot 6 D, Application #18-19, Application to build a 28' x 36' garage with a one bedroom apartment above.

Michael Clayton signed the permit for the applicant and is present at the meeting to answer questions.

In reviewing the application, it was discovered that the site plan was incomplete with missing distances for the well, distance to the shore, septic location and building elevation.

**Motion by Bill Schoppe, seconded by Isabel Jackson to table the application of John Bowlin, Map 6, Lot 6D, #18-19, for a site review and for a complete site plan to include all locations of and distances from well, septic, shoreline and elevation of building. Motion passed 4-0. Isabel Jackson and Gil Rivera will perform the site review.**

### **Development Review Ordinance**

Pendleton Yacht Yard, Map 38, Lot 10, Application #MD3-19, Application to construct a 25' extension to an existing building for boat storage.

William Boardman, CEO, said he will be stepping down as CEO for this application as he is an employee of Pendleton Yacht Yard, and Janet Anderson will be the acting CEO.

Peggy Pike said that as this is the first application reviewed where the district is the Town Centers District that the Planning Board should refer closely to the ordinance. Section 125-19.1 B (3) Road Frontage states that "All lots shall have a minimum of 50 ft of road frontage". The lot does have road frontage on Derby Road even though Stanley Pendleton says they currently access this lot through the boat yard and not via Derby Road. The distance on Derby Road is missing from the application.

**MOTION by Bill Schoppe, seconded by I. Jackson to table Application MD3-19, for Pendleton Yacht Yard, Map 38, Lot 10 for a site review and for the road frontage distance on Derby Road. Motion passed 3 yes, 1 no (Gilbert Rivera). Janet Anderson and Isabel Jackson will perform the site review.**

## **OTHER BUSINESS**

Correspondence: Letter dated 9/6/19 to Janet Anderson and Bill Schoppe from Terry Cowan. Bill Schoppe asked the Planning Board members to review this letter and be prepared to discuss at the next meeting. Terry is curious whether one has to get a Land Use Permit in addition to the DRO permit for applications that fall under the DRO. Bill Boardman explained that the LUO standards are reviewed in conjunction with DRO applications and that an applicant does not need to get both permits.

## **ADJOURNMENT OF MEETING**

**MOTION BY G. Rivera, seconded by I. Jackson, to adjourn the meeting. Motion passed 4-0. Meeting adjourned at 6:55 PM.**

Respectfully submitted,

Peggy Pike  
Secretary to the Islesboro Planning Board