

Islesboro News & Notes

Planning Board

Planning Board Members: Chair Bill Schoppe, Vice Chair Isabelle Jackson, Jennifer West, Gil Rivera, Roger Burke and Alternate Wendy Huntington Evans. CEO Dave Dyer. Secretary to the Board Carrie Reed.

The following items were discussed and/or acted upon during meetings in Oct., Nov. & Dec. Meeting minutes are available at the town office or online at www.townofislesboro.com

Land Use Ordinance

LU 53-22, Jennifer Whitlow, Map 37, Lot 11, 1590 Pripet Woods Lane. To construct a foundation and install a pre-built, two-piece 4-bedroom log home on site of previous dwelling. Kenneth Coombs, agent. Replacement septic also being installed. Site review revealed all setbacks met. **Application approved.**

LU 61-22, Josiah Hornblower/Clayton Builders, Map 15, Lot 44, 258 East shore Drive. To construct a 990 sq.ft. bedroom and bath addition to existing house. CEO Dyer stated this was an after-the-fact application because some of the site work was already started, and the applicant has paid an extra fee for that reason. Applicant and agent are aware that a Town road escrow account is required if work is to be done in winter on East Shore drive- a dirt road. A site review was deemed unnecessary. With stipulation regarding the escrow account, **Application approved.**

LU 62-122, Christopher and Jean Trim, Map 26, Lot 3, 1081 Deep Cove Lane. To construct a pier consisting of a 120' fixed wooden pier, 50' seasonal aluminum ramp with a 12' x24' float, with stairs to the beach. The proposed dock is almost identical to a neighboring dock which is 730' feet away. An aquaculture operation is about 740' away. To be constructed by Islesboro Marine. Application included DEP and Army Corps of engineers permits. Site review revealed no problems. **Application approved.**

LU 63-22, Rachel Rolerson Smith Map 40, Lot 31, 343 Main Road. For temporary placement of a house on wheels until the owner can find a proper piece of land to put it on. Not a camper; it has no kitchen and has a composting toilet-no well or septic. Currently unheated. A permit was issued by CEO Dave Dyer for it to be used as a storage unit while the applicant worked on the interior. A site review showed all setbacks were met. Although the board had the option to set a time limit it chose not to. **Application approved.**

LU 71-22, Richard Casner and Alexandra Stevens, Map 15, Lot 47, East Shore Drive. To construct a new 4-bedroom home, detached 2-car garage with 1 bedroom apartment, driveway, well and septic system. Initially tabled for a more readable plot plan, more detailed plans of the garage and apartment, driveway locations, and property to be staked out. That information received, the application was subsequently **tabled for site review.**

Development Review Ordinance

MD 03-22, Town of Islesboro, Map 32, Lot 6, Meadow Pond Road. To construct an UpIsland Public Safety Garage. A letter of standing was received for Bill Boardman and Lauren Bruce to act as agents. At the request of the applicant a pre-application discussion was held at the 10/17 meeting where the Board outlined the necessary information and procedures,- sit plan, septic design, staking the property, setbacks, letters to abutters. All this was done. A pre-application site review resulted in minor changes to the plot plan. No response from abutters, so no public hearing necessary. The application was tabled for a formal site review-which found no problems/all setbacks were met- and Findings of Fact. It was determined that this was a Minor Development, being under 3000 sq.ft.

Application approved.

Planning Board Meetings
Jan 10 & 24; Feb 7 @5:00pm
Meetings are now being held in person and via Zoom.
Contact the Town Office for the link.

Select Board Meetings
Dec.21; Jan.4 & 18; Feb.1 @ 6pm.
Meetings are now being held in person and via Zoom.
Contact the town Office for the link



Municipal Building Project Update

The Municipal Building Project, approved by Islesboro's voters on September 22, 2022, is well underway.

Public Safety Garage

On November 14, 2022 the Planning Board approved the permit authorizing the Town to begin the construction process for the up-island Public Safety Garage.

Steve Blatt, the architect for the Municipal Building Project, is currently preparing the bid package, which will be available for potential bidders to pick up at the Town Office beginning Wednesday, December 14th. Bids will be due back in the Town Office by Friday, January 13th at 4:30pm.

At its meeting on November 16th the Municipal Building Project Committee (MBPC) voted to appoint Pete Anderson to act as the Owner Representative during construction of the garage. Pete, who will volunteer his time, will be responsible for working with the contractor and for monitoring the building process. We expect construction to begin in March of 2023.

Islesboro Health Center

At their November 16th meeting the MBPC voted to hire Gartley and Dorsky, a Camden-based firm offering a broad range of pre-construction services, to represent the Town in the early phase of the new IHC building project, including submissions to the Planning Board.

Steve Blatt and members of the Municipal Building Committee have done a great deal of work to prepare for the preconstruction process, so we anticipate that construction of the new IHC building will begin in the spring of 2023.

In the coming weeks, architect Steve Blatt will identify a Construction Manager to be hired to supervise the construction of the new IHC building.

The Energy Committee's Recommendations

Over the last several months the Islesboro Energy Committee (IEC) has provided recommendations to the MBPC and Town administration regarding how the building projects should be "designed, engineered and constructed to meet (as closely as possible) net zero, sustainable, emission-free, carbon-free, clean energy objectives, and healthy, non-toxic working environments." Those recommendations, which were discussed in detail at the November 16th meeting, will be taken into serious consideration as decisions are made regarding how best to address the specific construction requirements. The MBPC and architect Steve Blatt will weigh all recommendations from the IEC against the requirement that we stay within the Town-authorized budget. Any energy efficiencies not included in the current construction may be adopted at a later date, as funding allows. Space for technologies developed in the future will be taken into account as the buildings are constructed. The MBPC thanks the members of the IEC for their excellent recommendations.

Fundraising.

Linda Gillies, chair of the Campaign Committee, reports a most encouraging response to requests to individual donors. The total raised in gifts and pledges is now over \$1.2 million toward the goal of \$1,750,000. In the week of December 8th a general mailing went out to all year-round and seasonal Islesboro residents who had not yet been solicited. We hope that everyone will donate to the effort – gifts of all sizes, beginning at \$10, will be gratefully welcomed. The campaign's aim is to have reached its goal by the spring of 2023, when construction of both the Public Safety Garage and the new Health Center building will be underway.

The next meeting of the MBPC is scheduled for January 17, 2023.

Lauren Bruce, Chair; Municipal Building Project Committee

Pete Anderson, Vice Chair; Municipal Building Project Committee

Select Board

Chair Gabe Pendleton, Vice Chair Shey Conover. Members- Lauren Bruce, Melissa Burns, Phil Seymour. Town Manager Janet Anderson.

The following items were discussed and/or acted upon during several short meetings in Oct.,Nov. and Dec.

Meeting minutes are available at the Town Office and online at www.townofislesboro.com.

Appointments

ALP Library Trustee- Elena Kehoe

Ferry Update

P. Seymour reported that the MSFS is keeping a hybrid summer schedule in effect through the end of the year. G. Pendleton noted that Islesboro's MSFS Advisory Board representative, John King had received an email from MSFS manager Mark Higgins stating that a 6:30/7:00 am run is being considered as an addition to the existing schedule. Concerns were expressed about crew shortages and that the additional run might put the crew over the 12-hour limit, thus impeding after hours emergency runs.

At the 11/22 meeting G. Pendleton reported on the 11/17 MSFS Advisory Board meeting. Please see Ferry News on Page 7..

Emergency Runs after hours

At the 11/9 meeting, Public Safety Officer Fred Porter updated the Board on

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