

Town of Islesboro  
**Planning Board**  
Regular Meeting  
December 3, 2012  
6:15 PM  
Town Office Meeting Room

**MINUTES**

Members Present: Alice Faye, Janice Harmen, Gil Rivera, and Mark Small. Absent Peter Coombs and alternate Jennifer Whyte. Excused: Katharine Schwarzenbach.

Others Present: Bill Boardman - CEO

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

MOTION by J. Harmen to approve the minutes of November 19, 2012 as written. G. Rivera seconded the motion and it passed 4-0.

**LEIGHTON FAMILY LLC, MAP 43, LOT 13, #35-12**

This application for the construction of a 6' x 45' permanent pier and seasonal ramp and float was tabled at the last meeting for a definitive answer on whether the applicant needed to receive a Army Corps permit. The applicant has received and submitted to the Planning Board the DEP permit. Peggy Pike contacted both the D.E.P and the Army Corps about their permitting process for piers. She informed the Planning Board that they each issue separate permits independent of each other. The Army Corps office indicated that this applicant was issued a permit from them and the permit was sent to the agent and the applicant. The applicant and/or agent should have then in turn submitted it to the Planning Board, which did not happen. Upon request from P. Pike, the Army Corps faxed a copy of the permit and it has been placed with the file.

P. Pike notes that Robert Achorn, from the Harbor Committee, did a site review and found no navigational issues or concerns with the installation of this pier.

MOTION by J. Harmen to table the application of Leighton Family LLC, Map 43, Lot 13, #35-12 for the construction of a pier, ramp and float for a site review by the CEO. M. Small seconded the motion and it passed 4-0.

**MARTHA ROSS, MAP 27, LOT 2A, #41-12**

This application for the placement of a camper was tabled at the last meeting for more information regarding the applicant's intentions on how long the camper will be there, and what her plans are for a septic system.

P. Pike received a call from the applicant over the Thanksgiving break. She was seeking clarification on what the Planning Board was looking for. She told P. Pike that she does not intend to install a septic system or move the camper.

The Planning Board discussed this issue with B. Boardman. Mr. Boardman says her intentions are simply to camp, and not install a septic system. She is installing and hooking up to an electrical pad. B. Boardman said that she will need to get a permit for camping when she comes and she will have to then lay out a plan for what she is doing for waste removal. The state does not allow a dwelling unit to be established without a septic design.

Planning Board members questioned permitting this application after reviewing DRO §125-47 in which it says “When a recreational vehicle, tent or similar shelter is placed on site for more than 90 days per year, all requirements for residential structures shall be met, including the installation of a septic system....”

B. Boardman will speak to the applicant and ask her to stake the driveway, and indicate on the site plan where the driveway will be (giving definite distances) and where the septic system will be located. The Planning Board would like Mr. Boardman to find out if she can just install a tank, rather than an entire system.

MOTION BY J. Harmen to table the application of Martha Ross, Map 27, Lot 2A, for the permanent placement of a camper with electrical installation for staking of the driveway and indication on the site plan where the driveway will be located as well as the septic system. M. Small seconded the motion and it passed 4-0.

#### OTHER BUSINESS

CEO Report: Mr. Boardman told the Planning Board that there is an application before the BOS at this time for an automobile graveyard/junkyard. The Planning Board is not the permitting authority for this activity per the state statutes. There is a public hearing scheduled on this application for December 19 at 6:15 PM.

DRO REVIEW: The Planning Board continued review of the DRO ordinance beginning with the section on Multiple Dwellings and going through Article IX. The Planning Board will begin review of Article IX - *Procedures and Submissions for Minor Subdivisions* at the next meeting.

MOTION by M. Small to adjourn the meeting. J. Harmen seconded the motion and it passed 4-0. The meeting adjourned at 7:15 PM.

Respectfully submitted,

Peggy Pike  
Secretary to the Islesboro Planning Board.