

The Islesboro Planning Board is recommending changes to the Town's Land Use and Development Review ordinances based on legislation enacted in 2022 to encourage more housing within the state. The changes proposed are the minimum mandated by the new law, LD 2003. If Islesboro does not approve the changes, the Islesboro Ordinance will not be consistent with the law and may be challenged as invalid. Non-mandated changes include water quality, definition updates, and Town Districts.

The following are brief descriptions of the proposed amendments to the Town of Islesboro Land Use Ordinance and Development Review Ordinance. The complete versions are available at the Town Office and Town website:

Article 1, Affordable Housing (§125-61) and Minimum Lot Sizes (§125-33): Affordable housing is allowed throughout the town, within Town Centers. Projects meeting specific criteria under the proposed changes can have at least 2.5 times the base density of 20,000 SF, or 8,000 SF per dwelling unit.

Article 2, Accessory Dwelling Units (§125-35): One ADU can be allowed on any lot where a single-family dwelling unit is the principal structure provided the ADU meets setback requirements of a dwelling unit. A second ADU will be required to meet minimum lot size (1.5 acres) for a dwelling unit, which is similar to the current ordinance. Non-mandated changes include that a home owner is not required to reside either in the primary residence or the ADU and the ADU must be rented/leased for a minimum of 60 days. These changes are recommended to improve the potential for increased workforce housing.

Article 3, Definitions (§125-63): Definitions have been added to clarify changes in the ordinance.

Article 4, Swimming Pools, Geothermal Heating Systems, and Fire Suppression Systems (§125-58): Based on recommendations from the Groundwater Committee, the proposed ordinance focuses on preventing groundwater from either being polluted or being excessively drawn-down. A. The proposed geothermal heating system ordinance will allow closed loop systems, using food grade geothermal fluid, to avoid interchange with groundwater; and B. swimming pools and fire suppression cisterns will be required to be filled with off-island water to prevent potential impacts to neighboring wells.

Article 5, Minimum Lot Sizes (§45-38) and Parking (§45-39): Updates the Development Review ordinance based on changes to the Land Use Ordinance.

Article 6, To change the protection district classification to the property Tax Map 17, Lot 9A from Rural to Town Centers District (§125-9): Islesboro Affordable Properties requested this change in district.

Article 7, To change the protection district classification to the following properties, Tax Map 24, Lots 2, 2A, 3, 4, 5, 5A, 6, 7, 8, 8A, 9, 10, 11, 13, 13A, 14, 15, 16, 17, 19, 19A, 20, 22, 22A, 23, 23A, 23B, 23C, and 24 from Rural to Town Centers District (§125-9): The Select Board Housing Committee recommends a third District between Durkee's Store and Keller Point Road to promote work force housing.