

ISLESBORO PLANNING BOARD

REGULAR MEETING

MONDAY, OCTOBER 19, 2026

In-Person Meeting At 5:00 PM, Town Office

ZOOM LINK: <https://zoom.us/j/97025226363?pwd=TzVsN1JEVTd0Q3ZiUERqakhDbk9wZz09>

AGENDA

1. Call the meeting to order.
2. Establishment of a Quorum
3. Approval of the Minutes of September 28, 2026
4. Old Business-
 - A. Land Use Ordinance
 1. Peter Mills, Map 13, Lot 15A, Application LU 33-26, to build an additional bedroom and bathroom to existing structure.
5. New Business-
 - A. Land Use Ordinance
 1. Charles Yarnell, Map 18, Lot 19H, Application LU 45-26, to build a new, 1.5-story, 3-bedroom, 2-bath single-family residence with attached lean-to.
 2. Christopher Bolduc, Map 43, Lot 2, Application LU 46-26, to build a 1.5-story addition with 1 bedroom & 1 bathroom to existing 3-bedroom residence, and relocate shed.
 3. Brian & Julie McArthur, Map 25, Lot 21E, Application LU 47-26, to install driveway, parking area, new 4-bedroom house, septic system, and well.
 4. Christopher & Jean Trim, Map 26, Lot 3, Application LU 49-26, a resubmission/renewal of LU 62-22, which was approved in November of 2022, for a pier system. No changes.
 - B. Development Review Ordinance
 1. None.
6. OTHER BUSINESS
 - CEO Report – August
 - People Wishing to Address the Planning Board
 - Correspondence – None
 - Committee Reports
 - Chair – Additional Business –
7. Adjournment of Meeting

Members: Bill Schoppe, Isabel Jackson, Gil Rivera, Jennifer West, Wendy Huntington Evans, Anne Bertulli; Scott de Grasse; Dave Dyer, CEO; Carrie Reed, Secretary

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, SEPTEMBER 28, 2026
In- Person and Zoom Meeting at 5:00 PM, Town Office

DRAFT 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: Chair Bill Schoppe, Vice-Chair Isabel Jackson, Jennifer West, Wendy Huntington Evans, Gil Rivera, and Anne Bertulli as an alternate.

Members Absent: Scott de Grasse

Others Present: CEO Tom Michaud, Peter Mills

Others Present via Zoom: Steve Larmore, Ted Pendleton

2. Approval of Minutes of the September 14, 2026, Regular Meeting.

B. Schoppe referred to the motion of “incomplete” and stated that he believes a motion must be in the affirmative. He will do some research to find and clarify the rule.

Motion: To approve Minutes of September 14, 2026, as written, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

3. OLD BUSINESS

A. Land Use Ordinance

1. Peter Mills, Map 13, Lot 15A, Application LU 33-26, to build an additional bedroom and bathroom to existing structure.

- The application had been tabled for receipt of a plot plan with measurements and a septic plan.
- B. Schoppe stated we have received the septic design, and it's for three bedrooms. The addition will make the residence a three-bedroom home.
- Peter Mills explained that the design was just redone by Will Aldrich.
- B. Schoppe referred to the measurements on the plot plan. He sees the measurements from the corners of the structure to the corners of the lot, and it looks like 106' from house to road, and 106' from house to adjacent lot.
- P. Mills stated that it is difficult to get measurements because of the easement driveway that goes through the property. He found pins. The drawing is not a good representation.
- T. Michaud added that the addition will be on the opposite side of the house from the driveway.
- Discussion about the location of the well and septic.

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- P. Mills stated that he has the property staked out. The addition will be 16' x 38', and will line up with the porch on the driveway side of the house.
- Members agreed that a Site Review will satisfy the ambiguity of some of the measurements.

Motion: Application LU 33-26 is complete, I. Jackson, seconded by B. Schoppe. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: Public Hearing is not necessary for Application LU 33-26, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: To Table Application LU 33-26 for a Site Review, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Site Review Tuesday, Sept. 29, 11:00.

B. Development Review Ordinance

1. None.

4. NEW BUSINESS

A. Land Use Ordinance

1. None.

B. Development Review Ordinance

1. None.

5. OTHER BUSINESS

- CEO Report: None.
- People Wishing to Address the Planning Board: None.
- Correspondence: None.
- Committee Reports:
 - I. Jackson reported that the Airport Committee met last week. Trees need to be cut on an abutting lot, and we need permission from the new owner of that property. The tarmac needs to be smoothed in a few places. There will be another meeting in a few months.
 - Tomorrow is the Groundwater Protection Committee presentation at the ICC. Rod Pendleton and Maddy Bruno will be speaking about our aquifer.
- Chair- Additional Business:
 - B. Schoppe asked about the progress of the two subcommittees. For the Dock Subcommittee, he will get together with S. de Grasse to pick that back up again. They will be meeting with Harbor Master Earl MacKenzie.

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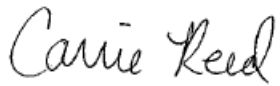
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- o I. Jackson asked about getting the other subcommittee together for updating ordinance. W. Huntington Evans stated she wants to hear from the Groundwater Protection Committee first.

7. Adjournment of Meeting

Motion: To adjourn meeting at 5:15 PM by I. Jackson, seconded by W. Huntington Evans. No Discussion. Motion passed, 5 yes, 0 no, Unanimous.

Respectfully Submitted,



Carrie Reed

DRAFT