ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, NOVEMBER 9, 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 October 19, 2026
4. Old 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. Brian & Julie McArthur, Map 25, Lot 21E, Application LU 47-26, to install driveway, parking area, new 4-bedroom house, septic system, and well.
5. New Business-
    A. Land Use Ordinance
        1. Christopher Bolduc, Map 15, Lot 50A, Application LU 52-26, to finish existing building into a one-bedroom home, and add wrap-around deck.
        2. Ronald Gallant, Map 17, Lot 21, Application LU 53-26, to rebuild a new single-story, 36' x 40' home in place of home that burned.
        3. Alex & Rachel Nevens, Map 15, Lot 40A, Application LU 55-26, to build an ADU for office and studio in the footprint of a previous building.
    B. Development Review Ordinance
        1. None.
6. OTHER BUSINESS
    - CEO Report – None
    - 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, OCTOBER 19, 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 5:01 PM.

Members Present: Chair Bill Schoppe, Vice-Chair Isabel Jackson, Jennifer West, and Anne Bertulli and Scott de Grasse as voting members.

Members Absent: Wendy Huntington Evans, Gil Rivera,

Others Present: CEO Tom Michaud, Charlie Yarnell, Peter Coombs, Peter Mills, Chris Bolduc

Others Present via Zoom: Liz Grisaru, Richard Grisaru, Elizabeth Hayden, Terry Cowan, Brian & Julie McArthur, Shaun Hamilton of Terra Firma Professional Engineering

2. Approval of Minutes of the September 28, 2026, Regular Meeting.

Motion: To approve Minutes of September 28, 2026, as written, I. Jackson, seconded by A. Bertulli. 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 a site review.
   - Site review completed, all setbacks met.

   Motion: To Approve Application LU 33-26, S. de Grasse, seconded by I. Jackson. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

B. Development Review Ordinance

1. None.

4. 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.
   - I. Jackson asked about Old Farm Rd. Charles replied that it is accessed from Pat Mitchell's driveway. He has a right-of-way.

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- Discussion about whether or not an applicant should provide the deed showing a right-of-way. It is not on the permit application. Some people provide it, but it hasn't been required in the past.
- Charles stated that he got a separate permit for the road earlier. He offered to print a copy of the deed.
- B. Schoppe stated that it can be provided for the next meeting. The Board will want to do a site review before then anyway.
- Charles stated that everything is staked out for a site review.

Motion: To Table Application LU 45-26 for a Site Review & Copy of Deed showing the Right-of-Way, I. Jackson, seconded by A. Bertulli. No further discussion. Motion passed, 5 yes, 0 no, Unanimous.

Site Review scheduled for 10/27 at 9:30; S. de Grasse and A. Bertulli volunteered.

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.
    - Chris Bolduc explained that the addition is going where the shed is currently located.
    - J. West noted that construction will not be in the Shoreland District.
    - B. Schoppe noted that the septic field is set up for four bedrooms.
    - I. Jackson stated that the leach field needs to be rebuilt.
    - I. Jackson asked if there's a letter of standing. Chris provided a copy.
    - Liz Grisaru confirmed that she and Richard had given Mr. Bolduc authorization to do the work on this project.
    - The Board members agreed there's no need for a site review.

    Motion: Application LU 46-26 is complete, S. de Grasse, seconded by I. Jackson. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

    Motion: Public Hearing is not necessary for Application LU 46-26, I. Jackson, seconded by J. West. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

    Motion: To Approve Application LU 46-26, I. Jackson, seconded by A. Bertulli. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

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.
    - Peter Coombs represented Brian & Julie McArthur.
    - J. West stated that it looks like a small part of the lot is in the Limited Development District, but there are only a few restrictions in that district. It doesn't affect this plan.
    - P. Coombs stated the septic will be 19' from Ryder Cove Lane, not 15', as on the plan.
    - I. Jackson suggested the Board do a site review.
    - P. Coombs stated the site is staked except for the house and center of the driveway. The driveway entrance is painted. Peter will meet people at the road.

- J. West asked about the estimated construction cost. Peter stated he is waiting for some pricing and will figure that cost soon.

Motion: To Table Application LU 47-26 for a Site Review & Estimated Construction Cost, S. de Grasse, seconded by I. Jackson. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Site Review scheduled for 10/27 at 10:30; S. de Grasse volunteered.

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.
    - J. West stated the minutes of October 31, 2022 were helpful, as she can see that there was concern about Kim Grindle's aquafarm. There is still no issue.
    - J. West asked about a recommendation from the Harbor Master for the float.
    - I. Jackson stated that we did get a letter from the Harbor Master.
    - I. Jackson stated that the pier will be installed from the water, so there's no need for an escrow deposit.
    - A. Bertulli asked about the curing of the lumber, and if the Board verifies that.
    - B. Schoppe replied that the Board doesn't check on that. It's part of the DEP requirements.
    - Shaun Hamilton from Terra Firma Professional Engineering confirmed that DEP requires air-curing the pilings. It's one of 100 DEP requirements. They have an enforcement wing that reserves the right to do inspections. It's not likely we will see them on this project. It's up to the applicants and contractor to make sure it gets done.
    - Shaun added that Islesboro Marine Enterprises will install the pier system.

Motion: To Approve Application LU 49-26, I. Jackson, seconded by A. Bertulli. Discussion.

- J West asked if the Board should go through all the motions because this is a whole new application.
- I. Jackson withdrew the motion.

Motion: Application LU 49-26 is complete, I. Jackson, seconded by J. West. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: Public Hearing is not necessary for Application LU 49-26, I. Jackson, seconded by J. West. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: To Approve Application LU 49-26, I. Jackson, seconded by S. de Grasse. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

B. Development Review Ordinance

1. None.

5. OTHER BUSINESS

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- CEO Report: August.
- People Wishing to Address the Planning Board: None.
- Correspondence: None.
- Committee Reports:
    - S. De Grasse reported that he has been discussing dock ordinances with Harbor Master Earl MacKenzie. They will meet next week and draft recommended language. The biggest concern is the derelict floats that are not attached to piers. They will propose language and run it by the attorney. This will go through the Harbor Committee.
        - C. Reed stated the Harbor Committee has been handling the derelict float issue. The Planning Board Dock Subcommittee was tasked with addressing properties being divided, and possibly recombined, to get around the one-dock rule and build multiple docks. She asked Scott if he'd discussed that with Earl.
        - S. de Grasse replied that neither he nor Earl were concerned about that.
        - J. West stated that we have to have the committee meet.
    - T. Michaud asked about the deed that was requested for C. Yarnell's application, and if that is something that should be added to the application form.
        - J. West replied that we often get the deed.
        - S. de Grasse thinks it's a good idea, especially if there's a right-of-way.
        - I. Jackson stated that it might take an ordinance change to require it.
        - B. Schoppe suggested looking into this. We can check with Dave Dyer.
        - J. West referred to the ordinance where it states that if the case has specific additional materials needed for the Board to make a decision, we have the ability to do that. This should cover it.
- Chair- Additional Business: None

7. Adjournment of Meeting

Motion: To adjourn meeting at 6:02 PM by I. Jackson, seconded by S. de Grasse. No Discussion. Motion passed, 5 yes, 0 no, Unanimous.

Respectfully Submitted,

Carrie Reed

Carrie Reed

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