

ISLESBORO PLANNING BOARD

REGULAR MEETING

MONDAY, JUNE 15, 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 May 11, 2026
4. Old Business-
 - A. Land Use Ordinance
 1. None.
 2. None.
5. New Business-
 - A. Land Use Ordinance
 1. Christopher Trim, Map 26, Lot 3, Application LU 15-26, to renovate interior, construct a 10' x 20' addition for mudroom, add second story with 2 bedrooms and bathroom, and replace deck. Prior LU permit has expired.
 2. None.
 - 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, APRIL 13, 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, Scott de Grasse as a voting member, and Anne Bertulli as an alternate.

Members Absent: Gil Rivera

Others Present: CEO Dave Dyer

Others Present via Zoom: Bob Kochan (5:19)

2. Approval of Minutes of March 23, 2026, Regular Meeting.

Motion: To approve Minutes of March 23, 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. None.

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: D. Dyer presented his report for March.
 - J. West asked about the wave fence. D. Dyer explained that it's a kind of breakwater that extends from an existing dock. It is filled with rocks and becomes a permanent fixture. It gets DEP and Army Corps of Engineers approval.
- People Wishing to Address the Planning Board: Moved to after Correspondence.

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- Correspondence:
 - D. Dyer, Review of Land Use and Development Review Fee Schedules
 - The proposed fees were approved by the Select Board on 4/8/26.
 - D. Dyer researched similar towns in the area, Northport, Lincolnville, North Haven, Vinalhaven, and brought our fees in line with them.
 - The new fees go into effect July 1st, 2026.
 - This does not have to go to the public for a vote. Three years ago, the fee schedule was removed from the ordinances at Town Meeting, giving the Select Board the power to set fees. They hadn't been changed since 2009.
 - D. Dyer asked the Planning Board to consider a moratorium on new docks.
 - The ordinance clearly states that only one dock is allowed per lot.
 - A recently approved dock could not have qualified if the landowners hadn't subdivided their property to make a new lot, as they already have a dock on another part of the property. D. Dyer is concerned that others might find this to be a loophole to take advantage of. It may be time for the Planning Board to revisit the ordinances on docks on private property, to see if there could be some language in there to make it harder to work around the requirement.
 - D. Dyer stated that he talked with the Town attorney Kristin Collins. A moratorium is possible, and she is willing to write up some stuff for the Planning Board to look at.
 - A moratorium is usually 180 days. This would give the Board time to look over the ordinances and see if there's language that needs to be changed. If the Planning Board needs an extension, the Select Board would have to approve it.
 - If someone wants to split off a piece of land for the purpose of putting a dock on it, perhaps a waiting period is in order.
 - Discussion about what might happen if someone wants to recombine lots into one property again. Family divisions don't trigger subdivision laws.
 - Lincolnville put a moratorium on docks a couple years ago to evaluate their ordinances.
 - If the Planning Board would like to take this further, please reach out to Kristin Collins to see what's involved. It would need Select Board approval.
 - First step is to look at the ordinances. S. de Grasse suggested having a case study to illustrate to the Select Board why we'd be recommending this.
 - We may need to set up a subcommittee to work on this.
 - D. Dyer stated he will research other communities' ordinances.
- People Wishing to Address the Planning Board:
 - Bob Kochan asked how much property one has to have in order to put a second residence on it.
 - D. Dyer replied that it depends on where the property is. If it's in the shoreland zone, each residence needs 1.5 acres, 150' of water frontage, and 150' of road frontage.

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- o Bob Kochan asked about permits for a second well and septic system. D. Dyer replied that Islesboro currently does not require a permit for a well. The septic would require a permit, so one would need to find someone to design a system that meets setbacks.
- Committee Reports: None.
- Chair- Additional Business: None.

7. Adjournment of Meeting

Motion: To adjourn meeting at 5:32 PM by I. Jackson, seconded by W. Huntington Evans. No Discussion. Motion passed, 5 yes, 0 no, Unanimous.

Respectfully Submitted,

Carrie Reed

DRAFT