ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, SEPTEMBER 14, 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 August 24, 2026
4. Old Business-
    A. Land Use Ordinance
        1. Clayton Builders, Map 15, Lot 43, Application LU 30-26, to build a 540-sf garage with second floor living space and bathroom. Septic will be new and enlarged.
        2. None.
5. New 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.
        2. None.
    B. Development Review Ordinance
        1. None.
6. OTHER BUSINESS
    - CEO Report – July
    - 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, AUGUST 24, 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.

   Others Present: CEO Tom Michaud, Dave Dyer

   Others Present via Zoom: Sally Whitten

2. Approval of Minutes of the August 10, 2026, Regular Meeting.

   Motion: To approve Minutes of August 10, 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. Clayton Builders, Map 15, Lot 43, Application LU 30-26, to build a 540-sf garage with second floor living space and bathroom. Septic will be new and enlarged.
         - The applicant was not present.
         - B. Schoppe noted the septic design is for six bedrooms.
         - I. Jackson asked if it's in the same location as the existing septic.
         - W. Huntington Evans noted there will be a new tank for the garage, and a new tank, perhaps in the same spot, for the existing. It looks like the field is being expanded.
         - J. West stated that, according to the form in the back of the packet, the tank will be in front of the house.
         - I. Jackson asked Dave to confirm that, since they're redoing the septic in the same place, we don't need a distance to the well. Dave stated that this is correct.
         - D. Dyer reported that Michael said he would be staking everything. He has 65' from the boundary line, going north, 133' from the road, 155' from the shore, and 66' from the house. The well is near the transformer.

- J. West stated that this does not meet ADU requirements, because it's in the shoreland zone. D. Dyer added that they'd have to have two legal lots of at least 1.5 acres for an ADU. W. Huntington Evans noted that this living space will not have a kitchenette.
- J. West suggested updating the application to have a check-off box for ADU.
- J. West asked if this is on a town dirt road and if it will need an escrow.
- D. Dyer suggested making the escrow account a contingency upon approval if work will be done between December 15th and April 15th. However, they are planning to do the work as soon as this is approved, and hoping it will be done before that time period.

Motion to Table Application LU 30-26 for a Site Review, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Site Review will be 9/1/26. G. Rivera and I. Jackson volunteered.

B. Development Review Ordinance

1. None.

5. OTHER BUSINESS

- CEO Report: None.
- People Wishing to Address the Planning Board: None.
- Correspondence: None.
- Committee Reports:
  - G. Rivera reported that the Harbor Committee approved the inspection of the Grindle Point Pier. The $15,000 cost will be covered by a grant. The Seal Harbor pier replacement will be late fall or early spring, for about two weeks. They did get the grant for that project. The Committee has been talking with Scott de Grasse about changing some of the language in the Ordinance, giving the Harbor Masters more jurisdiction.
  - I. Jackson reported that Pam Larson, Chair of the Groundwater Protection Committee, would like to come in and talk to the Planning Board.
- Chair- Additional Business: None.

7. Adjournment of Meeting

Motion: To adjourn meeting at 5:19 PM by I. Jackson, seconded by G. Rivera. No Discussion. Motion passed, 5 yes, 0 no, Unanimous.

Respectfully Submitted,

Carrie Reed

Carrie Reed

DRAFT