

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, APRIL 11, 2022
In- Person and Zoom Meeting at 5:00 PM, Town Office

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: Bill Schoppe, Jennifer West, Gil Rivera, Jesse Burns, and Roger Burke.

Members absent: Isabel Jackson.

Others Present: Dave Dyer, CEO, Earl MacKenzie, Josh Conover, Terry Cowan, Kara Masters Siekman, Lauren Bruce.

2. Approval of Minutes of March 28, 2022.

- Dave Dyer corrected his answer regarding application LU 10-22, to “project doesn’t fall within 250 feet of shoreland”, rather than “200 feet” as written in draft.

Motion: To approve Minutes of March 28, 2022, as amended, G. Rivera, seconded by J. Burns. No discussion. Roll Call, Motion passed, 4 yes, 0 no, Unanimous.

Roger Burke recused himself in consideration of Application LU 10-22.

3. OLD BUSINESS

A. LAND USE ORDINANCE

1. Roger Burke for Terry Sanderson, Application LU 10-22, to construct a new entrance, porch, and 9’x10’ dining area.
 - Roger Burke apologized on behalf of Terry Sanderson for the work being done without a permit.
 - Permit application was filed after the fact. Roger didn’t realize he needed to be present at Planning Board meeting to discuss application, and he apologized.
 - J. West went on site review. All setbacks were met. Work that was done matches blueprints.
 - Roger will forward Letter of Standing in email appointing him as agent.
 - Work stopped immediately after Dave made phone calls, so no legal notice was needed.
 - Roger will pay \$100 fine for work being done before permit was issued.

Motion: Application LU 10-22 is complete, J. Burns, seconded by G. Rivera. No discussion. Roll Call, Motion passed, 4 yes, 0 no, Unanimous.

Motion: No request or need for a Public Hearing for application LU 10-22, J. West, seconded by J. Burns. No discussion. Roll call, motion passed, 4 yes, 0 no, Unanimous.

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Motion: To approve application LU 10-22, contingent upon receiving Letter of Standing and \$100 fine, J. Burns, seconded by G. Rivera. No discussion. Roll Call, Motion passed, 4 yes, 0 no, Unanimous.

Roger Burke rejoined the Planning Board as a voting member.

B. DEVELOPMENT REVIEW ORDINANCE

1. None

4. NEW BUSINESS

A. LAND USE ORDINANCE

1. Gartley & Dorsky for Martin Phillips, Application LU 15-22, to construct a pier, gangway, float, and a 6' wide pathway from the house to the pier with a small ramp from the path to the pier.
 - Josh Conover was present as representative. Letter of Standing not needed.
 - B. Schoppe stated site review is needed, as well as letter from the Harbor Master.
 - J. West asked about letters to abutters. Josh replied that the DEP does the letters to the abutters for private piers.

Motion: To table application LU 15-22 for a site review, J. Burns, seconded by G. Rivera. No discussion. Roll Call, Motion passed 5 yes, 0 no, Unanimous.

Gil Rivera and Roger Burke volunteered to go on site review.

2. Earl MacKenzie, Application LU 14-22, to change use for a 12' x 16' storage shed to a guest cottage, including change of location.
 - Building is made to be movable.
 - It will be a complete unit, a tiny house.
 - J. West asked if this will meet the definition of an ADU. Dave answered that since it has a kitchen, it does. There is enough acreage to cover the unit.
 - J. West asked if there will be new access from road. Earl answered no.
 - J. West stated that we need a covenant to be recorded with the Registry of Deeds providing notice to future owners of the property, per the Town Ordinance, § 125-35.3, item L. There is an example on file from Christine Robb's project.
 - B. Schoppe clarified the definition of an ADU for others present.
 - Unit will be stand-alone solar, not connected to electricity grid.
 - The property has a 4-bedroom septic system, there is one bedroom currently, adding one more. The unit will have a composting toilet and grey-water system.

Motion: To table application LU 14-22 for a site review and receipt of covenant, J. Burns, seconded by G. Rivera. No discussion. Roll Call, Motion passed 5 yes, 0 no, Unanimous.

Gil Rivera and Jesse Burns volunteered to go on site review.

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B. DEVELOPMENT REVIEW ORDINANCE

1. Earl MacKenzie for Town of Islesboro, Application MD 01-22, to construct a 54' dock, aluminum ramp, and 16' x 30' float.
 - We received Letter of Standing appointing Earl MacKenzie as representative for the Town.
 - All abutters were notified by the DEP, the Town has the DEP report, which lists the people who were sent letters.
 - J. West asked if this is a separate parcel from the current boating dock, as there is only one pier allowed per parcel. Earl answered that it is a separate parcel, though he believes that there are different rules for municipalities in maritime activity districts. J. West said that this is not in a maritime district.
 - J. West said there is a typo on the Town tax map that shows the shoreline as only 51' when it's probably about 500'. The shore frontage should be added to the application. Earl will look at the deed to get the correct length. It needs to be over 150'.
 - At Town Meeting last year, funds were appropriated for the project. There were no full plans at that time. Funds were partially used for contracting Tom Fowler to do the engineering.
 - There is no sketch plan showing the path to the dock. That's being done by a student engineering group at UMaine. The two projects are separate.
 - B. Schoppe asked if, hypothetically, we approve the dock but can't approve the parking and path project later, how will this work? Earl answered that there is parking now, and various avenues are being looked into for walking paths to the dock.
 - J. West stated that it would be beneficial for this project to have a sketch plan or concept of how these issues will be handled.
 - B. Schoppe explained that there are criteria of approval for a dock. One of the items is access to and from the dock, road, and parking. Earl stated that the site can already be accessed by walking.
 - Earl expressed concern about getting the dock in this summer in order to keep people from swimming at the boating dock. The Harbor Committee will take measures to slow traffic down.
 - J. West stated we need to determine if this meets the criteria of a Minor Development. R. Burke stated that this can be determined after a site review.
 - B. Schoppe recommended we table this for a public hearing and site review, as well as Harbor Master Report.
 - Discussion about combining public site review with public hearing. Lauren Bruce stated that combining the site review with the public hearing might expedite the process.
 - Kara Masters-Siekman asked what year Big Tree Beach was taken out of conservancy and gifted to the Town by IIT. Lauren answered that it was 2021. Kara stated that she had not been informed as a citizen about the gift. She is shocked about the clearing that has happened without public input, and is not in favor of developing what has been previously conserved in our Town. As an experienced swimming instructor for the Town, she feels this location doesn't work for the youngest swimmers, it is too cold.

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She shares concern for safety along the road. She feels that this is a community asset, one of our only remaining wild beaches. In her opinion, the existing pier is the ideal swim pier, and maybe we should look at another location for the boating pier.

- Earl responded that he has been working on this project for two years and it has been well publicized, with an article in the paper, fundraising letter, etc. There has been support from parents. A boating dock to the south of the current dock is not feasible. The IIT is in favor of this project.

Motion: To table application MD 01-22 for a Public Hearing, B. Schoppe, seconded by G. Rivera. Discussion about location, determined school is best. Roll Call, Motion passed 5 yes, 0 no, Unanimous.

Motion: To table application MD 01-22 for a Public Site Review/Special Meeting and Harbor Master Report, B. Schoppe, seconded by J. Burns. Discussion about timing for adequate 7-day notice. Roll Call, Motion passed 5 yes, 0 no, Unanimous.

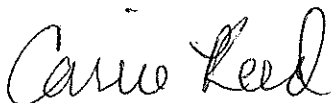
5. OTHER BUSINESS

- CEO Report: None
- People Wishing to Address the Planning Board:
 - Terry asked about parking plan for this project and felt the dock shouldn't happen unless the parking and path plans are in place.
 - Earl stated people can walk along the shore to the dock.
 - Kara asked about the process for a public hearing for tree clearing, and if there's a way to pause the clearing that has been happening at BTB. Dave Dyer explained that they have only been clearing dead fall. B. Schoppe explained that she can also take her concerns to the Select Board.
- Correspondence: None.
- Committee Reports: J. West stated that the Planning Board will soon be hearing about the proposed Health Center and Municipal Building project.
- Chair- Additional Business: None.

6. Adjournment of Meeting

Motion: To adjourn meeting at 6:20 pm by R. Burke, seconded by G. Rivera. Discussion about scheduling Public Hearing and Site Review. Roll Call, Motion passed, 5 yes, 0 no, Unanimous.

Respectively Submitted,



Carrie Reed