

Town of Islesboro
Planning Board
Regular Meeting
June 20, 2011
6:15 PM
Town Office Meeting Room

MINUTES

Members Present: Chair Alice Faye, Jacob Bethune, Mark Small and alternates Gil Rivera and Katharine Schwarzenbach. Excused: Peter Coombs and Janice Harmen

Others Present: William Boardman - CEO, and Marc Schnur

The meeting was called to order at 6:15 PM. K. Schwarzenbach was appointed a voting member and a quorum was established.

MOTION by J. Bethune to approve the minutes of June 6, 2011 as written. M. Small seconded the motion and it passed 4-0.

HENRY WILDER, MAP 22, LOT 1, APPLICATION #24-11

This application is for the construction of a 125' x 6' pile supported dock with a 50' x 3' aluminum ramp leading to a 14' x 24' pressure treated float. In review of the application, the Planning Board found it to be complete except for a site plan showing setbacks from the abutters on either side. The Planning Board would like the Harbor Committee, or members thereof (perhaps Bob Achorn as he is the Assistant Harbor Master who oversees Seal Cove) to take a look at this project to be sure there are no concerns or issues.

MOTION by K. Schwarzenbach to table the application of Henry Wilder, #24-11 for a site review and a Harbor Committee review. J. Bethune seconded the motion and it passed 4-0. Bill Boardman will contact the applicant to ask him to provide a site plan showing setback distances. Gil Rivera and Bill Boardman will perform the site review.

OTHER BUSINESS

CEO Report for May will be distributed at the next meeting.

Mark Small said that he would volunteer to remain on the Harbor Committee as the Planning Board Representative, and Gil Rivera volunteered to be on the Grindle Point Parking Committee taking the place of Mr. Bethune.

Significant Scenic Views: Since the last meeting, the Planning Board has been provided with a 1992 Scenic Study, a 1987 Visual Resource Study, and a 2010 Critical Natural Resource Study from the Comprehensive Plan. The three studies can be located in the CEO office for Planning Board review and Chair Faye encourages members to read through the studies. The 1992 Dewan Study uses a professional rating/scoring plan to identify critical areas. Significant scenic views will come into play when reviewing a project that perhaps is in an identified significant scenic view area. This may not mean that it would prohibit development in that area, but it would be a consideration to prevent any adverse impact. The Planning Board would like to look at North Haven, Vinalhaven and perhaps Lincolnville's ordinances to see how this topic is addressed. The Planning Board will continue the discussion on significant scenic views at the next meeting.

Follow-up Discussion on whether a Development Review Permit stays with a business/property or goes with the person: A letter from Attorney Sally Daggett dated June 17, 2011 was received by the Planning Board with her opinion on the subject. She says that a permit generally “runs with the land”. Please see letter on file for complete details. Mr. Boardman says that he does not check state licenses, that this is done during the Victualer’s permitting process by the Board of Selectmen. The Planning Board, after discussion, agreed with the opinion of the town attorney, and this information will be kept on file for easy reference.

Correspondence: Memo from Peggy Pike to the Planning Board Members asking them to consider attending a Planning Board Workshop in September. Information on the workshop was distributed.

J. Bethune moved to adjourn the meeting at 6:57 PM. M. Small seconded the motion and it passed 4-0.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board