

Town of Islesboro
Planning Board
Regular Meeting
July 11, 2011
6:15 PM
Town Office Meeting Room

MINUTES

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

Others Present: William Boardman - CEO, Rick Rogers, Natalie Paul.

The meeting was called to order at 6:15 PM and a quorum was established.

MOTION by J. Harmen to approve the minutes of June 20, 2011 as written. Motion was seconded by Peter Coombs and it passed 4-0.

MOTION by J. Harmen to take the agenda out of order. G. Rivera seconded the motion and it passed 4-0.

ISLESBORO AFFORDABLE PROPERTY, MAP 16, LOT 26D, Application #25-11
ISLESBORO AFFORDABLE PROPERTY, MAP 16, LOT 26E, Application #26-11

Rick Rogers gave an overview of these projects. Each house will have 3 bedrooms, 2 baths, no cellar, independent well, driveway and septic system, and will be energy efficient. The contractor is Pray's Homes. These houses will be similar to the house on Pendleton Point Road (exact footprint) where Lorraine Pendleton lives. The interior walls will be different, however. These two houses are adjacent to the Ruthie James Subdivision. Because of the close proximity to the Ruthie James Subdivision, and the fact that the entrance road to these two houses will be off the current subdivision road, William Boardman- CEO requested a legal opinion from MMA as to whether these two lots would be considered part of the Ruthie James Subdivision. MMA's opinion is that just because these two lots abut the subdivision does not mean they are part of the subdivision and do not require subdivision review. It was noted that because of the close proximity of one of the proposed septic systems to the well of abutter, Marc Schnur, IAP is paying to have a new well drilled for Mr. Schnur, and will fill in the existing well.

MOTION by J. Harmen to table applications #25-11 and #26-11 for a site review. P. Coombs seconded the motion and it passed 4-0. P. Coombs, Gil Rivera and B. Boardman will perform the site review.

NATALIE PAUL, MAP 22, LOT 3A, APPLICATION MD #4-11

This application is to establish a smoothie shack at Moseley's for the summer months. As summer is quickly passing by, the Planning Board is trying to help the applicant by expediting the application process. W. Boardman said there are really no abutters other than the Town of Islesboro, so no notification to the abutters is required. Natalie has a letter from J. Grossman stating that the Town has no objection to the applicant operating a smoothie shack on Town

Property. Natalie explained that she will place her Smoothie Shack in a parking space in the parking lot and when not in operation, will move it back into the woods area out of the way. She intends to have hours of operation between 4:00 and 6:00 PM. She intends to get electricity for the blender from a power source at the dock. She will haul off her own trash to the Town Transfer Station. Because the parking area is already established, no site line issues have to be addressed. The activity is taking place in the Maritime District, so no setbacks from water are required, and there are no side lot setbacks. It is unclear whether Natalie needs a victualer's license from the Town. The Board of Selectmen will address this issue, as they are the ones who approve a victualer's license. The Planning Board reviewed Chapter 4 of the DRO and found no areas of concern.

MOTION by J. Harmen to approve the application of Natalie Paul to establish and operate a smoothie shack on town property, Map 22, Lot 3A, Application MD #4-11. G. Rivera seconded the motion and it passed 4-0. The Findings of Fact will be reviewed and approved at the next meeting.

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

This application was tabled at the last meeting for a Planning Board site review and Harbor Committee comments. G. Rivera submitted a Site Review Report and said that there were no problems or concerns. Peggy Pike reported that R. Achorn, Assistant Harbor Master, inspected the area as well and he does not see any issues.

MOTION by P. Coombs to approve Application #24-11 for Henry Wilder, Map 22, Lot 1, to construct a 125' x 6' pile supported dock with a 50' x 3' aluminum ramp leading to a 14' x 24' pressure treated float. G. Rivera seconded the motion and it passed 4-0.

OTHER BUSINESS

- . CEO report for May was distributed. Mr. Boardman will pass out language from the state regarding accessory structures on nonconforming lots and would like to see if it is possible to add this the Special Town Meeting warrant in August. He will get the language to Peggy and she will copy it for the Board. It will have to be determined whether there is enough time to get it on the warrant, or whether it will have to wait until a later date.
- . Alice reported that she will continue to work on significant scenic views and may have something for next meeting.

The meeting adjourned at 6:50 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board