

Town of Islesboro
Planning Board
Regular Meeting
July 25, 2011
6:15 PM
Town Office Meeting Room

MINUTES

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

Others Present: Bill Boardman - CEO, Walter Bower, Robert Bower, and Rick Rogers

Vice-Chair Janice Harmen called the meeting to order at 6:15 PM, and established there was a quorum.

MOTION by P. Coombs to approve the minutes of July 11, 2011 as written. G. Rivera seconded the motion and it passed 5-0.

Islesboro Affordable Property, Map 16, Lot 26D, Application #25-11
Islesboro Affordable Property, Map 16, Lot 26E, Application #26-11

These applications were tabled at the last meeting for a site review.

P. Coombs reported and filed a site review report on Map 16, Lot 25D, Application #25-11. He reported that all points were clearly marked - driveway, house, septic, and all setbacks were met.

G. Rivera reported and filed a site review report on Map 16, Lot 25E, Application #26-11. He also reported that everything checked out on the site visit, all points were clearly marked and all setbacks were met.

MOTION by G. Rivera to approve Applications #25-11 and #26-11 for Islesboro Affordable Property, Map 16, Lots 26D and 26E to construct 2, three bedroom, two bath, two story houses, well and septic system. P. Coombs seconded the motion and it passed 5-0.

Natalie Paul, Map 22, Lot 3A, MD#4-11

This application for a Smoothie Shack was both approved at the last meeting as well as tabled for Findings of Fact. As Chair Alice Faye is not present at this meeting to provide the Findings of Fact, J. Harmen asked that this application be tabled until

next meeting.

MOTION by. M. Small to table the application of Natalie Paul, Map 22, Lot 3A, MD#4-11 until next meeting when the Board can review the Findings of Fact. G. Rivera seconded the motion 5-0.

Robert Bower, Map 14, Lot 17D, Application #28-11

Robert Bower presents his project explaining that he wishes to construct a three bedroom house, well, driveway and septic system. He has done some clearing and has included with his application a stickered septic system.

MOTION by K. Schwarzenbach to table the application of Robert Bower, #28-11, Map 14, Lot 17D to construct a three bedroom house for a site review. M. Small seconded the motion and it passed 5-0. K. Schwarzenbach, G. Rivera and B. Boardman will do the site review.

OTHER BUSINESS

CEO Report:

Mr. Boardman submitted his monthly written report for June. He told the Planning Board that he has now issued a Certificate of Compliance to NE Point and the applicant can proceed with marketing the lots. As part of the initial permitting process, NE Point had agreed to construct two additional parking spaces at Grindle Point, however, as there is no place to construct same, they have given the town a check for \$1200 instead, which is the price that former Town Manager, Marnie Diffin, had quoted as the cost of two parking spaces.

Correspondence:

B. Boardman received correspondence from Deirdre, Maine DEP, regarding suggested language for an ordinance change dealing with accessory structures on a non-conforming lot. This language was reviewed and the Board decided to wait until the next time there are other ordinance changes to implement this. The language is as follows:

“On a non-conforming lot of record on which only a residential structure exists, and it is not possible to place an accessory structure meeting the required water body, tributary stream or wetland setbacks, the code enforcement officer may issue a permit to place a single accessory structure, with no utilities, for the storage of yard tools and similar equipment. Such accessory structure shall not exceed eighty (80) square feet in area nor eight (8) feet in height, and shall be located as far from the shoreline or tributary stream as practical and shall meet all other applicable standards, including lot coverage and vegetation clearing limitations. In no case shall the structure be

located closer to the shoreline or tributary stream than the principal structure.”

Significant Scenic View:

MOTION by P. Coombs to table the discussion on significant scenic views as Alice Faye is not present. G. Rivera seconded the motion and it passed 5-0.

Adjournment of Meeting:

MOTION by M. Small to adjourn the meeting at 6:30 PM. G. Rivera seconded the motion and it passed 5-0.

Respectfully submitted

Peggy L. Pike
Secretary to the Planning Board