

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, JULY 25, 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 5:00 PM.

Members Present: Chair Bill Schoppe, Vice-Chair Isabel Jackson, Gil Rivera, and Wendy Huntington Evans as a voting member.

Members Absent: Jennifer West and Roger Burke.

Others Present: CEO Dave Dyer, Nakomis Nelson, Alexandra Stevens, and Richard Casner.  
Via Zoom: Terry Cowan.

2. Approval of Minutes of July 11, 2022, Regular Meeting.

**Motion: To approve Minutes of July 11, 2022, as written, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

3. OLD BUSINESS

A. LAND USE ORDINANCE

1. Nakomis Nelson & Haley Currie, Map 20, Lot 10-B, Application LU 34-22, to construct a 26' x 36' 1.5 story dwelling and subsurface wastewater system.
  - Application had been tabled for site review. Site review done and all setbacks met.
  - Dave Dyer confirmed that the driveway had been previously permitted by CEO and the State.
  - Septic system approved by Bill Boardman.

**Motion: Application LU 34-22 is complete, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 4 Yes, 0 No, Unanimous.**

**Motion: Public Hearing is not required for Application LU 34-22, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

**Motion: To Approve Application LU 34-22, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

B. DEVELOPMENT REVIEW ORDINANCE

1. None

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4. NEW BUSINESS

A. LAND USE ORDINANCE

1. Alexandra Stevens & Richard Casner, Map 38, Lot 6, Application LU 36-22, to remove kitchen addition, pour foundation for new kitchen and entryway, and construct 18' x 28' garage/barn.
  - I. Jackson asked the applicants about missing information on the application: square footage of lot and living area, and road frontage.
  - Richard Casner stated the lot is about a half-acre. D. Dyer stated that this is in a Town Center district, so a half-acre is a legal lot. We will need that confirm that it is at least a half-acre.
  - Square footage to be covered by a building in a Town Center can be up to 70%. We will need this measurement confirmed. Richard stated the existing house is approximately 2000 square feet, so the footprint is approximately 1000 square feet. The proposed barn will be 18 x 28, plus the breezeway.
  - G. Rivera stated the thing that should be checked at a site review is the 21' to the property line. G. Rivera asked about the height of the building. It's 31', and can be up to 35'.
  - There are markers at the corners of the lot for the site review. Applicants will make sure they are flagged. They will mark the corners of the proposed barn as well.
  - House is on Town sewer.

**Motion: To table Application LU 36-22 for answers that pertain to items 17 – 24 on application, including lot area square footage, road frontage, percentage of increase, and site review, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 4 Yes, 0 No. Unanimous.**

G. Rivera and W. Huntington Evans volunteered for site review. Bill Reidy will be representative for applicant.

B. DEVELOPMENT REVIEW ORDINANCE

1. None.

5. OTHER BUSINESS

- CEO Report: D. Dyer presented report for June.
- People Wishing to Address the Planning Board: None.
- Correspondence: Letter from Town Manager regarding Airport Committee. I. Jackson volunteered for seat, and is now officially appointed.
- Committee Reports: None.
- Chair- Additional Business: Wendy signed up for MMA training. Jensen Baird Ordinance Review Checklist to be put on next agenda.

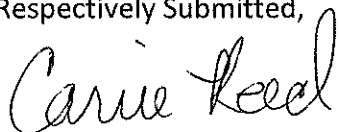
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- Next meeting rescheduled from August 8 to Thursday, August 11 due to conflict with Public Info Night.
- D. Dyer is now a Licensed Plumbing Inspector and will be transitioning work with Bill Boardman.

6. Adjournment of Meeting

**Motion: To adjourn meeting at 5:37 PM by I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

Respectively Submitted,

A handwritten signature in cursive script that reads "Carrie Reed".

Carrie Reed

