

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, SEPTEMBER 12, 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.

Not Present: Jennifer West and Roger Burke

Others Present: CEO Dave Dyer and Roger Heinen.

Via Zoom: Jason Marrian & Elizabeth Mattes, and Terry Cowan.

2. Approval of Minutes of August 22, 2022, Regular Meeting.

I. Jackson found that under New Business, Development Review, the person who made the motion for MD 02-22 qualifying as a minor development was missing. I Jackson also noted that all the motions regarding Application LU 41-22 for Peter Mills were missing. C. Reed found the notes to add them in.

**Motion: To approve Minutes of August 22, 2022, as amended, I. Jackson, seconded by G. Rivera. No further discussion. Motion passed, 4 yes, 0 no, Unanimous.**

**Motion: To take the agenda out of order, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

3. OLD BUSINESS

B. DEVELOPMENT REVIEW ORDINANCE

1. Islesboro Economic Sustainability Corp., Map 17, Lot 23, Application MD 02-22, to construct new 9 x 10 accessible toilet room addition, including new exit door and exterior stair; and to enclose and insulate portion of existing covered deck to provide access to addition.
  - Application had been tabled for amended plot plan and finalization of Findings of Fact. Amended plot plan with setbacks from the well and septic received.
  - There was a question about the plot plan as it appears the addition will be built over a septic tank. Roger Heinen clarified that this is an old, abandoned septic tank, no longer in use. Dave Dyer, CEO, confirmed that it does not pose a hazard, nothing will leach from it, and it's okay to build over it.
  - The Board reviewed the Findings of Fact to confirm all findings.

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**Motion: To accept the Findings of Fact for Application MD 02-22, as written, I. Jackson, seconded by B. Schoppe. G. Rivera asked about the abandoned septic tank. D. Dyer confirmed that it is made of concrete and will not corrode. No further discussion. Motion passed, 4 yes, 0 no, Unanimous.**

**Motion: To approve Application MD 02-22, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

**Motion: To return to order of agenda, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

**A. LAND USE ORDINANCE**

1. Zachariah Conover, Map 31, Lot 5C, Application 39-22, to build two additions (both 12 x 18) onto existing house, and a shed (16 x 20) approximately 60 ft behind house.
  - Application had been tabled for site review. Site review done. All setbacks met.

**Motion: Application LU 39-22 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 39-22, I. Jackson, seconded by B. Schoppe. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

**Motion: To Approve Application LU 39-22, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

**4. NEW BUSINESS**

**A. LAND USE ORDINANCE**

1. Jason Marrian & Elizabeth Mattes, Map 37, Lot 5E, Application LU 51-22, to construct a one-bedroom dwelling consisting of two yurts connected by a wood framed, stone veneer bathroom, erected on cedar deck supported by concrete piers.
  - B. Schoppe asked about the diameter of the piers. The application states they are 12'. The applicant clarified that they are 12" concrete piers.
  - B. Schoppe asked about the septic system. D. Dyer confirmed that this is a regular septic system, and there is no outdoor shower.
  - Detailed plot plan received with application.
  - Site review required for new construction.
  - G. Rivera pointed out we need a measurement from the septic to the house.
  - Applicants confirmed that everything on the site is staked out for the site review.
  - I. Jackson asked if the yurts will be wooden or canvas. The applicant answered that they will be wood-framed with a durable canvas material on the exterior.

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**Motion: To table Application LU 51-22 for site review, B. Schoppe, seconded by G. Rivera. No discussion. Motion passed, 4 Yes, 0 No. Unanimous.**

W. Huntington Evans and I. Jackson volunteered for site review. Scheduled for Thursday at 5:00.

**B. DEVELOPMENT REVIEW ORDINANCE**

1. None.

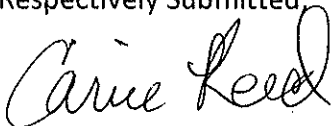
**5. OTHER BUSINESS**

- CEO Report: None.
- People Wishing to Address the Planning Board: None.
- Correspondence: None.
- Committee Reports: None.
- Chair- Additional Business:
  - Jensen Baird Ordinance Review Checklist was reviewed and discussed further, and will be continued next meeting. Members to study what will need to be changed in our Ordinance.
  - W. Huntington Evans reported that she went to the MMA Planning Board training. The new law (LD 2003) was addressed at the end of the meeting, and participants were told that more clarification was needed.
  - IAP recently received a donation of land and will soon build new dwellings, as an extension of the Reeby Road development. They may utilize the new law.
  - Discussion about Ordinance change procedure.
  - Discussion about septic/sewer capacities. Members agreed that we need to look into sewer capacities further.

**6. Adjournment of Meeting**

**Motion: To adjourn meeting at 5:47 PM by B. Schoppe, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

Respectively Submitted



Carrie Reed

