

Town of Islesboro
Planning Board
Regular Meeting
October 17, 2016 @ 6:15 PM
Town Office Meeting Room
MINUTES

Members Present: Chair Jan Harmen, Gil Rivera, Jennifer Whyte and alternate Isabel Jackson
Excused: Peter Coombs and Bill Schoppe

Others Present: William Boardman- CEO, Page Clason and Terry Cowan

Chair Harmen called the meeting to order at 6:15 PM. Isabel Jackson was appointed a voting member and a quorum was established..

MOTION BY G. Rivera, seconded by I. Jackson, to approve the minutes of October 3, 2016 as written. The motion passed 4-0.

OLD BUSINESS

1. **ANDREW STAPLES, MAP 29, LOT 36, MD #5-16**

The Planning Board signed the permit only. There was no discussion.

2. **TOWN OF ISLESBORO, MAP 17, LOT 17 B, APPLICATION MD #6-16**

This application is for the construction of a 10 x 12 foot concrete structure which will be included in a larger compound area that will house equipment for Broadband. Other items in the compound area include a generator and propane tanks. This application was tabled at the last meeting for the following answers/information:

1. What type of facade will be on the concrete building?
2. What type of exterior lighting will there be?
3. What is the code for protecting the propane tanks, and in turn what is the required height of the chainlink fence and the bollards?
4. Screening of this industrial-type compound is being requested by the Planning Board. They would like the Town to come back with a screening plan.

Page Clason submitted a packet of information which supplied all the necessary information requested above. Please refer to the attached packet of information for details.

1. The facade will be a subtle earth tone color with a sprayed on sandstone textured material.
2. The only lighting will be one exterior light by the door that shines downward. Page Clason is not sure if it is a motion sensor light.
3. Bollards are required, but not a fence, for protection of the propane tanks. The bollard must be 4" in diameter, and filled with concrete. They must be made of steel casing and installed 3 feet below grade and must be a minimum of 3 feet high, and no further than 3 feet apart.
The applicant's plans also include, although not required, a chainlink fence surrounding the tanks.
4. The applicant supplied a diagram showing where plantings would be placed, which will include 3 sides of the compound with the side facing the back woods not screened.

The Planning Board was satisfied that all requests for further information were met.

MOTION by I. Jackson, seconded by G. Rivera, to table Application #MD#6-16, Town of Islesboro, Map 17, Lot 17B for Findings of Fact. Motion passed 4-0.

NEW BUSINESS

NIKKI COOMBS, MAP 29, LOT 10C, APPLICATION #25-16

This application is for the construction of a 20' x 17' living area off the existing house, a 21' x 10' deck and a 8' x 8' entryway with a concrete foundation under the living area.

Jan Harmen said that #21 on the application is not filled in correctly. Bill Boardman calculated the measurement and he said that it is 614 square feet of lot to be covered by non-vegetated surface.

Bill Boardman, CEO, said that he has visited the site and there is plenty of room, setbacks are met, and he does not see any issues with the application. There are no bedrooms being added.

MOTION by I. Jackson, seconded by G. Rivera, to approve Application #25-16 for Nikki Coombs, Map 29, Lot 10C to construct a 20' x 17' living area off the existing house, a 21' x 10' deck, and a 8' x 8' entryway with a concrete foundation under the living area. Motion passed 4-0.

OTHER BUSINESS

- . CEO report for September was submitted.
- . There were no committee reports.
- . Correspondence: Letter reviewed from Bill Boardman to Andy Staples, dated 9/27/16. Chair Harmen commented that it was a well written letter.
- . People wishing to address the Planning Board: Terry Cowan commented that he would like the Planning Board, in reviewing applications, to look into more information that is available from the town, such as flood plain maps, stream setbacks, deeds, etc. His point was well taken.
- . Chairman - additional business: None

J. Whyte made a motion to adjourn the meeting. I. Jackson seconded the motion and it passed 4-0. The meeting adjourned at 6:50 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board