

Town of Islesboro
Planning Board
Regular Meeting
October 21, 2013
6:15 PM
Town Office Meeting Room

MINUTES

Members Present: Chair Jan Harmen, Gil Rivera, Peter Coombs, Jennifer Whyte and Greg Barron.
Excused: Katharine Schwarzenbach and Mark Small

Others Present: William Boardman - CEO.

MOTION by G. Rivera to approve the minutes of October 7, 2013 as written. G. Barron seconded the motion and it passed 5-0.

OLD BUSINESS

William Schoppe, Map 38, Lot 14A, MD 10-12, Establishment of a Church

This application was tabled at the last meeting for Review of the Findings of Fact to see if they had to be altered in light of the fact that new information received from the Fire Marshall's office indicated that a permit is not necessary from that office if the square footage is less than 350 square feet, or if the church space houses fewer than 50 people. J. Harmen determined that, in her opinion, the Findings of Fact written on August 13, 2012 did not need to be changed as none of the information is different.

MOTION by P. Coombs to approve the application of William Schoppe, Map 38, Lot 15A, MD#10-12 for establishment of church, along with a parking area, and the installation of a sign. G. Rivera seconded the motion and it passed 5-0.

NEW BUSINESS

Andy Staples, Map 39, Lot 36, Application #27-13, Extension of Permit MD #3-12

This application is for the extension of Permit MD #3-12, which was a permit issued on September 10, 2012 for the conversion of the former "bus barn" into a woodworking shop. The extension application was received on October 11, 2013. William Boardman, CEO, explained, that because he executed a Consent Decree, dated 6/25/13 between The Town of Islesboro and Andy Staples, the 30% completion date was moved from September 12, 2013 to October 12, 2013. The Consent Decree was instituted because the applicant's abutter, Nancy Hoffman, who resides on Islesboro in the summer, did not want Mr. Staples to begin renovations until August 12, 2013. At this point, Mr. Boardman would like to get counsel from the Town's attorney, Sally Daggett, as to whether the applicant's application to extend the permit needed to be permitted, rather than merely received, by the October 12, 2013 date. Mr. Boardman will report back on this before the Planning Board entertains the application.

Mr. Boardman, secondly, reported that he is in receipt of a letter from Andy Hamilton, Esq., from Eaton & Peabody, dated October 15, 2013. Although the Planning Board is copied on this letter, it has not been received to date. Mr. Boardman would like the Planning Board to hold off as well on the extension application until they have had a chance to review this letter.

Mr. Boardman reported that he has been working with Andy Staples on several issues, one being that of a concrete slab that was constructed, and was in violation of the permit. Mr. Boardman told him he had to break it up, which has not been done to Mr. Boardman's satisfaction. Mr. Boardman is also further investigating whether the applicant is exceeding the 20% lot coverage.

MOTION by J. Whyte to table Application #27-13 of Andy Staples, requesting an extension of Permit MD #3-12, for CEO consultation with the Town's Attorney.

OTHER BUSINESS

CEO Report for September: In addition to the written CEO report, Mr. Boardman said that he is working on a housing issue on the north end of the island. He is starting the process of deeming it a dangerous building. The outside yard is slowly being cleaned of debris and old junk cars.

2014 Calendar of Meetings: The Board reviewed the proposed meeting dates and went with J. Harmen's proposed dates with the only question being whether to meet on January 6th or 13th, and the Planning Board decided on January 6th.

J. Harmen reported that she would be gone in December and will not be in attendance for those two Planning Board meetings.

Ordinance Review: The Planning Board reviewed and made several changes to DRO Article XI. The Planning Board members will review for next time Articles XII and XIII. Peggy Pike proposed a timeline for ordinance changes in order to meet the Town Report deadline. The Planning Board will review this and at the next meeting come up with a schedule for reviewing all of DRO and LUO in time to meet the deadlines.

ADJOURNMENT OF THE MEETING

MOTION by P. Coombs to adjourn the meeting. J. Whyte seconded the motion and it passed 5-0. Meeting adjourned at 7:17 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board