

Town of Islesboro
Planning Board
Regular Meeting
November 13, 2017 @ 7:15 PM
Town Office Meeting Room
MINUTES

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

Others Present: Bill Boardman - CEO, and Terry Cowan

The Chair called the meeting to order at 7:15 PM. Alternates Isabel Jackson and Jennifer West were appointed voting members and a quorum was established.

Chair Harmen moved to approve the minutes of October 30, 2017 as corrected. P. Coombs seconded the motion and it passed 5-0.

Chair Harmen moved to approved the minutes of the November 6, 2017 Public Hearing as corrected. I. Jackson seconded the motion and it passed 5-0.

OLD BUSINESS

Landon Thomas, Map 11, Lot 24, Application #29-17

This application is for renovations to the existing house to include eliminating an upstairs bedroom and replacing with first floor bedroom as well as a bath, sauna and living area. This application was tabled at the last meeting for clarification of the southern boundary and for information on the elevation certificate and whether the applicant intends to file a LOMA. The applicant has not submitted any of the required information and thus the application is still incomplete.

Janice Harmen moved to table Application #29-17, Map 11, Lot 24, of Landon Thomas in order to get more information on the elevation certificate issue and the southern boundary issue. Gil Rivera seconded the motion and it passed 5-0.

John McDonald, Map 20, Lot 15, Application #34-17

This application is for the construction of a 24' x 36' seasonal, one bedroom camp. The application was accompanied with an approved, stickered septic system which is designed to allow for a three bedroom house in the future if desired. The Planning Board tabled this application at the last meeting for a site review which was performed by Gil Rivera and Bill Boardman and an elevation certificate. Per Gil Rivera, everything was found to be satisfactory on site review, however it was noted that the well is only 70' from the applicant's septic system. Bill Boardman advised the Planning Board to ask the applicant to produce a letter from the well driller verifying that there is enough well casing to allow for a variance of the 100' setback from well to septic.

Jan Harmen moved to table the application of John McDonald, Map 20, Lot 15, Application #34-17 for an elevation certificate and a letter from the well driller verifying depth of well casing. P. Coombs seconded the motion and it passed 5-0.

OTHER BUSINESS

1. CEO Report for October 2017 was submitted.
2. Public Hearing on Town Centers - Recap/Discussion: It was noted by the Planning Board that there was no support for the North Island Town Centers District voiced at the Public Hearing. They also noted that it became apparent during the Public Hearing that according to the Table of Land Uses, the auto junkyard, the transfer station and the boatyard are not allowed in the Town Centers. Bill Boardman said that the Table of Land Uses could possibly be changed or those areas may be taken out. It was also asked how the lines were determined on the Town Centers Districts, but without any minutes from the Town Center's Working Committee, it is not clear. Bill Boardman said a lot of it was very "arbitrary".
3. Floodplain Workshop: It was decided to reschedule this until after the holidays as there is a lot going on at this time with Town Centers.

Isabel Jackson moved to adjourn the meeting at 7:55 PM. P. Coombs seconded the motion and it passed 5-0.

Respectfully submitted,

Peggy Pike

Secretary to the Islesboro Planning Board.