

Town of Islesboro
Planning Board
Regular Meeting
November 18, 2013
6:15 PM
Town Office

MINUTES

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

Others Present: William Schoppe and Bill Boardman - CEO.

The meeting was called to order at 6:15 PM and a quorum was established.

MOTION BY J. Whyte, seconded by G. Barron to approve the minutes of November 6, 2013 as written.

BOARDMAN COTTAGE, MAP 17, LOT 24, MD#4-13

This application was tabled for a site review, which was performed by Bill Boardman and Gil Rivera. G. Rivera reported that they found everything to be in order at the site review. The written site review report was submitted for the file.

The Board reviewed Criteria of Approval, DRO Article IV, as well as the Findings of Fact.

MOTION by P. Coombs to approve the Findings of Fact as presented for the Boardman Cottage, Application MD#4-13. G. Rivera seconded the motion and it passed 5-0.

MOTION by G. Rivera to approve the application, MD #4-13, of the Boardman Cottage, Map 17, Lot 24, to place a modular building on their lot to be used for storage and a workshop. J. Whyte seconded the motion and it passed 5-0.

DEBORAH AND RUSSELL REYNOLDS, MAP 22, LOT 4, #32-13

This application is for the conversion of the existing garage into an apartment with two bedrooms and a 12' x 12' deck. A new septic system design has been submitted as well. The Board found that the application is complete.

Mr. Schoppe is the applicant's agent and is present at the meeting to answer any questions. He said there will be no change in the footprint. The deck will be added to the south side of the building. There will be a separate septic system for this building, but the well will be shared with the main house. Although this is in a subdivision, it was noted that the Planning Board does not consider the covenants when issuing a permit. The Planning Board felt that the application does not require a site review as there is no change in footprint.

MOTION by G. Rivera to approve the application of Deborah and Russell Reynolds, Application #32-13, Map 22, Lot 4 to convert the existing garage into a two bedroom apartment with the addition of a 12' x 12' deck on the south side, along with the installation of a septic system. J. Whyte seconded the motion and it passed 5-0.

TOM TUTOR & SUE HATCH, MAP 42, LOT 16, APPLICATION #33-13

This application is for an addition to the existing cabin, removal of two shed roofs, and the construction of one pitched room adjoining the main camp. This is a nonconforming lot, abutters were properly notified, and there were no abutters who have expressed any concerns to date. There is actually a decreased in the footprint with

this plan. The application is found to be complete and because there is no increase in footprint, the Planning Board did not think a site review was warranted.

MOTION by G. Barron to approve Application #33-13 for Tom Tutor and Sue Hatch, Map 42, Lot 16 to remove two shed roofs, construct an addition to the main camp, and to construct a pitched room adjoining the main camp. P. Coombs seconded the motion and it passed 5-0.

OTHER BUSINESS

CEO report for October is submitted.

People Wishing to Address the Planning Board: Bill Schoppe said that he had a recent incident at night where he almost hit someone walking because the bushes were too close to the road and the person could not get off the side of the road far enough for safety. He asked the Planning Board whom he should report this to. He was directed to speak to the Road Commissioner, Janet Anderson. Public Works is usually responsible for cutting back the road sides.

Ordinance Review: The Board reviewed Chapter XIII and made several changes to the ordinance. Ordinance changes are documented each meeting and will be presented separately. The Chair will be gone for both meetings in December and she wishes that the Board continue ordinance review and do as much as they can at the next meeting. The next chapters are XIV and XV.

MOTION BY P. Coombs, seconded by G. Barron to adjourn the meeting. The meeting adjourned at 7:30 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board