

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, November 22, 2021  
In- Person 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: Bill Schoppe, Jesse Burns, Isabel Jackson, Gil Rivera

Members absent: Jennifer West, Roger Burke

Others Present: Dave Dyer, CEO; Evan Schmidt, representative for William Green, applicant.

2. Approval of Minutes of November 8, 2021.

**Motion: To approve Minutes of November 8, 2021, as written, J. Burns, seconded by G. Rivera. No discussion. Roll Call, motion passed 4 yes, 0 no.**

3. OLD BUSINESS

A. LAND USE ORDINANCE

1. William W. Green, Jr., Map 16, Lot 26B, Application LU 71-21, to construct new 3-bedroom residence with attached 2-car garage, septic system, and well.

- Application had been previously tabled for site review.
- Site review report was discussed; site was well laid-out, color coded, and review went well.
- Driveway location and setbacks were determined to be within standards.

**Motion: No request or need for a Public Hearing for application LU 71-21, I. Jackson, seconded by G. Rivera. No discussion. Roll Call, motion passed 4 yes, 0 no.**

**Motion: Application LU 71-21 is complete, J. Burns, seconded by I. Jackson. No discussion. Roll Call, motion passed 4 yes, 0 no.**

**Motion: To approve application LU 71-21, contingent on town's road escrow policy, I. Jackson, seconded by G. Rivera. No discussion. Roll Call, motion passed 4 yes, 0 no.**

B. DEVELOPMENT REVIEW

1. None

4. NEW BUSINESS

A. LAND USE ORDINANCE

1. None

B. DEVELOPMENT REVIEW

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, November 22, 2021  
In- Person Meeting at 5:00 PM, Town Office

2. None

5. OTHER BUSINESS

- CEO Report: Dave met with Ken Smith & Earl Mackenzie to discuss the Big Tree Project. They have applied for DEP and Corp of Engineering permits to put in a new dock and float.
- People Wishing to Address the Planning Board: None.
- Correspondence: None
- Committee Reports: Gil Rivera reported that the Parks & Recreation Committee is planning next steps to get together with the Planning Board and Harbor Committee to discuss the Big Tree project and start organizing fundraising and creating a subcommittee for representatives from each group involved. Gil volunteered to represent the Planning Board.
- Chair- Additional Business- Review of definitions: Members present discussed definitions of “Dwelling Unit” and “Living Area/Living Space” based on the Town of Islesboro Code Book, for clarity in determining which buildings and outbuildings fall under the purview of the Planning Board. Members agreed that more in-depth definitions and further research are needed for “Guest House,” “Detached Living Area,” and “Kitchen,” as well as clarification of “Dwelling Unit,” for possible updates to the Code Book, and the State of Maine definitions should be used as a basis for the Town Ordinance definitions. G. Rivera suggested having an addendum in the Code Book that refers readers to the State of Maine definitions for any items that are not in the Town Code Book.

6. Adjournment of Meeting

**Motion: To table definition review for further investigation and adjourn meeting at 5:56 pm by B. Schoppe, seconded by G. Rivera. No discussion. Roll Call, motion passed 4 yes, 0 no.**

Respectively Submitted,

Carrie Reed