

Town of Islesboro
Planning Board
Regular Meeting
December 5, 2016 @ 6:15 PM
Town Office Meeting Room
MINUTES

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

Others Present: William Boardman - CEO

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

MOTION BY B. Schoppe, seconded by I. Jackson, to approve the minutes of November 21, 2016 as written. The motion passed 4-0.

OLD BUSINESS:

Benjamin Berg, Map 11, Lot 38, Application #28-16, construction of a dock/float/incline:

This application was tabled at the last meeting for a site review by the Harbor Master. Peggy Pike reported that she asked Robert Achorn, Assistant Harbor Master, to review the application, along with the letters from abutters Dan Thorne and Alex Thorne, and to perform a site review. Peggy Pike reported that she received a verbal report following site review from Mr. Achorn, and he said that he did not see any issues with the application, and that there was no navigational hindrances as far as he could see.

There were two letters submitted to the Planning Board from abutters, Dan Thorne (letter dated 11/26/16) and Alix Thorne (letter dated 11/25/16). Mr. Thorne wrote in opposition of the dock, while Alix Thorne wrote stating that she was not notified and should have been as she is a co-owner with Mr. Thorne of the adjoining lot. Alix Thorne has since been mailed a copy of the application. Both of these letters are filed with the application.

The Planning Board voiced concerns that the docks are in close proximity to each other, and it was noted that Mr. Thorne's dock is his lifeline as he lives on an outer island. Consideration of perhaps angling the incline could be discussed.

It was decided that the Planning Board should do a site review, along with the Harbor Master and the Assistant Harbor Master.

MOTION BY BILL SCHOPPE, SECONDED BY GIL RIVERA, to table application #28-16, for Benjamin Berg, Map 11, Lot 38 for a site review to include the Harbor Master, Assistant Harbor Master, CEO and Isabel Jackson. Motion passed 4-0.

OTHER BUSINESS

CEO Report: Bill Boardman said he had spoken to Marc Schnur regarding Tom Tutor/Sue Hatch's land issue that has been discussed at recent meetings. He said that they can go directly to the Board of Appeals without going to the Planning Board first.

Committee Reports: None

TOWN CENTERS DISTRICT: The Planning Board is in receipt of an e-mail sent to the Town Manager and the Code's Enforcement Officer from Eric Galant of the Midcoast Regional Planning Office with suggestions and comments after his review of the draft ordinance. It is noted that his first item of concern is that "zoning beyond shoreland zoning, with some exceptions, requires that the town have a town-adopted comprehensive plan that supports the proposed zoning in general terms". The Planning Board will wait for a legal opinion from the town's attorney regarding this. This information will probably come through the Town Manager.

It was noted that adoption of a new zoning ordinance will take time, with thorough review from the Planning Board, notification to all those effected, posting for Public Hearing, then revising (if necessary) the ordinance after Public Hearing.

MOTION by Isabel Jackson, seconded by G. Rivera, to table discussion of Town Centers ordinance until the next meeting. Motion passed 4-0.

Adjournment of Meeting:

G. Rivera made a motion to adjourn the meeting. I. Jackson seconded the motion and it passed 4-0. The meeting adjourned at 6:45 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board