

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, December 6, 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, Jennifer West, Roger Burke
Members absent: None

Others Present: Holly Fields, applicant

2. Approval of Minutes of November 22, 2021.

Motion: To approve Minutes of November 8, 2021, as written, J. Burns, seconded by I. Jackson. No discussion. Roll Call, motion passed 5 yes, 0 no.

3. OLD BUSINESS

A. LAND USE ORDINANCE

1. None

B. DEVELOPMENT REVIEW ORDINANCE

1. None

4. NEW BUSINESS

A. LAND USE ORDINANCE

1. None

B. DEVELOPMENT REVIEW ORDINANCE

2. Holly Fields, Map 31, Lot 2C, Application MD 7-21, to subdivide lot into two lots, one at 1.84 acres and one at 2.44 acres.
 - Board Member I. Jackson disclosed that she is an abutter and asked the Board if she should recuse herself. No members deemed it necessary for her to recuse herself, and no motion was made.
 - Board Member J. West pointed out that in the Town Ordinance, abutters include property owners across the street from the applicant's property. Those abutters have not been notified, and so the Planning Board can discuss the project, but cannot approve the application tonight. Applicant will have notices sent within 10 days.
 - Wastewater system reviewed by William Aldrich, who had reviewed the site for the previous owner in 2015, and confirmed septic plan is still valid on northern parcel.
 - There is a well on the smaller lot.

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- A site review is not necessary because no construction is planned at this time.
- Applicant not planning to clear alongside road, will preserve buffer.
- Applicant will obtain original copy of site plan for the final approval process, signing, and filing with county.
- Findings of Fact (Criteria of Standards) were discussed.

Motion: Application qualifies as Minor Development, because it meets all three criteria, I. Jackson, seconded by J. Burns. Roll Call, motion passed 5 yes, 0 no.

Motion: To table application MD7-21 until Findings of Fact are established and the Board has confirmation that all abutters have been notified, B. Schoppe, seconded by G. Rivera. No discussion. Roll Call, motion passed, 5 yes, 0 no.

5. OTHER BUSINESS

- CEO Report: CEO absent.
- People Wishing to Address the Planning Board: None.
- Correspondence: None
- Committee Reports: J. West reports Sea Level Rise Committee suggests possible updates to Ordinance, such as setbacks, based on rising water levels.
- Chair- Additional Business- Review of definitions on hold because D. Dyer is absent.

6. Adjournment of Meeting

Motion: To adjourn meeting at 5:41 pm by J. Burns, seconded by G. Rivera. No discussion. Roll Call, motion passed 5 yes, 0 no.

Respectively Submitted,



Carrie Reed, Secretary