

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, December 7, 2020
Zoom Meeting at 5:00 PM

MINUTES

1. Call the Meeting to Order and Establish a quorum.

Chair Schoppe called the meeting to order at 5:03 pm and a quorum was established.

Members Present: Bill Schoppe, Gil Rivera, Jennifer West, Jennifer Whyte and Isabel Jackson.

Alternate member: Jesse Burns (not voting)

Member excused: Dave Dyer, alternate

Others present: Bill Boardman, CEO; Josh Conover; Maggie Wilcox; Roger Burke; Michael Hutcherson and Holly Fields.

2. Approval of the Minutes of November 23, 2020.

Motion by B. Schoppe to approve the minutes as amended (misspelling at bottom of first page). I. Jackson seconded the motion. Roll Call: Motion passed 5 yes, 0 no.

3. Old Business

- LAND USE ORDINANCE

1. Mitchell Cottage Trust, Map 13, Lot 4A, Application #44-20, Addition to the existing Cabin. Note: correct address is 249 East Shore Drive.

A site review of the cabin was completed on December 5th. In attendance: Gil Rivera, Jennifer West, Bill Boardman, and Roger Burke, applicant. No issues were identified.

Motion by I. Jackson, seconded by G. Rivera, that application #44-20 is complete.

Roll Call: Motion passed 5 yes, 0 no.

Motion by B. Schoppe seconded by G. Rivera, to approve application #44-20, Map 13 Lot 4A for Roger Burke, applicant, and Mitchell Cottage Trust, property owner, to add a 5'6" extension to an existing cabin. Roll Call: Motion passed 5 yes, 0 no.

Motion by B. Schoppe to go out of sequence to review the application of Islesboro Marine Enterprises, under New Business. Seconded by I. Jackson. Roll Call: Motion passed 5 yes, 0 no.

4. New Business

- DEVELOPMENT REVIEW ORDINANCE

1. Islesboro Marine Enterprises, Map 31, Lot 5B, Application MD 03-20, Private Boat Ramp.

This application is for a 6' x 320' piling supported pier with a 45' x 3' ramp to a 16' x 30' float. Certified mail receipts to four abutters provided. Copies of the approved ACOE Maine General Permit #NAE-2015-00275 and Maine Department of Environmental Protection permit for a commercial pier, L-13131-4P-C-N and L-13131-TW-D-N (for

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coastal wetlands alterations and water quality certification) were provided. No correspondence received from the public or abutters.

Josh Conover stated that the existing concrete ramp will be located on the north side of the proposed pier. There will be access to the beach in addition to the access the individual lot owners have from their lots. The project is considered commercial as it is 6' wide and will be used by IME's workers. An eel grass study was completed, which found no evidence of eel grass that would be impacted by the pier. There is no lighting planned on the pier at this time.

Bill Boardman indicated that the application should be tabled for reviews by the Harbor Master and planning board. Josh Conover indicated that the boundaries are well marked. Peggy Pike will send information to the Harbor Committee and have them respond to B. Boardman.

Motion by B. Schoppe to table application for site review and Harbor Master review.

Seconded by I. Jackson. Roll Call: Motion passed 5 yes, 0 no.

Motion by B. Schoppe to return to the original agenda order. Seconded by I. Jackson.

Roll Call: Motion passed 5 yes, 0 no.

5. Old Business

- LAND USE ORDINANCE

2. Jay T. Zlotkowski, Map 17, Lot 7B, Application #57-2020, Relocate and Add On to an existing dwelling unit.

This application is for the relocation of a 2-bedroom dwelling unit to an undeveloped 1.7 A lot. Additions include a 7' x 8' mudroom and a 9' x 8' deck. The applicant submitted an approved septic design for a 3-bedroom house. B. Boardman indicated that the septic design had been completed by the previous land owner. Will Aldrich, site evaluator, reviewed the design and signed it as a still valid design.

A site review of the site was completed on December 5th. In attendance: Gil Rivera, Jennifer West, Bill Boardman, and Jay Zlotkowski, applicant. No issues were identified.

Motion by B. Schoppe application compete. Seconded by I. Jackson. Roll Call: Motion passed 5 yes, 0 no.

Motion to approve application by I. Jackson. Seconded by B. Schoppe. Roll Call: Motion passed 5yes, 0 no.

6. Other Business

- CEO Report for October was received and reviewed.
- People Wishing to address the Planning Board:

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1. Holly Fields asked for clarification on her newly purchased property and her future plans for it. It appears that she was under the impression that she had bought two lots from the IIT but B. Boardman reviewed the file and no minor subdivision was completed for the property. If she wishes to subdivide the property she could either go through a minor subdivision process under the Town's Development Review Ordinance or wait 5 years and separate the two lots.

- Correspondence: none
- Committee reports: none
- Chair- Additional business: none

7. Adjournment of the meeting

Motion by B. Schoppe, seconded by G. Rivera at 5:30pm. Roll Call: motion passed 5 yes, 0 no.

Respectfully Submitted

Jennifer West

Jennifer West
Secretary of the Planning Board