

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, February 22, 2021  
Zoom Meeting at 5:00 PM

Approved  
MINUTES

1. Call the meeting to Order and Establishment of a Quorum

Chair Schoppe called the meeting to order at 5:00 pm and a quorum was established.

Members Present: Bill Schoppe; Jennifer West, secretary; Dave Dyer; Isabel Jackson, Jennifer Whyte and Jesse Burns (not-voting).

Members Excused: Gil Rivera.

Others present: Bill Boardman, CEO; Michael Hutcherson, Islesboro Media; John Rex-Waller; Sonya Pelletier; Josh Conover; Jan Harmon; Rick Rogers, IAP abutter.

2. Approval of Minutes:

**Motion to approve February 8, 2021 Minutes as amended by Isabel Jackson; seconded by Jennifer Whyte. Roll Call: Motion passed by 5 yes to 0 no.**

3. Old Business

A. DEVELOPMENT REVIEW ORDINANCE

1. Josh Linscott, Map 17 Lot 14A, 116 Main Road, Application MD 01-21. Construct 20 X 50 foot boat/car storage building at existing permitted commercial facility.

- Rick Rogers representing IAP abutters has questions for Josh Linscott, who was not present. Rick's concerns regard potential impacts to adjacent lots, including lighting and hours of operation.
- Bill Boardman stated that it is his understanding that the business hours would be from 9 to 5. He also agreed that there should be a discussion of lighting; use of low impact lighting, aimed down, with limited hours of operation.
- Bill Boardman also stated that Josh Linscott modified the application to state just "storage".
- The site review found that setbacks have been met.
- No need or requests for a public hearing.
- Application meets the conditions of a Minor Development.

**Motion to table Application 01-21 for discussion of lighting with the applicant, made by B. Schoppe, seconded by I. Jackson. Roll call: Motion passed by 5 yes to 0 no.**

B. LAND USE ORDINANCE

1. Alexander Brigham, Map 34, Lots 9 & 10, 300 Bay Shore Lane, Application 02-21. To construct a 120-foot fixed pier, 3' wide by 50' long seasonal ramp with a 16-foot wide by 30-foot long seasonal float in Marshall Cove.

- Site Review found that setbacks have been met.

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- Department of Environmental Protection and Army Corps of Engineers Maine General Permits have been received.
- Harbor Master emailed Bill Boardman on February 9, 2021 and stated that he and the Assistant Harbor Master found that the project would not impede navigable waters.

**Motion to move that Application 01-21 is complete made by I. Jackson, D. Dyer seconded. Roll Call: Motion passed 5 yes 0 no.**

**Motion to approve Application 01-21 made by Bill Schoppe and seconded by Isabel Jackson. Motion passed 5 yes 0 no.**

4. New Business

1. Sonya Pelletier, MD-02-21, Map 20, Lot 37A. 182 West Bay Road. To replace recently demolished section of existing building, add hallway, and establish a Day Spa, which will include hair, skin and nail care.
  - Sonya Pelletier stated that she is licensed in Cosmetology and has 20 years of experience.
  - She explained that the Spa business will require an Establishment license from the State. The State will inspect the business.
  - She has had a new septic system installed, designed for 3 bedrooms, 290 gallons/day.
  - A Level 1 Establishment License provides for one chair, one sink, requiring 100 gallons/day. The site design is adequate for the two bedrooms, plus the 100 gallons with 10 gallons extra.
  - Question raised regarding plans for a sign. Bill Boardman recommended adding a sign to the application.
  - Sonya Pelletier said that the period of operation would be 8 to 6 pm, 4 to 5 days a week.
  - Site will handle 2 to 3 cars.
  - Letters to abutters sent out and copy received.

**Motion to table Application MD-02-21 for the site review and amending the application for a sign made by Bill Schoppe and seconded by Isabel Jackson. Motion passed 5 yes 0 no.**

5. Other Business

- CEO report- January 2021 report provided.
- People wishing to address the Planning Board- None
- Correspondence- None
- Committee Reports- None
- Chair- additional business- None

6. Adjournment of Meeting

**Motion to adjourn by B. Schoppe seconded by I. Jackson. Motion passed 5 yes 0 at 5:48 pm.**