

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, April 19, 2021  
Zoom Meeting at 5:00 PM

MINUTES

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

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

Members Present: Bill Schoppe; Jennifer West, secretary; Dave Dyer, non-voting; Isabel Jackson; Gil Rivera and Jesse Burns.

Absent: Jennifer Whyte

Others Present: Bill Boardman, CEO; Michael Hutcherson, applicant/Islesboro Media; John Rex-Waller, applicant; Jon Bernstein and Martina Albright, applicants; Eric Jagger, for LU 17-21; Art Giovoni, applicant; Duran Fernandez O'Brien, architect for LU 17-21; Tim Forrester (applicant), John Tittman, architect for LU 17-21; Josh Conover, for LU 16-21; Melissa Jagger; Christina Robb; Janet Andersen; Sara Babbidge; and S. Reynolds, Republican Journal.

2. Approval of Minutes of April 5, 2021

**Motion: To accept Minutes of April 5, 2021 as written, by Isabel Jackson, seconded by Gil Rivera. Roll Call, motion passed 5 yes 0 no.**

3. OLD BUSINESS

A. LAND USE ORDINANCE- NONE

B. DEVELOPMENT REVIEW ORDINANCE

1. **Michael Hutcherson, application MD 03-21**, Map 33 Lot 9, 1327 Main Road. To sell produce and seedlings at a Farm Stand located at their garden site.

- Findings of Fact were reviewed.
  - Victualer license not required as prepared food will not be sold at the Farm stand.

**Motion to approve Findings of Fact as written for MD 03-21, by Isabel Jackson, seconded by Gil Rivera. Roll Call, motion passed 5 yes 0 no.**

**Motion: To approve application MD 03-21, by Isabel Jackson, seconded Gil Rivera. Roll Call, motion passed 5 yes 0 no.**

2. **Islesboro Community Center, application MD 04-21**, Map 17 Lot 25A, 101 Main Street.

Change of use, remove existing house, move shed and/or construct new shed and construct gravel pad (35' x 70' max) for a tent for summer gatherings.

- Findings of Fact were reviewed.

**Motion to approve Findings of Fact as written for MD 04-21, by Isabel Jackson, seconded by Gil Rivera. Roll Call, motion passed 5 yes 0 no.**

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, April 19, 2021  
Zoom Meeting at 5:00 PM

**Motion: To approve application MD 04-21, by Isabel Jackson, seconded Gil Rivera. Roll Call, motion passed 5 yes 0 no.**

**Motion: To take agenda out of order for new business by B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 5 yes 0 no.**

4. NEW BUSINESS

**1. *Craig Venter, LU 16-21, Map 37 Lot 4, 1588 Turtle Head Road. To build a 4' X 156' fixed pier.***

- DEP and ACOE permits received.
- The project was explained by Tim Forrester; a new pier will be constructed and stabilization of a portion of eroding bank near the existing stairs.
- Josh Conover, Islesboro Marine Enterprises (IME), indicated that a majority of materials will be brought by water.
- Proposed planting is for a narrow area at the top of bank.

**Motion to table application LU 16-21 for site review and Harbor Master review, by I. Jackson, seconded by G. Rivera. Roll call, motion passed 5 yes 0 no.**

**2. *Arthur Giovoni III, LU 15-21, Map 17 Lot 32A, 176 Pendleton Point Road. To build an extension on an existing house.***

- A total of 4 bedrooms planned. New septic designed for 4.
- Lot located in Rural Protection District, not Town Centers.

**Motion: Site review is unnecessary based on existing house lot and adequate setbacks, by J. West, seconded by I. Jackson. Roll call, motion passed 5 yes 0 no.**

**Motion: Public Hearing not requested or required by B. Schoppe, seconded by G. Rivera. Roll call, motion passed 5 yes 0 no.**

**Motion: Application LU 15-21 is complete, by I. Jackson, seconded by J. Burns. Roll call, motion passed 5 yes 0 no.**

**Motion: Application LU 15-21 is approved, by I. Jackson, seconded by G. Rivera. Roll call, motion passed 5 yes 0 no.**

**3. *Jon Bernstein and Martina Albright, LU 17-21, Map 18 Lot 10, 311 West Bay Road. To remove non-conforming house and boat house and replace with new dwelling and boat house.***

- B. Boardman explained that the existing structures are non-conforming, within 75' Shoreland District. The project aims to reduce non-conformity.
- John Tittman, architect, described the project:
  - New wing proposed outside of the 75' zone.

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, April 19, 2021  
Zoom Meeting at 5:00 PM

- New boathouse outside 75' zone.
- New septic system, designed for 5 bedrooms, replacing a pipe out letting into the bay.
- New house will utilize a portion of the existing footprint of the old house within the 75' zone. Old foundation will be utilized.
- Elevation of house is 26', above VE 16'
- Two sheds, trash and wood, are proposed. 6' X 14', each.
- Parking lot for 4 cars, not covered.
- The Boat house cannot have a kitchen, only a bedroom.

**Motion: To table application LU 17-21 for site review, G. Rivera, seconded by J. Burns. Roll call, motion passed 5 yes 0 no.**

**Motion: Return to Old Business, by B. Schoppe, seconded by I. Jackson. Roll call, motion passed 5 yes 0 no.**

### 3. OLD BUSINESS

**1. J.T. Zlotkowski, application MD 05-21, Map 17, Lot 7F, 144 Mill Creek Road.** Construct a 60' X 110' steel building for a plumbing business with shop and 3 apartments.

- Special site review was conducted on April 14, 2021. Refer to minutes of meeting.
- B. Boardman will review septic system once it has been staked out.
- Applicant has contacted State Fire Marshall twice and has yet to receive a response.

**Motion: To request the following information from the applicant, by J. West, seconded by I. Jackson. Roll call, motion passed 5 yes 0 no.**

- Parking and circulation plan §125-29-1 and Article XV of DRO- road remain private?
- Driveway configuration, Article XV of DRO
- Utility lines to building, §45-73
- Apartments- entrance and exits and layout
- Business entrance location
- Outside lighting, configuration and location, §45-75
- Landscape plan for visual buffer from roads and areas around building, Article XVI of DRO
- Separation of 200' from any well §125-29-1. C.
- Sign- §125-32F
- Erosion & Sedimentation control, Article XVII of DRO
- Review by:
  - Fire Chief: driveway dimensions and oil and chemical storage.
  - Fire Marshall: apt. complex layout- sprinkler, smoke & carbon monoxide detectors; road configuration.
  - Groundwater committee- aquifer, groundwater quality, arsenic, etc., §45-100
  - Department of Human Services testing and treatment required for central water supply of apartments if arsenic or other containments identified.

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, April 19, 2021  
Zoom Meeting at 5:00 PM

5. OTHER BUSINESS

- CEO Report provided for March 2021: 10 permits issued; 7 past permits reviewed.
- People wishing to Address the Planning Board
  - Sarah Reynolds, Republican Journal, asked who she should speak for information. Either call Bill Boardman at town office or Bill Schoppe.
  - New ordinance approved by Select Board on April 15 regarding Unpaved Roads Escrow accounts. Janet Andersen, town manager, will provide a copy to the board.
  - Planning Board meeting in person: Owen Howell, IHC PA-C, indicates that the Planning Board can meet in person once everyone has gone two weeks passed their second vaccine shot. If anyone has not had their shot or is not going to have a shot, then they can continue to meet remotely. The room limit is 10 people. The town is looking to purchase a large screen monitor.
- Committee Reports:
  - Adult Use Cannabis Ordinance Committee is meeting every two weeks.
- Chair- Additional Business- none