

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

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, non-voting; Isabel Jackson, Gil Rivera, Jennifer Whyte and Jesse Burns, non-voting.

Others present: Bill Boardman, CEO; Michael Hutcherson, applicant/Islesboro Media; John Rex-Waller, applicant; Jim Weiss.

2. Approval of Minutes:

Corrections to minutes included: misspelt Dyer; Revise MD 01-21 description should be 'to Construct a 20X50 storage building'.

Motion: To accept the Minutes of March 22, 2021 as amended, by B. Schoppe, I. Jackson seconded. Roll call, motion passed 5 yes 0 no.

3. Old Business

A. LAND USE ORDINANCE

1. **Christopher Trim, application LU 06-21**, 1081 Deep Cove Lane; Expansion of existing dwelling unit.

Motion: Application LU 06-21 complete, by I. Jackson, seconded by B. Schoppe. Roll Call, motion passed 5 yes 0 no.

Motion: Application LU 06-21 approved with the condition that the Town may require the enforcement of a road escrow account if construction is proposed between November 1 and June 1, by B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 5 yes 0 no.

B. DEVELOPMENT REVIEW

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.

- Site review completed by I. Jackson and B. Boardman, CEO. All setbacks have been met.

Motion: application MD 03-21 complete, by I. Jackson, seconded by G. Rivera. Roll Call, motion passed 5 yes 0 no.

Motion: No public hearing required for MD 03-21, by B. Schoppe, seconded by G. Rivera. Roll Call, motion passed 5 yes 0 no.

- Reviewed Criteria of Approval for Findings of Fact.

Motion: Application MD 03-21 is tabled for finalization of Findings of Fact, by B. Schoppe, seconded by G. Rivera. Roll Call, motion passed 5 yes 0 no.

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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.

- Site Review findings:
 - The applicant plans to go with Plan B, as shown on the application, as the current house site (A) is not level for use. After removal of the house the area will be filled and graded.
 - If the old shed cannot be moved a new shed will be constructed; the same size as the current shed (12'X21'). The old shed will be removed.
 - The tent envelop will be 35' X 70'.
 - The tent will be 62' from north boundary.
 - The tent will be left up for summer, not a permanent structure.

Motion: Application 04-21 is complete, by I. Jackson, seconded by G. Rivera. Roll call, motion passed 5 yes 0 no.

Motion: Application 04-21 does not require a public hearing, by I. Jackson, seconded by G. Rivera. Roll call, motion passed 5 yes 0 no.

- Reviewed Criteria of Approval for Findings of Fact.

Motion: Application tabled for finalization of Findings of Fact.

4. NEW 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.

- Lot is located in Town Center.
- Letters to abutters have been sent out.
- Not part of a subdivision by applicant.

Motion: application MD 05-21 meets the criteria of a Major Development, by J. West, seconded by B. Schoppe. Roll call, motion passed 5 yes 0 no.

Motion: application MD 05-21 tabled for a site review by entire board on April 14th at 4:30pm, by B. Schoppe, seconded by I. Jackson. Roll call, motion passed 5 yes 0 no.

5. OTHER BUSINESS

- CEO Report- none
- Correspondence- none
- Committees- Adult Use Cannabis Ordinance committee will be starting to meet again.
- Chair- Additional Business- none

Motion to adjourn the meeting by B. Schoppe, seconded by J. Whyte. **Roll call, motion passed 5 yes 0 no.**
5:58pm