

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, June 21, 2021  
Zoom Meeting at 5:00 PM

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, Isabel Jackson, Jennifer Whyte and Jennifer West, secretary.  
Absent Members: Jesse Burns and Gil Rivera.

Others Present: Bill Boardman, CEO; Michael Hutcherson, Islesboro Media/applicant; Dave Dyer, CEO in training; Richard Grisaru; Han Saastamoinen, applicant; Christine Robb, applicant; Todd Siekman, applicant.

2. Approval of Minutes of June 7, 2021.

**Motion: to approve Minutes of June 7, 2021 as written, by I. Jackson, seconded by B. Schoppe. Roll Call, motion passed 4 yes 0 no.**

3. NEW BUSINESS

- A. LAND USE ORDINANCE

1. **Todd Siekman, LU 29-21, Map 41 Lot 17**, 242 Hewes Point Road. Move an existing shed. Build an addition and renovate an existing structure by adding two bedrooms, within Shoreland Zone.
      - a. New design for septic system to accommodate 4 bedrooms (360 gallons).
      - b. Shoreland District should be noted on the application.
      - c. The shed is approximately 200 SF and will be moved approximately 50'.
      - d. The septic system is staked as well as the addition and shed locations.

**Motion: Table application LU 29-21 for site review, by I. Jackson, seconded by B. Schoppe. Roll Call: motion passed 3 yes 0 no. (J. Whyte excused due to internet issues).**

2. **Pam Larson and Michael Hutcherson, LU 30-21, Map 28 Lot 1A**, 1073 Hutchins Island Lane. Renovation and enlargement of existing 2 story non-conforming residence. New exterior decks and fences, extension of driveway, minor re-grading and garden retaining wall. Shoreland Zone.
      - a. Abutters notified.
      - b. Non-conforming, within 250' of shoreland zone, a mapped sensitive area for bird habitats (§125-23), noted on map in CEO office.
      - c. The site review will be for the additions.

**Motion: Table application LU 30-21 for site review, by I. Jackson, seconded by B. Schoppe. Roll Call: motion passed 3 yes 0 no.**

3. **Christine Robb, LU 31-21, Map 19 Lot 12**, 310 Main Road. Convert studio in portion of garage to an Accessory Dwelling Unit (ADU).
      - a. Change of use requires Planning Board approval.
      - b. Specific criteria associated with ADU §125-35.3, requires a Declaration on the deed. This is the first ADU since ordinance approved.

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- c. The septic system has been expanded and a separate septic tank installed for the ADU. The design is for 2 bedrooms per Code, although proposal is only for one bedroom.
- d. No need for site review as the garage was approved fairly recently.
- e. Main house is the applicant's residence. Anticipates in the future to move to the ADU. She is a resident of Islesboro.
- f. The ADU meets criteria of §125-35.3.
- g. Sally Daggett, town attorney, provided the verbiage for the Declaration of Covenants and Restrictions.

**Motion: Application LU 31-21 is complete, by I. Jackson seconded by J. Whyte. Roll Call, motion passed 4 yes 0 no (note J. Whyte present for discussion).**

**Motion: Public hearing for application LU 31-21 not required or requested, B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 4 yes 0 no.**

**Motion: Application LU 31-21 is approved with the following condition:**

*The Declaration of Covenants and Restrictions in a form approved by the Town Attorney required by Sec. 125-35.3 of the Land Use Ordinance shall be duly recorded by the applicant at the Waldo County Registry of Deeds within thirty (30) days of the date of the Planning Board approval of the permit application, with a copy of the recorded instrument contemporaneously provided to the CEO, or else the permit is void.*

**Motion made by J. West, seconded by I. Jackson. Roll Call, motion passed 4 yes 0 no.**

- 4. **Morgan and Kimberlynn Edgerly, LU 32-21, Map 37 Lot 5J**, 1583 Turtle Head Road. Addition of 18' X 24' room to existing cottage to include living space and half bath.
  - a. Cottage is just outside FEMA AE floodzone (elev. 11').

**Motion: Application LU 32-21 tabled for site review, by B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 4 yes 0 no.**

#### 4. OLD BUSINESS

##### A. LAND USE ORDINANCE

- a. **Han Saastamoinen, LU 26-21, Map 9 Lot 12B**, 156 Gull Point Lane. Addition & Renovation of existing non-conforming structure in Shoreland and Rural Zones.
  - a. Site review conducted and all set backs were met.
  - b. Leach field on adjacent lot owned by the same family. If either lot ever sold the owner will need an easement to continue use of the leach field.
  - c. Propose to complete work in stages with renovation of the entire structure but leaving the ceiling on a portion of one section and fire places.

**Motion: Application LU 26-21 complete, by I. Jackson, seconded by B. Schoppe. Roll Call, motion passed 4 yes 0 no.**

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, June 21, 2021  
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**Motion: Public Hearing for application LU 26-21 not requested or required, by B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 4 yes 0 no.**

**Motion: Application LU 26-21 is approved pending the correction of item 13C on the application, which should show zero bedrooms to be added, by B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 4 yes 0 no.**

**B. DEVELOPMENT REVIEW ORDINANCE**

1. **J.T. Zlotkowski, 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.
  - a. Reviewed proposed buffer planting condition.

**Motion: To accept Findings of Fact for application MD 05-21 as written, by I. Jackson, seconded by B. Schoppe. Roll Call, motion passed 4 yes 0 no.**

**Motion: Approve application MD 05-21 with the condition, as written in the Findings of Fact, 2 canopy trees, 3 understory trees, 2 evergreen trees, and 7 shrubs dispersed within the 80-foot area bordering Mill Creek Road, by B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 4 yes 0 no.**

2. **Josh Linscott, MD 06-21, Map 17, Lot 14A**, 116 Main Road. Place a 30' x 48' garage/storage shed on site.

**Motion: Waive the buffer planting for application MD 06-21 for safety reasons, by B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 4 yes 0 no.**

**Motion: Application MD 06-21 is complete, by B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 4 yes 0 no.**

**Motion: Accept the Findings of Fact for application MD 06-21 as written, by I. Jackson, seconded by B. Schoppe. Roll Call, motion passed 4 yes 0 no.**

**Motion: Approve application MD 06-21, by I. Jackson, seconded by B. Schoppe. Roll Call, motion passed 4 yes 0 no.**

**5. OTHER BUSINESS**

- CEO Report- received for May 2021. Bill Boardman's last report! He will continue as LPI until Dave Dyer has completed his training.
- People Wishing to Address the Planning Board- none
- Correspondence- none
- Committee reports- none
- Other Additional Business
  - Thank you Bill!

6. Motion to adjourn meeting, by B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 4 yes 0 no.