

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, June 7, 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 and a quorum was established.

Members Present: Bill Schoppe, Isabel Jackson, Dave Dyer (non-voting), Jesse Burns, Jennifer Whyte and Jennifer West, secretary.

Others Present: Bill Boardman, CEO; Michael Hutcherson, Islesboro Media; Will Gartley, Greyledge Trust applicant; Josh Linscott, applicant; Lawrence Creel, Greyledge Trust, applicant; Dana Creel, applicant; Han Saastamoinen, applicant; Phil Seymour; Terry Cowan; Maggie Wilcox; Paul Nichter.

2. Approval of Minutes of May 17, 2021.

Minor edits to minutes noted by J. West.

Motion: Minutes of May 17, 2021 approved as amended. I. Jackson, seconded by B. Schoppe. Roll Call, motion passed 5-0.

3. NEW BUSINESS

A. LAND USE ORDINANCE

1. **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.

- B. Boardman: No additions are proposed to the non-conforming portion of the existing structure, therefore not listed on Form 2NC.
- B. Boardman noted that the work is not within the FEMA flood elevation.
- Property is owned by the Oats, Lots 12 and 12B. B. Boardman discussed the proposed septic field is on Lot 12, not the present Lot 12B. Should an easement be recommended or increase the size of Lot 12B?
- The application form should be revised under item 13C to show zero. The number of bedrooms will stay the same at 4 bedrooms.
- Propose a partial foundation at the south end of the structure to handle utilities. Remove existing piers and have a crawl space in remainder of basement.
- Maximum height is 25' 7 5/8"
- The applicant will stake the septic and structure prior to the site review.

Motion: to table application LU 26-21 for site review. I. Jackson, seconded by B. Schoppe. Roll Call, motion passed 5-0.

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4. OLD BUSINESS

A. LAND USE ORDINANCE

1. Greyledge 2020 Trust. LU 21-21, Map 13, Lot 43. New 5' X 120' pier.

- D. Dyer reported that the site review was conducted and all setbacks are met.
- The Harbor Master reviewed the project and found no issues.

Motion: Public hearing for LU 21-21 not requested or required. B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 5-0.

Motion: Application LU 21-21 is complete, by I. Jackson, seconded by J. Burns. Roll Call, motion passed 5-0.

Motion: Application LU 21-21 is approved, by B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 5-0.

Motion: To take the Agenda out of order, B. Schoppe, seconded by J. Burns. Roll Call, motion passed 5-0.

B. DEVELOPMENT REVIEW ORDINANCE

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

- The structure will be located 70' off of Main Road, no parking in front of it. The building will have garage doors facing Main Road and at the opposite end of the building.
- B. Boardman, Main Road is not a MDOT state road.
- Abutters have been notified.
- The Board has the authority to waive the buffer requirement under §45-124.
- There has been not requests or requirements for a Public Hearing.

Motion: Public Hearing for MD 06-21 is not requested or required, I. Jackson, seconded by B. Schoppe. Roll Call, motion passed 5-0.

J. Whyte left the meeting and Chair B. Schoppe made D. Dyer a voting member.

- Board reviewed the Criteria of Approval, §45-19 for application MD 06-21, attached.

Motion: to table MD 06-21 for finalization of Findings of Fact, B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 5-0.

Motion: to return to the original Agenda order, B. Schoppe, seconded by J. Burns. Roll Call, motion passed 5-0.

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2. **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~~.
- Review by Fire Marshall not required as apartments are no longer proposed.
 - Entrance to building clarified, from north and south from driveway to the west.

 - Applicant provided a description of proposed lighting on building.
 - Parking will be for staff, approximately 5, and some office use.
 - Water testing for arsenic not required as no apartments are proposed.
 - Applicant provided a sketch of proposed buffer planting along Mill Creek Road includes: 3 deciduous trees, 2 evergreen trees and 4 shrubs.
 - Table 9, §45-89, provides buffer planting based on an area of 501' X 100'. The site is approximately ¼ of that area and therefore the plantings should include 2 canopy trees, 3 understory trees, 2, evergreens and 7 shrubs.

Motion: Public Hearing for MD 05-21 is not requested or required, I. Jackson, seconded by B. Schoppe. Roll Call, motion passed 5-0.

Motion: Application MD 05-21 is complete, I. Jackson, seconded by D. Dyer. Roll Call, motion passed 5-0.

- Board reviewed the Criteria of Approval, §45-19 for application MD 05-21.

Motion: Table application MD 05-21 for finalization of Findings of Fact. B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 5-0.

5. OTHER BUSINESS

- CEO Report- Will be provided at the next meeting.
- People Wishing to Address the Planning Board- J. West indicated that the Planning Board needs support staff. Concerned that not all the Planning Board duties are being fulfilled.
- Correspondence- D. Dyer resigns from the Planning Board to become CEO. B. Boardman will be retiring at the end of June but will still be working as the plumbing inspector until D. Dyer receives his credentials. There is one opening on the planning board.
- Committee Reports- none.
- Chair- Additional Business

6. Adjournment of Meeting

Motion to adjourn meeting at 6:16, by B. Schoppe, seconded by I. Jackson. Roll Call, motion passed 5-0.