

Town of Islesboro
PLANNING BOARD
Regular Meeting
August 19, 2019 @ 6:15 PM
Town Office Meeting Room

MINUTES

Members Present: Chair Bill Schoppe, Isabel Jackson, Jennifer Whyte, Gilbert Rivera, Jan Harmen and alternate Jennifer West.

Others Present: William Boardman - CEO, Roger Burke, Town Manager Janet Anderson, Terry Cowan, Tom Norton, Elizabeth Hayden, Andrew Anderson

Chair Bill Schoppe called the meeting to order at 6:15 PM and a quorum was established.

MOTION BY J. Whyte, seconded by Jan Harmen, to approve the minutes of August 5, 2019 as written. Motion passed 5-0.

OLD BUSINESS

Development Review Ordinance

Town of Islesboro, Map 13, Lot 36, Application MD#2-19, Construction of a single story home to be used as a residence for Islesboro Central School Administrators or Staff.

This application was tabled at the last meeting for boundary pin verification and a written plan to remedy the deteriorating outlet baffle on the septic tank, both of which the Planning Board felt have now been satisfied as part of documentation submitted by Janet Anderson in her correspondence to the Planning Board dated 8/12/19.

Roger Burke, agent for the applicant, submitted a new, revised site plan with revision date of 8/13/19 in which the driveway location is now 8' from the property line as opposed to directly on the property as they had been counseled by the town attorney that they cannot use the right of way. Roger said he tried to locate it 15' from the property line but was unable to due to the location of a telephone pole.

Peggy Pike directed the Planning Board and CEO's attention to DRO Section 45-70 Setbacks, C (1). She said that this section would most likely allow the Planning Board to approve the driveway being closer than 15' from the property line and a waiver outlined in Article XXII of the DRO would not have to be used.

MOTION by B. Schoppe, seconded by Jan Harmen, to approve the 8' driveway setback from the property line which is allowed under DRO, Section 45-70 (C) #1. Motion passed 5-0.

MOTION by Janice Harmen, seconded by Isabel Jackson, that Application MD #2-19, Town of Islesboro , Map 13 Lot 36, is complete. Motion passed 5-0.

The Planning Board reviewed Article IV, Criteria of Approval, in the Development Review Ordinance.

- A. No evidence presented showing concern.
- B. No evidence presented showing concern.
- C. No evidence presented showing concern.
- D. No evidence presented showing concern.
- E. Circular driveway will allow for easy ingress and egress from the property.
- F. Applicant must remedy the deteriorating baffle on the septic tank.
- G. No municipal services are being utilized.
- H. Not applicable.
- I. The application is in conformance with this chapter and all other ordinances, Comprehensive Plan, etc.
- J. The application will not create an adverse fiscal impact in this regard.
- K. No evidence presented showing concern, application will not adversely affect the quality or quantity of groundwater.
- L. No evidence presented showing concern.
- M. Not applicable.

Section 45-20: Flood Hazard Areas: Not applicable.

Section 45-21: The applicant has the financial and technical capacity to meet these stated standards. There was no evidence presented to assume otherwise.

MOTION BY J. Harmen, seconded by G. Rivera to table Application MD #MD2-19, Town Of Islesboro, Map 13, Lot 36 for Findings of Fact.

NEW BUSINESS

Land Use Ordinance

Morgan and Kimberlyn Edgerly, Land Use Application #15-19, Map 25, Lot 6F, Construction of a three bedroom house.

This application is for a new house, three bedroom, two and a half bath, with a full, finished basement. The project is in a subdivision and Bill Boardman reminded the Planning Board members that the subdivision covenants are of no concern to the Planning Board, they remain separate. Bill said the project is in the Rural District.

MOTION by J. Harmen, seconded by G. Rivera, to table Application #15-19, Map 25, Lot 6F, for a site review. Motion passed 5-0. Isabel Jackson, Gil Rivera and Bill Boardman will perform the site review.

OTHER BUSINESS

CEO Report: July Report was submitted.

Committee Reports: Adult Use Cannabis Committee continues to meet and the Harbor Committee continues to work on the Pripet Wharf project.

Chair - Other Business: Bill shared a seminar for Planning Boards in South Portland that may be of interest to members. He will put it in his box for others to look at.

ADJOURNMENT OF MEETING

MOTION BY G. Rivera, seconded by J. Whyte, to adjourn the meeting. Motion passed 5-0. Meeting adjourned at 6:55 PM.

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board