

Town of Islesboro
Planning Board
Regular Meeting
August 20, 2018 @ 6:15 PM
Town Office Meeting Room
MINUTES

Members Present: Chair Jan Harmen, Jennifer Whyte, Gil Rivera and alternate Jennifer West
Excused: Bill Schoppe, Peter Coombs and Isabel Jackson

Others Present: Excused Bill Boardman - CEO.
Terry Cowan and Linda Wentworth

Chair Jan Harmen called the meeting to order at 6:15 PM. Alternate Jennifer West was appointed a voting member and a quorum was established.

Jennifer Whyte moved to approve the minutes of August 6, 2018 as amended. Gil Rivera seconded the motion and it passed 4-0.

OLD BUSINESS

A. Development Review Ordinance

1. Town of Islesboro, Application MD 2-18, Map 17, Lot 17B, Construction of a Helicopter landing Pad for Lifeflight.

This application was tabled at the last meeting for a site review to be performed by Jennifer Whyte, Peter Coombs, and Bill Boardman - CEO, as well as documentation of FAA approval. The site review report was submitted by Peter Coombs prior to the meeting and filed with the application.

Jennifer Whyte expressed her concern with the safety factors involved with the height of the trees, and the condition of the area being left unstumped and rough outside the 40' x 40' landing zone. She feels the trees, for safety purposes, should be topped.

The Planning Board discussed/questioned the following issues regarding this application:

- FAA Approval - this has not been submitted by Janet Anderson who said at the last meeting that she would look into this.
- The Planning Board would like confirmation that the area outside of the 40' x 40' landing area does not need to be stumped.
- The Planning Board would like confirmation that the 40' x 40' area does not need to be in the center of the 100' x 100' cleared area.
- The Planning Board would like confirmation that the 35' setback from the building to the 40' x 40' area is enough in respect to safety.
- The Planning Board would like to know how much fill will be needed.
- The Planning Board would like to know whether the solar panels on the town office roof will be vulnerable to the wind speed created by the helicopter. They want to know what wind speed the solar panels are able to withstand and what the wind speed is

created by the helicopter

As there was no one representing the applicant at this meeting, the Planning Board decided to table the application for the above reasons.

Linda Wentworth, FNP, suggested that many of these questions could be answered by an official from Lifeflight and advised that the Planning Board could have someone from Lifeflight attend the next meeting to answer questions. The Planning Board was in agreement.

Maintenance of the helipad area is still unclear. The Planning Board does not know for sure if the Town will keep this area plowed/mowed, etc. to Lifeflight specifications. Peggy Pike suggested that The Planning Board could make proper maintenance of the area a condition of approval during the permitting process.

MOTION BY JAN HARMEN to table the application of the Town of Islesboro, #MD2-18, Map 17, Lot 17B for the construction of a helipad for Lifeflight for the following:

1. FAA approval of the Helipad (requested at the August 6th meeting).
2. Confirmation that the 40' x 40' does not have to be in the center of the 100' x 100' clearing.
3. Documentation satisfying the question of what distance the helipad has to be from the building.
4. Documentation satisfying the question of whether the entire 100' x 100' area should be stumped and leveled as opposed to only the 40' x 40' pad.
5. Documentation as to how much fill will need to be brought in.
6. Documentation answering the question whether the solar panels will be vulnerable to the wind speed created by the helicopter. What wind speed are the solar panels able to withstand and what is the wind speed created by the helicopter?

Jennifer West seconded the above motion and it passed 4-0.

NEW BUSINESS

A. Land Use Ordinance

1. Suzanna Love, Map 11, Lot 30, Application #17-18, Remodel and extend kitchen, add new living room above kitchen, and rebuild and add on to existing deck.

Jan Harmen noted that the application is incomplete because #12 District is not filled in on the application. Roger Burke, applicant's agent, apologized for the oversight, looked at the District Map available in the meeting room, and determined that it was in the Rural District. Roger Burke could not be definitive in his answer as to how far back the structure is from normal high water, but he estimated at least 150'. Peggy questioned that if the lot is within 250' of normal high water why it isn't considered in the Shoreland Protection District. Jennifer West noted that the Rural District can overlap with the Shoreland Protection District. The area of advancement is the deck area, which will advance 7' closer to the shore.

MOTION BY JENNIFER WHYTE TO ACCEPT APPLICATION #17-18 AS COMPLETE.

Gil Rivera seconded the motion and it passed 4-0.

Jan Harmen asked Roger Burke about the slope of the lot, and asked if someone could walk down to the shore from the house. He said that they could but it would be quite difficult. He did say the area is vegetated.

MOTION BY JAN HARMEN, SECONDED BY GIL RIVERA, to approve Application #17-18 for Suzanna Love, Map 11, Lot 30, to remodel and extend existing kitchen, add new living room above the kitchen, and rebuild and add on to the existing deck. Motion passed 4-0.

OTHER BUSINESS

- CEO Report: No written report or verbal report given.
- Correspondence: None
- Land Use Ordinance, Findings of Fact. This will be discussed at upcoming meetings.
- Committee Reports: None

ADJOURNMENT

**MOTION by J. Whyte, seconded by G. Rivera, to adjourn the meeting at 7:00 PM.
Motion passed 4-0.**

Respectfully submitted,

Peggy Pike
Secretary to the Islesboro Planning Board