

10/30/23

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 at 5:00 PM.

Members Present: Chair Bill Schoppe, Vice-Chair Isabel Jackson, Jennifer West, Gil Rivera, Roger Burke, and Wendy Huntington Evans & Anne Bertulli as alternates.

Members Absent: None

Others Present: Town Manager Janet Anderson, CEO Dave Dyer, Rick Rogers, Roger Heinen, Barry Wherren, and Mike Boardman

Via Zoom: Laura Staines Giardino, Tom Tutor, Peter Willcox, Maggy Willcox, and Skylar Purdy

2. Approval of Minutes of September 25, 2023, Regular Meeting.

Motion: To approve Minutes of September 25, 2023, as written, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

3. OLD BUSINESS

A. LAND USE ORDINANCE

1. None.

B. DEVELOPMENT REVIEW ORDINANCE

1. Islesboro Affordable Property, Map 17, Lot 9A, Application MD 02-23, to develop two 1420-sf 3-bedroom/2-bathroom single family homes to be offered as low-moderate income rental units.
 - Site review done; all setbacks met.
 - J. West asked how trash removal will be handled. R. Rogers answered that individual renters will handle trash removal.

Motion: Application MD 02-23 is complete, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

- Criteria of Approval, Chapter 45-19, discussed and determined. See Findings of Fact.
- Condition of permit will be for the applicant to test the water quality of the well.

Motion: Table Application MD 02-23 for finalization of Findings of Fact, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

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4. NEW BUSINESS

**Motion: Take the Agenda out of Order, B. Schoppe, seconded by G. Rivera. No discussion.
Motion passed, 5 yes, 0 no, Unanimous.**

B. DEVELOPMENT REVIEW ORDINANCE

1. Islesboro Economic Sustainability Corp, Map 17, Lot 23, Application MD 03-23, to renovate, regrade, and improve the parking lot at the Island Market.
 - Roger Heinen introduced the proposal to improve parking and pave the lot to the north of the Island Market.
 - There will be no change to the location or use of Boardman Road.
 - By establishing a retaining wall and landscaping, the plan delineates where the road is.
 - There will be grading and improvement of Boardman Road.
 - The plan eliminates the use of existing barrels.
 - Along the Northern border, parking will be on gravel, and there will be landscaping to delineate this parking from Main Road.
 - Adding an ADA parking space, allows to place ramp.
 - G. Rivera asked how many feet from retaining wall to J. Hossack's property. R. Heinen answered that it's a 25' right-of-way, then approximately 40' to J. Hossack's property. The yew trees will be taken out and replaced with something narrower. The lot line is 1' from the barn.
 - G. Rivera asked about truck/trailer parking. The proposed spots along the property line would interfere with truck parking.
 - Laura Staines Giardino: 40' – 25' leaves 15-20' for parking along the property line. The parking spaces are 15-20' long.
 - B. Schoppe asked the distance from the property line to the front of the building. Laura answered that it's 12.5' from the edge of Main Road to the property line, and another 12.5' to the face of the building, so 25' from the face of the market to the road. B. Schoppe asked for these measurements to be on the plan.
 - B. Schoppe asked about how a truck with a trailer will be able to fuel. Laura answered that the area to the left of the gas pumps will remain paved and can be marked so that a long vehicle can park parallel to the pumps. B. Schoppe suggested that be kept as fuel parking.
 - I. Jackson asked if the market is on its own lot. Roger answered that it is on the same lot with the house.
 - G. Rivera asked how 9 parking spaces will fit along the side of the market. Laura answered that the current area for the unloading zone will become parking spaces and will be more efficient. R. Burke asked for the dimensions of the parking spaces to be marked on the plan. These are 10' parking spaces. In our ordinance, parking spaces are

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to be approximately 10' wide and 20' long. They can be 9-10' if that's more comfortable.

- Mike Boardman asked about the necessity for the amount of parking. There are usually four employee cars. Having a policy about that would open more public parking. There are usually 3 big trucks and trailers parking along Boardman Road every day for lunch. He stated he has to police often.
- J. West asked about pedestrians walking from the northern parking area to the store. She asked if there can be a cut-through in the retaining wall so they don't have to walk along Main Road.
- G. Rivera asked if cars will still be able to drive through the back part of the parking lot. Laura answered that there's about 5-6' of grade change between the parking area and the Boardman Road right-of-way, which slopes down at a more rapid pitch than the parking spaces. They want to give a termination to the parking field.

Motion: Table Application MD 03-23 for updated site plan with setbacks, correction of gas pumps, new plan for truck parking, size of spaces, and plantings for buffer, B. Schoppe, seconded by G. Rivera. No further discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: Return to order of Agenda, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

A. LAND USE ORDINANCE

1. Richard Pendleton for George Deptula, Map 30, Lot 1, Application LU 45-23, to remove existing section of house and build back with \approx 210 sq ft of new space for living room.
 - Applicant was not present.
 - Increasing by 210 sq ft., enlarging living room.
 - No bathrooms, no bedrooms.

Motion: Application LU 45-23 is complete, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: Public Hearing is not required for Application LU 45-23, B. Schoppe, seconded by G. Rivera. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: Forego Site Review for Application LU 45-23, R. Burke, seconded by B. Schoppe. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: To Approve Application LU 45-23, I. Jackson, seconded by R. Burke. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

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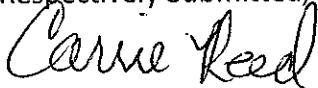
5. OTHER BUSINESS

- CEO Report: None.
- People Wishing to Address the Planning Board: None.
- Correspondence: None.
- Committee Reports:
 - J. West reported that the LD 2003 subcommittee is meeting on Wednesday.
 - Discussing filling swimming pools and cisterns with water from off-island.
 - Discussing saying no to open geothermal systems.
- Chair- Additional Business: Discussion about criteria for Public Hearings. Per Development Review, 45-16:
 - When a written request for a Public Hearing from an applicant or abutting property owner has been received by the Board." It has to be in writing.
 - When it may have a potentially harmful impact on the neighborhood, environment, or cause health or safety problems.
 - When the applicant is a member or associate member of the Planning Board or Select Board.
 - Per 125-14, it's upon discretion of the Board.

6. Adjournment of Meeting

Motion: To adjourn meeting at 6:06 PM by G. Rivera, seconded by I. Jackson. No Discussion. Motion passed, 5 yes, 0 no, Unanimous.

Respectively Submitted



Carrie Reed