

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, OCTOBER 17, 2022
In- Person and Zoom Meeting at 5:00 PM, Town Office

APPROVED
10/31/22

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, Gil Rivera, Jennifer West, and Wendy Huntington Evans as a voting member.

Not Present: Roger Burke

Others Present: CEO Dave Dyer, Kenny Coombs, Lauren Bruce, Bill Boardman, and Murt Durkee
Via Zoom: Architect Stephen Blatt

2. Approval of Minutes of September 26, 2022, Regular Meeting.

Motion: To approve Minutes of September 26, 2022, 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. Jen Whitlow, Map 37, Lot 11, Application LU 53-22, to construct a foundation and install a pre-built, two-piece log home on site of previous dwelling.
 - Application had been tabled for site review. Site review done.
 - There was a question about the distance of the septic to well. It was 92 feet, which is under the usual 100' minimum. There is extra casing around the well, which allows 20 fewer feet.
 - J. West asked about building within the floodplain. D. Dyer said the building envelope is not in the floodplain.

Motion: Application LU 53-22 is complete, I. Jackson, seconded by B. Schoppe. No discussion. Motion passed, 5 Yes, 0 No, Unanimous.

Motion: Public Hearing is not required for Application LU 53-22, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: To Approve Application LU 53-22, I. Jackson, seconded by B. Schoppe. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

B. DEVELOPMENT REVIEW ORDINANCE

1. None

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4. NEW BUSINESS

A. LAND USE ORDINANCE

1. None

B. DEVELOPMENT REVIEW ORDINANCE

1. Town of Islesboro, Preliminary-Application Conference, Map 32, Lot 6, Up-Island Public Safety Garage.
 - Lauren Bruce presented the project and explained that the MBPC wanted to have a pre-application conference so that when they submit the application, they have all the details covered.
 - Lauren Bruce and Bill Boardman have been authorized by Janet Anderson to represent the Town for this project. Bill will be the agent at the next meeting on October 31st.
 - B. Schoppe asked if a pre-application site review can be done. D. Dyer answered yes, per the Town Ordinance, Article 8, Section 45-44 A.
 - L. Bruce presented an updated site plan. Lauren and Bill staked out the site. Setback between building and septic field is 21 feet.
 - On Oct. 31, the Town will present the septic design with the permit application.
 - Abutters letters signed by Janet will go out tomorrow.
 - This project qualifies as Minor Development, as it is under 3000 square feet.
 - Lauren asked if a site review can be done before October 31. Site is staked out, including septic and driveway.
 - I. Jackson asked about tree clearing. The building site is in a field, and trees will need to be cleared for the driveway and exposure for solar panels. B. Schoppe stated that the property is rural, not in a shoreline zone, so there are no tree clearing restrictions.
 - B. Schoppe stated there is no need for a public hearing, unless an abutter writes to request one.
 - G. Rivera and I. Jackson volunteered for the site review, Thursday at 1:00.
 - Murt stated the driveway entrance needs to be at least 16' wide. The proposed 25' feet is ample.

5. OTHER BUSINESS

- CEO Report: None
- People Wishing to Address the Planning Board: None.
- Correspondence: email from Ben McCall, Esq.
 - The Board decided we would wait to have him at a meeting to answer questions about LD 2003.
 - Our Ordinance needs to be amended by July 1st, which will need a Town Vote. Town Meeting is in May.

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- Discussion about whether we need a Public Hearing if this is mandated. Town Meeting would qualify as a Public Hearing.
- We should look into putting this in the Town Report Book. It will go before the Select Board before the Town Meeting.
- J. West sent the Board a guidance document via email.
- Discussion about Transient Rentals/Short Term Rentals (AirBnB, VRBO, etc.), which has had an impact on the shortage of housing.
- Committee Reports: None.
- Chair- Additional Business:
 - Jensen Baird Ordinance Review Checklist.
 - J. West suggested we reply to Ben McCall with the Town time schedule.
 - C. Reed will forward any specific questions to Ben via email. We would like to know if they will have any further information by March. We also would like to know how long the attorneys will need to draft modifications to our Ordinance.

6. Adjournment of Meeting

**Motion: To adjourn meeting at 5:40 PM by B. Schoppe, seconded by G. Rivera. No discussion.
Motion passed, 5 yes, 0 no, Unanimous.**

Respectively Submitted,



Carrie Reed

