

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, and Wendy Huntington Evans as an alternate.

Members Absent: Jennifer West, Roger Burke, Anne Bertulli

Others Present: CEO Dave Dyer, Rick Rogers, Roger Heinen, Barry Wherren, Tom Tutor, and Bill Boardman, Laura Staines Giardino, and Michael Giardino.

Via Zoom: Will Gartley of Gartley & Dorsky

2. Approval of Minutes of October 16, 2023, Regular Meeting.

I. Jackson requested the square-footage of each of the two houses of MD 02-23 be clarified to 1420 square feet of living space on a 930 square-foot footprint.

Motion: To approve Minutes of October 16, 2023, as amended, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 3 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.
 - Findings of Fact reviewed. Square footage of each house to be clarified to 1420 sf.

Motion: To Accept the Findings of Fact for Application MD 02-23 as amended, B. Schoppe, seconded by G. Rivera. No further discussion. Motion passed, 3 yes, 0 no, Unanimous.

Motion: To Approve Application MD 02-23, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, OCTOBER 30, 2023
In- Person and Zoom Meeting at 5:00 PM, Town Office

2. Islesboro Economic Sustainability Corp, Map 17, Lot 23, Application MD 03-23, to renovate, regrade, and improve the parking lot at the Island Market.
- The application had been tabled for updated site plan with setbacks, correction of gas pumps, new plan for truck parking, size of spaces, and plantings for buffer.
 - Updated plans received.
 - I. Jackson asked about the buffer plantings. Laura Staines Giardino answered that she will have to do some research. She would like to ask an island expert what plants are deer resistant. They will provide info.
 - I. Jackson asked if they are planning to have tall plantings to screen between the parking and the Hossack's property. Laura answered yes, they will do some taller plantings that the deer find distasteful and that will grow relatively quickly but can be controlled, such as holly. In the area closer to the road, they will do lower plantings so that they don't obscure the line of sight. The plantings between the parking field and the right of way will also be relatively low so people can see what's going on.
 - Dimensions: Laura explained that the building is at a slight angle to the Main Road right of way, so the 12.5' is the least dimension; it gets larger as you progress south. If you take that 12.5 plus the additional 12.5 to the paved drive itself, that gives us approximately 25', which is ample room for the accessible parking space and a future ramp.
 - G. Rivera asked if the truck parking spots will be even with the grade. Laura answered that they will be roughly even with the grade, maybe an inch above to distinguish. They're also thinking about using different gravel to distinguish the Boardman Road right of way and the truck parking.
 - G. Rivera asked if truck parking would be clearly marked. Laura answered that it will have signage to make sure it's clear that it will be parallel parking.
 - Laura added that at the end of that drive is the access to Michael Boardman's property, and they will use plantings and a sign to make a distinction between parking and his private entrance.
 - B. Schoppe stated that if they use stones as a delineator, they may come up with plowing. Laura stated that they are thinking of using large Belgian blocks, but if those aren't adequate, they can put in a granite curb.
 - Laura clarified that the parking spaces will remain at a width of 10' for larger vehicles.
 - G. Rivera asked if there is an amount of spaces required for this size of store. B. Schoppe answered that there will be more parking than there was before. I. Jackson stated that parking requirements are for new buildings. This is a pre-existing building.

Motion: Table Application MD 03-23 for site review, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

G. Rivera and I. Jackson volunteered for site review on Friday, 11/3 at 3:00.

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Motion: Application MD 03-23 qualifies as Minor Development, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

Motion: Public Hearing is not required for Application MD 03-23, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

4. NEW BUSINESS

A. LAND USE ORDINANCE

1. Gartley & Dorsky for West Bay Farm Trust c/o Darrell Crate, Map 18, Lot 1, Application LU 49-23, to construct a pier, gangway, float, and ramp to the pier.
 - D. Dyer stated that the DEP and Army Corp of Engineers have signed off on this application.
 - Submerged Lands Lease is not required.
 - I. Jackson pointed out that a recently built neighboring dock is not showing in the plans. It has no bearing.
 - B. Schoppe asked why the Submerged Lands Lease is not required. Will Gartley explained that it's because there is no permanent structure below the low water. The last granite crib is above the low water mark.
 - I. Jackson asked if anyone looks into aquaculture leases when piers are proposed. Will Gartley answered that when they submit applications to the State, the DEP forwards copies of the application to the Maine Department of Marine Resources and Inland Fisheries & Wildlife, and we get comment back from both of those agencies. If there is any conflict with aquaculture leases, we will know during this process. Most conflict is in rivers. In this case, there is no conflict with aquaculture.
 - This needs a site review and Harbor Master review.

Motion: To Table Application LU 49-23 for Site Review and Harbor Master's letter, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

G. Rivera and I. Jackson volunteered for site review on Friday, 11/3 at 3:30.

B. DEVELOPMENT REVIEW ORDINANCE

1. None.

5. OTHER BUSINESS

- CEO Report: D. Dyer shared his report for September.
- People Wishing to Address the Planning Board: None.

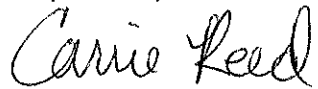
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- Correspondence: None.
- Committee Reports:
 - I. Jackson reported that the LD 2003 subcommittee is meeting on November 9th.
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- Chair- Additional Business: None

6. Adjournment of Meeting

Motion: To adjourn meeting at 5:44 PM by G. Rivera, seconded by I. Jackson. No Discussion. Motion passed, 3 yes, 0 no, Unanimous.

Respectively Submitted,



Carrie Reed