

11/14/22

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, Roger Burke, and Gil Rivera (5:02).

Not Present: Jennifer West and Wendy Huntington Evans

Others Present: Bill Boardman and Rachel Rolerson Smith

Via Zoom: CEO Dave Dyer, Shaun Hamilton of Thomas Fowler Engineering (agent for Christopher Trim), Steve Anderson, Elizabeth Hayden, and Rebecca Willis Kayser.

2. Approval of Minutes of October 17, 2022, Regular Meeting.

Motion: To approve Minutes of October 17, 2022, as written, I. Jackson, seconded by B. Schoppe. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

Motion: To take the agenda out of order, B. Schoppe, seconded by R. Burke. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

3. OLD BUSINESS

A. LAND USE ORDINANCE

1. None

B. DEVELOPMENT REVIEW ORDINANCE

1. None

4. NEW BUSINESS

A. LAND USE ORDINANCE

2. Christopher & Jean Trim, Map 26, Lot 3, Application LU 62-22, to construct a pier consisting of a fixed dock, seasonal gangway, and float, with stairs to the beach.
 - Shaun Hamilton of Thomas Fowler Engineering spoke via Zoom as the agent for the applicant.
 - Dock proposal for Ryder Cove: 120' fixed wooden pier, 50' seasonal aluminum ramp, 12' x 24' float, almost identical to neighboring dock, to be constructed by Islesboro Marine Enterprises next year.
 - Application includes DEP and Army Corps of Engineers permits.

ISLESBORO PLANNING BOARD

REGULAR MEETING

MONDAY, OCTOBER 31, 2022

In- Person and Zoom Meeting at 5:00 PM, Town Office

- Shaun stated there is no need for a Submerged Lands Lease because it is less than the required 500 square feet. It is 405' of shaded area below mean low water.
- B. Schoppe stated that Kim Grindle has an aquaculture farm in that cove, and went over the paperwork that indicates there shouldn't be a problem. D. Dyer stated he spoke with Kim earlier, and had Carrie email her a copy of this application. She will reach out if she has any questions or concerns. Shaun shared his screen with the GIS site map for the cove, showing the location of Kim Grindle's aqua farm. The proposed dock is about 770' away from her farm. The neighboring existing pier is a bit closer, at 740' away, and the point at the opposite shore to the south is about 730' away.
- Shaun will email a Letter of Standing authorizing him to speak on the applicant's behalf.
- Shaun will have the site staked out for a site review.

Motion: To table Application LU 62-22 for site review, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 4 Yes, 0 No. Unanimous.

G. Rivera and I. Jackson volunteered for the site review.

3. Rachel Rolerson-Smith, Map 40, Lot 31, Application LU 63-22, for temporary placement of a house on wheels for occupancy, with a composting toilet (no septic or well).
 - B. Schoppe asked if this is basically a tiny house. D. Dyer answered that because it doesn't have a kitchen or running water, we could almost classify this as a detached bedroom. It is not a camper.
 - D. Dyer stated that this is a temporary setup until the occupant can get a proper piece of land to put it on.
 - G. Rivera asked if this is already there. D. Dyer stated that he issued a permit for it to be there as storage while the applicant worked on the interior.
 - Setbacks are met, no well or septic to be concerned about. There is also no electrical power yet.
 - I. Jackson asked if there's any heat. Rachel answered that there is no heat yet.
 - I. Jackson asked if there's a time limit if she gets this permit. D. Dyer stated that the Board can put a time limit on it as a condition, but there's nothing in the Ordinance that states there should be a time limit. If it were a camper, the limit would be 90 days/year.
 - The board agreed a site review should be done to confirm setbacks.

Motion: To table Application LU 63-22 for site review, R. Burke, seconded by G. Rivera. No discussion. Motion passed, 4 Yes, 0 No. Unanimous.

R. Burke and B. Schoppe volunteered for the site review. Scheduled for Friday at 4:00.

B. DEVELOPMENT REVIEW ORDINANCE

1. Town of Islesboro, Map 32, Lot 6, Application MD 03-22, Up-Island Public Safety Garage.
 - We have Letter of Standing for Bill Boardman and Lauren Bruce to act as agents.

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- I. Jackson asked if the location of the proposed building is staked. Bill Boardman answered that where it was originally staked was a little off. For the Energy Committee they want to be sure the long side is due South or within 15 degrees. Gil added that during the Pre-Application Site Review, it was found that the direction from the southwest corner to the stake that was the furthest (opposite corner) was due East. The new plot plan has it adjusted. They have also taken Gil's suggestion to move some of the rocks to the north. Gil believes that everything looks fine, between the last site review and the new information.
- I. Jackson asked if the driveway will still be where it's staked out. Bill Boardman answered yes.
- D. Dyer stated he will go tomorrow afternoon and stake out the boundaries for the property line, make them more visible.
- Abutters notices have gone out and receipts have come back. No abutters have spoken out against it or requested a Public Hearing.
- No paperwork was filled out for the courtesy pre-application site review. The Board agreed that a formal site review should be done.

Motion: Public Hearing is not required for Application MD 03-22, B. Schoppe, seconded by G. Rivera. No discussion. Motion passed, 4 Yes, 0 No. Unanimous.

Motion: To table Application MD 03-22 for site review and finalization of Findings of Fact, B. Schoppe, seconded by G. Rivera. No discussion. Motion passed, 4 Yes, 0 No. Unanimous.

G. Rivera and I. Jackson volunteered for the site review.

The Criteria for Approval, §45-19, Findings of Fact, were discussed and determined. See attached report.

Motion: To return to the order of the agenda, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

A. LAND USE ORDINANCE

1. Josiah Hornblower/Clayton Builders, Map 15, Lot 44, Application LU 61-22, to construct a 990 square-foot bedroom and bathroom addition to existing house.
 - We have Letter of Standing for Mike Clayton.
 - B. Schoppe asked D. Dyer about the distance of the well to the new 750-gallon septic tank being 50 feet. Is it supposed to be 100 feet from the tank or from the field? D. Dyer answered that the required distance is 100' between the well and the septic field.
 - D. Dyer stated that this is an After-the-Fact application because some of the site work has already been started, and the applicant has paid an extra fee for that.

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- The applicant and contractor are both aware that they will need to open a Town Road escrow account in December if work continues into that time, because this is on East Shore Drive. This will be a condition of approval.
- D. Dyer previously approved the septic permit.
- All setbacks are met.
- R. Burke asked about the site review policy. The Board discussed the reasons for possible site reviews and explained it's at the Board's discretion, after discussion.
- R. Burke asked about whether an applicant or agent needs to be present for an application to be heard. The Board discussed and explained that it's not necessary in every situation.

Motion: To table Application LU 61-22 for site review, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 4 Yes, 0 No. Unanimous.

G. Rivera and I. Jackson volunteered for the site review.

5. OTHER BUSINESS

- CEO Report: D. Dyer submitted the report for September.
- People Wishing to Address the Planning Board: Rebecca Willis Kayser asked about easements in regards to abutting properties. B. Schoppe suggested she speak with CEO D. Dyer.
- Correspondence: None.
- Committee Reports: None.
- Chair- Additional Business:
 - Jensen Baird Ordinance Review Checklist. Ben McCall sent an email stating that the State may exempt towns with a population under 4,000 from the new density requirements. Discussion on hold until we know more.

6. Adjournment of Meeting

Motion: To adjourn meeting at 6:00 PM by R. Burke, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

Respectively Submitted,



Carrie Reed