

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, NOVEMBER 13, 2023  
In- Person and Zoom Meeting at 5:00 PM, Town Office

APPROVED

11/27/23

**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, Wendy Huntington Evans as a voting member, and Anne Bertulli as an alternate.

Members present via Zoom: Roger Burke (5:05)

Others Present: CEO Dave Dyer, Chris Bolduc, Roger Heinen, Barry Wherren, Tom Tutor, Mike Boardman, Laura Staines Giardino, and Michael Giardino.

Via Zoom: Terry Cowan

2. Approval of Minutes of October 30, 2023, Regular Meeting.

**Motion: To approve Minutes of October 30, 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. 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.
  - Site review done by CEO Dave Dyer; all setbacks met.
  - Letter of Approval from Harbor Master received.

**Motion: Public Hearing is not required for Application LU 49-23, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 5 yes, 0 no, Unanimous.**

**Motion: Application LU 49-23 is complete, I. Jackson, seconded by G. Rivera. Discussion about always having a Planning Board member on Site Review. Motion passed, 5 yes, 0 no, Unanimous.**

**Motion: To Approve Application LU 49-23, I. Jackson, 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.

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- Site review done; all setbacks met.
- Criteria of Approval, Chapter 45-19, discussed and determined. See Findings of Fact.

**Motion: Table Application MD 03-23 for Finalization of Findings of Fact, B. Schoppe, seconded by I. Jackson. Discussion about changes made to 15' parallel parking plan. Roll Call. Motion passed, 6 yes, 0 no, Unanimous.**

#### 4. NEW BUSINESS

##### A. LAND USE ORDINANCE

1. Christopher Bolduc for Martin Gliserman, Map 13, Lot 46A, Application LU 52-23, to construct a 27' x 20' addition to house for a master bedroom and office/mudroom.
  - D. Dyer stated the applicant is not adding bedroom; they are changing space, eliminating one bedroom and creating another. The master bedroom in the existing house has no closet and will be turned into a craft area.
  - I. Jackson asked if the 60' measurement on the plot plan is the distance to the closest boundary. Chris Bolduc answered that from the south side to the house is approximately 60'. The addition is going on the opposite side. The adjacent property that abuts this property on the addition side is owned by the same person. All the other boundaries are farther than 60'.
    - 115' to the septic.
    - The well is on the east side. Addition will not be any closer to the well.
  - R. Burke stated that measurements to the property lines are needed on plot plan; it's good procedure.
  - All measurements to boundaries are in excess of 50'. The Board agreed that this is sufficient for this application, but applicant should add rough measurements to the plot plan before the permit is issued. Chris will provide approximate numbers tomorrow.
  - No site review needed.

**Motion: Application LU 52-23 is complete, B. Schoppe, seconded by I. Jackson. No discussion. Roll Call. Motion passed, 6 yes, 0 no, Unanimous.**

**Motion: Public Hearing is not required for Application LU 52-23, J. West, seconded by G. Rivera. No discussion. Roll Call. Motion passed, 6 yes, 0 no, Unanimous.**

**Motion: To Approve Application LU 52-23 with a condition that we receive setback measurements, I. Jackson, seconded by R. Burke. No discussion. Roll Call. Motion passed, 6 yes, 0 no, Unanimous.**

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B. DEVELOPMENT REVIEW ORDINANCE

1. None.

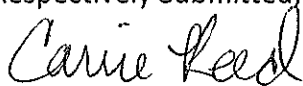
5. OTHER BUSINESS

- CEO Report: None.
- People Wishing to Address the Planning Board: None.
- Correspondence: B. Schoppe shared a letter from the US Fish & Wildlife Service. Members are invited to check the website for more information. Seal Harbor and Thrumcap may be affected. We have an opportunity within the next 30 days to join in a Zoom meeting
- Committee Reports:
  - J. West reported that the LD 2003 subcommittee is meeting on November 20<sup>th</sup>.
  - The subcommittee would like to meet with the rest of the Planning Board to go over what they've been discussing regarding proposed mandated and unmandated changes to the Ordinance, either at a workshop or a regular meeting.
  - B. Schoppe suggested a workshop would be best for all members. December 18<sup>th</sup> at 4:30.
- Chair- Additional Business: None

6. Adjournment of Meeting

**Motion: To adjourn meeting at 5:45 PM by B. Schoppe, seconded by G. Rivera. No Discussion. Roll Call. Motion passed, 6 yes, 0 no, Unanimous.**

Respectively Submitted,



Carrie Reed

