

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, Jennifer West, and Gil Rivera.

Not Present: Wendy Huntington Evans

Others Present: CEO Dave Dyer, Bill Boardman, Lauren Bruce, Mike Clayton, Rachel Rolerson Smith, and Ken Smith

Via Zoom: Terry Cowan

2. Approval of Minutes of October 31, 2022, Regular Meeting.

J. West noted that the necessity of a submerged lands lease is not dependent on the square footage of the shaded area below the mean low water, and would like to clarify the notes regarding Application LU 62-22. Any permanent structure within a littoral zone, which is below mean low water, is required to have a submerged lands lease. This dock will not have a permanent structure within that zone, only the seasonal ramp and float, so this doesn't affect the outcome of Application LU 62-22. C. Reed to clarify that the line about the Submerged Lands Lease in the discussion was a statement by the applicant's agent.

Motion: To approve Minutes of October 31, 2022, as written, I. Jackson, seconded by R. Burke. No further discussion. Motion passed, 5 yes, 0 no, Unanimous.

3. OLD BUSINESS

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.
 - Site review done. All setbacks are met.

Motion: Application LU 61-22 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 61-22, G. Rivera, seconded by R. Burke. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: To Approve Application LU 61-22, I. Jackson, seconded by R. Burke. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, NOVEMBER 14, 2022
In- Person and Zoom Meeting at 5:00 PM, Town Office

Motion: To take the agenda out of order, B. Schoppe, seconded by G. Rivera. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

2. 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).
- Site review done. All setbacks met.

Motion: Application LU 63-22 is complete, R. Burke, seconded by G. Rivera. No discussion. Motion passed, 5 Yes, 0 No, Unanimous.

Motion: Public Hearing is not required for Application LU 63-22, I. Jackson, seconded by B. Schoppe. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: To Approve Application LU 63-22, B. Schoppe, seconded by G. Rivera. Discussion about time limit of two years for permit. Motion passed, 5 yes, 0 no, Unanimous.

Motion: To return to the order of the agenda, B. Schoppe, seconded by J. West. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

3. 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.
- Site review done, and all setbacks met
 - We received Letter of Standing for Thomas Fowler & Associates to be agents for the applicant.
 - I. Jackson asked if any materials or heavy equipment will be going in this winter. D. Dyer answered that it will most likely start in spring, and be installed from the water.
 - Harbormaster letter received
 - J. West clarified that a Submerged Lands Lease is required for any permanent structure that is within the mean low water and below, and it doesn't have anything to do with square footage. This project is outside the mean low water according to their profile.
 - There is no conflict with Kim Grindle's aquafarm lease.

Motion: Application LU 62-22 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 62-22, B. Schoppe, seconded by J. West. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: To Approve Application LU 62-22, I. Jackson, seconded by J. West. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, NOVEMBER 14, 2022
In- Person and Zoom Meeting at 5:00 PM, Town Office

Isabel Jackson returned to Application LU 61-22, Hornblower, and asked about a contingency for the Town Roads Escrow. D. Dyer answered that it's on the application that they will need it if work continues past December 15th.

Motion: To amend the approval for LU 61-22 to include that the Town Road Escrow policy be enacted if they will be working during that timeframe, B. Schoppe, seconded by R. Burke. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

B. DEVELOPMENT REVIEW ORDINANCE

1. Town of Islesboro, Map 32, Lot 6, Application MD 03-22, Up-Island Public Safety Garage.
 - Official site review has been done, and all setbacks met.
 - Application had been tabled for Finalization of Findings of Fact.
 - J. West pointed out that we need to officially determine that this is a Minor Development, since that was first done before the application was complete.

Motion: Application MD 03-22 meets the criteria of a Minor Development, J. West, seconded by I. Jackson. No discussion. Motion passed, 5 Yes, 0 No, Unanimous.

The Criteria for Approval, §45-19, Findings of Fact, were discussed. First page, November 14th review to be updated with findings from tonight's meeting.

Motion: To accept Findings of Fact for MD 03-22 as amended, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 5 Yes, 0 No, Unanimous.

Motion: Application MD 03-22 is complete, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 5 Yes, 0 No, Unanimous.

Motion: To Approve Application MD 03-22, I. Jackson, seconded by B. Schoppe. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

4. NEW BUSINESS

A. LAND USE ORDINANCE

1. None.

B. DEVELOPMENT REVIEW ORDINANCE

1. None.

5. OTHER BUSINESS

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, NOVEMBER 14, 2022
In- Person and Zoom Meeting at 5:00 PM, Town Office

- CEO Report: None.
- People Wishing to Address the Planning Board: None.
- Correspondence: None.
- Committee Reports: None.
- Chair- Additional Business: None.

6. Adjournment of Meeting

**Motion: To adjourn meeting at 5:26 PM by B. Schoppe, seconded by G. Rivera. No discussion.
Motion passed, 5 yes, 0 no, Unanimous.**

Respectively Submitted,



Carrie Reed