

2/9/26

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, Wendy Huntington Evans, Scott de Grasse as a voting member, and Anne Bertulli as an alternate.

Members Absent: Jennifer West

Others Present: CEO Dave Dyer, Peter Coombs, Terry Cowan

Others Present via Zoom: Brooke Hua, Howard Krum & Mary Margaret Sloan, Elizabeth Dyer

2. Approval of Minutes of November 17, 2025, Regular Meeting.

Motion: To approve Minutes of November 17, 2025, as written, W. Huntington Evans, seconded by G. Rivera. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

3. OLD BUSINESS

A. Land Use Ordinance

1. Gartley & Dorsky for Howard Krum & Mary Margaret Sloan, Map 25, Lot 7, Application LU 56-25, to construct 40' pier with a seasonal gangway and float.
 - The site review was completed. Everything was well marked. Setbacks met.

Motion: Public Hearing is not necessary for Application LU 56-25, I. Jackson, seconded by A. Bertulli. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: To Approve Application LU 56-25, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

2. Myles & Robin Standish, Map 32, Lot 9A, Application LU 60-25, to construct a single-family, 2-bedroom home. Driveway, septic, and underground power almost completed.
 - Peter Coombs was present to represent the applicant. Letter of standing received.
 - Site review completed. All setbacks met.

Motion: Public Hearing is not necessary for Application LU 60-25, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: To Approve Application LU 60-25, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, DECEMBER 1, 2025
In- Person and Zoom Meeting at 5:00 PM, Town Office

B. Development Review Ordinance

1. None.

4. NEW BUSINESS

A. Land Use Ordinance

1. Brooke & Cory Hua, Map 23, Lot 11, Application LU 61-25, change of use—barn to ADU.
 - B. Schoppe clarified that an ADU is an Accessory Dwelling Unit.
 - I. Jackson asked if there will still be only three bedrooms. W. Huntington Evans stated that nothing is being added to the existing building.
 - D. Dyer stated that the septic design that's currently there will handle 3-4 bedrooms. The barn has its own tank. The barn is what houses the studio apartment upstairs. The date this apartment was built is uncertain.
 - D. Dyer added that when the permit was issued to build the Abbey, the barn was part of the initial project. The studio apartment was built circa 2015.
 - This is an After-the-Fact Change-of-Use, to get into compliance.
 - The property is for sale and the current owners are getting this in order for the buyers. The apartment had been built years before the current ownership. With potential bank financing involved, it needs to be in compliance. The owners didn't realize that it wasn't permitted, so they're doing it now.
 - D. Dyer stated it meets all the setbacks. He doesn't see a need for a site review. It meets the criteria for an ADU.
 - The septic was permitted when previous owner Joanne Whitehead expanded.
 - B. Schoppe expressed concern that the Board may be setting a precedent for someone to do whatever they want to do and then come in and get a permit after the fact.

Motion: Public Hearing is not necessary for Application LU 61-25, I. Jackson, seconded by W. Huntington Evans. Discussion as below. Motion passed, 5 yes, 0 no, Unanimous.

- G. Rivera asked when the ADU ordinance was established. D. Dyer replied that it was in 2014. D. Dyer replied that we don't know exactly when the ADU was converted.
- W. Huntington Evans stated the application for the expansion of the septic was submitted in 2007, and the expansion was for a bedroom and an eatery, in the subject building we are talking about. Theoretically, this would predate the ordinance.
- B. Schoppe stated we should err on the side of caution and proceed with this so everything is legit for the bank's requirements.

Motion: Application LU 61-25 is complete, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

ISLESBORO PLANNING BOARD

REGULAR MEETING

MONDAY, DECEMBER 1, 2025

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

Motion: To Approve Application LU 61-25, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

2. None.

B. Development Review Ordinance

1. None.

5. OTHER BUSINESS

- CEO Report: None.
- People Wishing to Address the Planning Board: None.
- Correspondence: None.
- Committee Reports:
- Chair- Additional Business: 2026 Planning Board Meeting Dates.

Motion: To accept the 2026 Meeting Dates, as presented, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

7. Adjournment of Meeting

Motion: To adjourn meeting at 5:23 PM by I. Jackson, seconded by S. de Grasse. No Discussion. Roll Call. Motion passed, 5 yes, 0 no, Unanimous.

Respectfully Submitted,



Carrie Reed

