

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, FEBRUARY 10, 2025
In- Person and Zoom Meeting at 5:00 PM, Town Office

APPROVED

2/24/25

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, Jennifer West, Wendy Huntington Evans, and Alternates Anne Bertulli and Trevor Blackford (Zoom) (5:17).

Members Absent: Vice-Chair Isabel Jackson, and Gil Rivera

Others Present: CEO Dave Dyer, Richard Cilley.

Others Present via Zoom: Lance Limoges, Timothy McNichols.

2. Approval of Minutes of January 27, 2025, Regular Meeting.

Motion: To approve Minutes of January 27, 2025, as written, B. Schoppe, seconded by W. Huntington Evans. 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

1. Richard Cilley, Map 32, Lot 7, Application LU 03-25, to place a 60' double-wide mobile home on existing foundation, with existing septic & well.
 - This is a replacement for a home that was destroyed last August. It will be delivered to Rockland on March 10th.
 - The fire didn't hurt the foundation. The applicant added 8 feet to the pad.
 - J. West stated that the application needs to have the rural zone box checked.
 - J. West asked about the number of bedrooms. It will still be 3 bedrooms. This needs to be noted on the application.
 - W. Huntington Evans asked if the septic is 8'-10' away. It is, and the leach field is 120' away.

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- No need for site review.

Motion: Application LU 03-25 is complete, J. West, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

Motion: Public Hearing is not necessary for Application LU 03-25, J. West, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

Motion: To Approve Application LU 03-25, J. West, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

2. Tim & Daphne McNichols, Map 14, Lot 17B, Application 04-25, to enclose part of existing deck to create a dining room.
- The applicant and builder were present via Zoom.
 - Lance Limoges explained that Evan Schmidt looked over the house. All decided that the house needed more space for a dining room.
 - Not looking to make any alterations to the footprint, just enclose a part of the deck that's there currently.
 - Used site plan from previous permit applications.
 - Not expanding toward water. The height is a little over 25' to the top of the peak.
 - There's already structure underneath to support the enclosure.
 - W. Huntington Evans clarified that the road frontage is 36' on Ferry Road. Lance wondered if the frontage was on the private drive and stated he wasn't able to figure out how that was determined. It wasn't clear on the tax map. Wendy stated she had a survey she'd be happy to share. It's determined as 36' on Ferry Road if the property owners ever want to have their own driveway. It wouldn't be the shared private driveway. This does not affect approval of this application. The lot is legal size. It was established before the current ordinances.
 - The front porch (driveway side) already has a roof on it. W. Huntington Evans asked if the measurement to the septic tank is from the enclosed porch or from the house. D. Dyer stated that it's from the house. This porch will not be used for the renovation.
 - The deck on the water side will be enclosed for the dining room.
 - No need for site review. This is just outside 75' from the water.

Motion: Application LU 04-25 is complete, J. West, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

Motion: Public Hearing is not necessary for Application LU 04-25, J. West, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

Motion: To Approve Application LU 04-25, J. West, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

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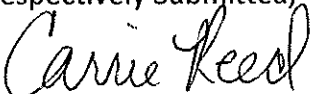
5. OTHER BUSINESS

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

7. Adjournment of Meeting

Motion: To adjourn meeting at 5:20 PM by W. Huntington Evans, seconded by B. Schoppe. No Discussion. Motion passed, 3 yes, 0 no, Unanimous.

Respectively Submitted,


Carrie Reed

