

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, FEBRUARY 24, 2025
In- Person and Zoom Meeting at 5:00 PM, Town Office

☒ APPROVED
3/24/25

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, Vice-Chair Isabel Jackson, Jennifer West, Wendy Huntington Evans (5:02), and Alternate Anne Bertulli

Members Absent: Gil Rivera and Trevor Blackford

Others Present: CEO Dave Dyer, Art Govoni.

Others Present via Zoom: None.

2. Approval of Minutes of February 10, 2025, Regular Meeting.

Motion: To approve Minutes of February 10, 2025, as written, J. West, seconded by B. Schoppe. 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. Art & Lisa Govoni, Map 14, Lot 12A, Application 06-25, Change of Use: shop to dwelling.
 - This is a change of use to the shop building that is on the property with the main house.
 - There will be two septic fields, one existing for the house, one additional. The existing septic will be replaced with a new field, and also have a new 1,000-gallon tank.
 - The plan is for the new living space to have three bedrooms. The septic design is for two bedrooms and will be upgraded to a three-bedroom design.
 - I. Jackson stated that the living space square footage on the application is only for one floor. It should be 24 x 32 x 2 if both floors will be living space. The footprint is 24 x 32. 768 sf x 2 floors = 1536 sf of living space. This will be amended on the application. Art will pay the additional fees.

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, FEBRUARY 24, 2025
In- Person and Zoom Meeting at 5:00 PM, Town Office

- B. Schoppe asked about the acreage. The application shows 3.1 acres. On the map that is provided, it shows Existing 2.02 acres, Proposed 3.10 acres. Art explained that on the current deed it's 3.1 acres. He bought the additional land from the McCorisons.
- J. West stated that the application should note the rural district.
- I. Jackson asked about the height of the building. It's 34' height, within limits.
- Art Govoni stated he is happy to change the design to two bedrooms until the septic design is upgraded. Dave Dyer has already permitted the 2-bedroom design. The design can be modified without getting another permit.
- W. Huntington Evans noted that the setbacks won't change.
- I. Jackson asked if the two buildings will be sharing a well. Art replied that they will.
- W. Huntington Evans asked about the procedure for approving a 2-bedroom and it later becoming a 3-bedroom. D. Dyer replied that if he doesn't change the footprint and he has the septic to handle the extra bedroom, then it's just an interior renovation.
- No need for site review.

Motion: Application LU 06-25 is complete, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

Motion: Public Hearing is not necessary for Application LU 06-25, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

Motion: To Approve Application LU 06-25, as amended, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

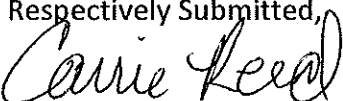
5. OTHER BUSINESS

- CEO Report: None.
- People Wishing to Address the Planning Board: None.
- Correspondence: Board of Appeals letters regarding upcoming appeal hearing, April 2nd.
 - B. Schoppe has volunteered to represent the Planning Board at this hearing.
- Committee Reports: None.
- Chair- Additional Business: None.

7. Adjournment of Meeting

Motion: To adjourn meeting at 5:22 PM by I. Jackson, seconded by W. Huntington Evans. No Discussion. Motion passed, 4 yes, 0 no, Unanimous.

Respectively Submitted,



Carrie Reed