

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, FEBRUARY 26, 2024
In- Person and Zoom Meeting at 5:00 PM, Town Office

APPROVED
3/11/24

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 as a voting member, and Anne Bertulli as a voting member.

Members absent: Gil Rivera and Roger Burke

Others Present: None

2. Approval of Minutes of February 5, 2024, Regular Meeting.

Motion: To approve Minutes of February 5, 2024, as written, B. Schoppe, seconded by J. West. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

3. OLD BUSINESS

A. Land Use Ordinance

1. None

B. Development Review Ordinance

1. None

C. Review Proposed Ordinance Changes, Attorney's Comments, Timeline

- Jennifer reported that she sent a query to Attorney Ben McCall at Jensen & Baird. Per their discussion, regarding Shoreland Zoning and ADU's, she referred to §125-35.3, B, 4) Within the Shoreland Zone each dwelling unit and ADU must meet the minimum lot size, setbacks, and frontage requirements. They felt this addition should be in there.
- Wendy felt it's already clear; there is no change in what we have. For the shoreland zone, per §125-33, A., both structures need to have the minimum lot size, 1.5 acres. Jennifer responded that everywhere else, ADUs don't have to meet the minimum area, and this is the one exception, so it can't hurt to have it in two places for clarity.
- Geothermal wells will need a separate warrant for Town Meeting.
- Ben suggested moving all definitions to the Definitions section. The one exception is in Town Centers.
- He felt it was important that geothermal wells must be grouted. All abandoned geothermal wells must meet the Maine DEP Bureau of Remediation and Waste Management guidance. He wanted to eliminate the line about abandoned wells, but we felt it should be in there.
- Under swimming pools, we changed it to say all "inground" swimming pools.

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- In the ADU section, get rid of table for minimum lot size and frontage requirements.
- Jennifer will accept the suggested changes in the document.
- In the Definitions section, for Affordable Housing Development, we added “at least” 51%.
- Changes to be approved on at next meeting.
- Discussion about showing in the document what has changed, for the public, especially mandated vs. non-mandated. We will change the red items to black, but keep the strikeouts to show the public what has changed.
- Town Centers: The attorney stated any amendments to the zoning map will be brought up at the Public Hearing. We don’t have to do anything other than the Public Hearing. Any property owner is free to request a change in zoning for their particular property. IAP has submitted a written request.
- For the proposed Durkee’s Town Center, should the Housing Committee bring that to the Select Board, or send out letters to property owners and abutters? There is still some question about this procedure.
- We are not changing the lines in the Dark Harbor Town Center because of Shoreland Zoning.
- At the Post Office Town Center, we can change the borders to follow property lines.
- Isabel will send a note to Mike Nelson at the Housing Committee letting him know the time frame. He will have to follow the Timeline.
- Fees for permit applications, etc.: The Select Board voted to take them out of the Ordinance last year, but they are still in. We need to take them out.
- Town Meeting is June 15th.
- There is still a question about how to handle current covenants on properties that have ADUs.

4. NEW BUSINESS

A. Land Use Ordinance

1. 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: None
- Chair- Additional Business:
Planning Board Stipends.
 - We don’t know the last time it was raised.

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- The group that was involved in LD 2003 went above and beyond, but Bill feels that government officials should not give themselves a raise without public input. It would be in the proposed Town budget, but not clear how much.

Motion: To recommend that instead of increasing the Planning Board stipends, the Town raise the compensation for office and support staff, by J. West, seconded by A. Bertulli. No further discussion. Motion passed, 5 yes, 0 no, Unanimous.

Town Report

- Bill has been tasked to write a blurb for the Town Report. He is writing about the LD 2003 team and new member Anne Bertulli. He requested suggestions from other members.

6. Adjournment of Meeting

Motion: To adjourn meeting at 5:59 PM by I. Jackson, seconded by A. Bertulli. No Discussion. Motion passed, 3 yes, 0 no, Unanimous.

Respectively Submitted,



Carrie Reed

