

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, FEBRUARY 9, 2026
In- Person and Zoom Meeting at 5:00 PM, Town Office

APPROVED

3/9/26

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, Jennifer West, Gil Rivera, Wendy Huntington Evans, Anne Bertulli as an alternate, and Scott de Grasse as an alternate.

Others Present: CEO Dave Dyer, Ethan Spaulding

Others Present via Zoom: Terry Cowan, Kara Masters-Siekman, Bob Kochan

2. Approval of Minutes of December 1, 2025, Regular Meeting.

Motion: To approve Minutes of December 1, 2025, as written, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 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. Ethan Spaulding, Map 25, Lot 20, Application LU 01-26, to build a 24'x36' addition, creating a third bedroom.
 - W. Huntington Evans asked about the location of the addition. It isn't clear from the drawings. Ethan explained that it will be on the north side of the house, near where the wood boiler is now. He will have to move that further away for insurance reasons.
 - W. Huntington Evans asked about the location of the well and septic tank. Ethan replied that the well is on the septic design. It's closer to the road, between the field and the house. The 1,000-gal septic tank is under the patio.
 - The board agreed that there's no need for a site review, as the addition will be further away from all setbacks.
 - B. Schoppe confirmed that the setback is 50' from the center of road. D. Dyer stated that the addition will be well beyond that. The main house is just shy of meeting that.

ISLESBORO PLANNING BOARD

REGULAR MEETING

MONDAY, FEBRUARY 9, 2026

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

Motion: Application LU 01-26 is complete, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: Public Hearing is not necessary for Application LU 01-26, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: To Approve Application LU 01-26, 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: D. Dyer presented his report for October, November, and December.
- People Wishing to Address the Planning Board:
 - Terry Cowan stated he believes he is an abutter to Ethan Spaulding's property. Dave Dyer had made the call that he didn't think Terry was an abutter. Terry thinks the Board ought to address the definition of an abutter and make sure all abutters are noticed, rather than just taking the word of the applicant or the CEO.
 - D. Dyer explained that he looked at the tax map to determine who was an abutter. He stated he made a mistake in not including Terry's property, as it just barely aligns across the street at the northern corner of Ethan's lot. He apologized to Terry, both this afternoon and in the meeting.
 - Terry Cowan clarified that he has no objection to Ethan's plan.
 - B. Schoppe thanked Terry for bringing this to the Board's attention.
 - Terry added that he believes the non-conforming status of the house may not be accurate, as he had done measurements when he owned the house and was planning to rebuild a porch.
 - Terry added that he believes the Board not having any applications before it is not a reason to cancel meetings. There are lots of things the Board should be addressing.
 - B. Schoppe asked Terry if he has submitted any of his suggestions in writing yet. Terry replied that he is trying to figure out the clearest and best way to put them in writing.
- Correspondence: Planning Board/CEO 2025 stats. Nine meetings cancelled in 2025 due to lack of applications.
- Committee Reports:
 - G. Rivera reported that the Harbor Committee is talking about their budget and planning a replacement pier in Seal Harbor. They are also planning to repair the Grindle Point pier. They are looking for grants for both projects.

ISLESBORO PLANNING BOARD

REGULAR MEETING

MONDAY, FEBRUARY 9, 2026

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

- o G. Rivera reported that the Recreation Committee is talking about the budget. They would like to build a nice shelter with bathrooms at Maddie Dodge Field. The bathrooms will probably cost \$150,000, as they won't require a septic system.
- o D. Dyer added that the water at Maddie Dodge is currently not potable.
- Chair- Additional Business: None.

7. Adjournment of Meeting

Motion: To adjourn meeting at 5:33 PM by I. Jackson, seconded by G. Rivera. No Discussion. Motion passed, 5 yes, 0 no, Unanimous.

Respectfully Submitted,



Carrie Reed

