

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, MARCH 23, 2026
In- Person and Zoom Meeting at 5:00 PM, Town Office


4/13/26

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, and Anne Bertulli as a voting member.

Members Absent: Jennifer West, Scott de Grasse

Others Present: CEO Dave Dyer, Taylor Martens

Others Present via Zoom: Terry Cowan, Bob Achorn, Maynard (Eric) Tolman

2. Approval of Minutes of March 9, 2026, Regular Meeting.

Motion: To approve Minutes of March 9, 2026, 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. Maynard (Eric) Tolman, Map 19, Lot 24B, Application LU 05-26, to construct a three-season, three-bedroom cottage with deck on cement piers pinned to ledge, utilizing existing septic.
 - Application had been tabled for site review.
 - Site review completed, and all setbacks met easily.

Motion: To Approve Application LU 05-26, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

2. Permitting with Prock, Map 11, Lot 52A, Application LU 06-26, to construct an ADA-accessible pier system with granite supports, gangway, and float.
 - Application had been tabled for site review and receipt of Harbor Master's letter.
 - Site review completed, and all setbacks met.
 - Harbor Master's letter received. Proposed dock will not interfere with navigation.

Motion: To Approve Application LU 06-26, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

B. Development Review Ordinance

1. None.

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4. NEW BUSINESS

A. Land Use Ordinance

1. Michael Boucher, Map 27, Lot 12C, Application LU 07-26, to construct a 14' x 20' first-floor addition with bedroom and ADA bathroom utilizing existing 4-bedroom septic.
 - Applicant was not present.
 - D. Dyer stated the existing septic is for a 4-bedroom. The house is currently a 3-bedroom. This will be a mother-in-law addition.
 - D. Dyer stated the addition will be away from the well, and will have no problem meeting setbacks.
 - The board members agreed that a site review is not necessary.

Motion: Application LU 07-26 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 07-26, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: To Approve Application LU 07-26, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

2. Taylor-Made Builders for West Bay IV, LLC, Map 16, Lot 12, Application LU 08-26, to construct a two-story addition with screened porch and patio. No additional bedrooms.
 - D. Dyer stated that there is no problem meeting setback for this proposal.
 - Applicant Taylor Martens explained that this is an addition with no additional bedrooms.
 - The board members agreed that a site review is not necessary.

Motion: Application LU 08-26 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 08-26, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: To Approve Application LU 08-26, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

B. Development Review Ordinance

1. None.

5. OTHER BUSINESS

- CEO Report: None.
- People Wishing to Address the Planning Board: Eric Tolman, who attended late, asked if his permit had been approved. He requested that it be mailed.

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- Correspondence: Upcoming MMA Planning Board & Board of Appeals Webinar 4/16/26.
- Committee Reports:
 - G. Rivera reported that, in addition to the projects he talked about at the last meeting, the Recreation Committee would like to increase the size of the soccer field at Maddie Dodge Field. We need to get permission from an abutting landowner.
 - D. Dyer stated that the Land Use and Development Review fee schedules were removed from the Ordinance a few years ago. He reported that the Select Board is considering changing the fees and may be looking for input from the Planning Board. We have some comparisons from similar-sized towns in the area. Our fees are low, and haven't changed since 2009. D. Dyer will present the info at a Select Board meeting in April.
- Chair- Additional Business: None.

7. Adjournment of Meeting

Motion: To adjourn meeting at 5:23 PM by B. Schoppe, seconded by G. Rivera. No Discussion.
Motion passed, 5 yes, 0 no, Unanimous.

Respectfully Submitted,



Carrie Reed

