

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

APPROVED

3/23/26

**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, Scott de Grasse as a voting member, and Anne Bertulli as an alternate.

Members Absent: Jennifer West

Others Present: CEO Dave Dyer, Terry Cowan

Others Present via Zoom: Maynard Tolman

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

**Motion: To approve Minutes of February 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. None.

B. Development Review Ordinance

1. None.

4. NEW 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.
  - W. Huntington Evans stated she didn't see the measurement from the new structure to the middle of the road.
  - I. Jackson asked about the measurement of the well to the septic and leach field.
  - D. Dyer stated the well hasn't been installed yet. There is a proposed location on the plan, which has plenty of room. The well driller takes that into account.
  - Old County Road and Abrams Mtn Rd are both private roads. S. de Grasse pointed out that with the CMP transformer measurements, it's at least 250' to the road.
  - G. Rivera asked if the structure is going over the container that's there. Eric stated that it will be 75' away from the container.

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, MARCH 9, 2026

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

**Motion: Application LU 05-26 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 05-26, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 5 yes, 0 no, Unanimous.**

**Motion: To Table Application LU 05-26 for Site Review, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 5 yes, 0 no, Unanimous.**

G. Rivera and I. Jackson volunteered for the site review. Wed, March 18, 1:30pm.

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.
  - Applicant was not present.
  - It's a long gangway to compensate for ADA requirements.
  - I. Jackson asked if the area is resource protected. D. Dyer answered it is not.
  - I. Jackson stated that she doesn't remember having an endangered species form from the Inland Fisheries & Wildlife in any previous applications. D. Dyer replied that sometimes the DEP just lists it in their permit, with a no significant impact statement.
  - Maine DEP follows NRPA to the letter.
  - I. Jackson asked if this plan is on a proposed lot. D. Dyer answered that it is a legal lot that has been recorded with the registry of deeds.
  - I. Jackson asked if we need to be concerned about Apple Bartlett's driveway. D. Dyer replied that it is far enough away.
  - B. Schoppe asked about the Army Corps of Engineers. D. Dyer stated the Army Corps of Engineers is starting to step back. They're not as involved as they used to be.
  - B. Schoppe stated that we need a site review and Harbor Master's letter.
  - D. Dyer has reached out to Earl MacKenzie and is waiting to hear back from him.
  - D. Dyer stated he will make sure the site is staked.
  - S. de Grasse asked about the boundary survey and location of the proposed pier.
  - A. Bertulli stated that on attachment #9, it says the property is located at 502 700 Acre Island. D. Dyer stated that's probably a typo. Devon is also working on a project on 700 Acre Island, and he probably left that by mistake. All the NRPA paperwork has the correct information. B. Schoppe asked if this needs to be changed. D. Dyer stated he doesn't think so.

**Motion: Application LU 06-26 is complete, I. Jackson, seconded by W. Huntington Evans. Discussion as below. Motion passed, 5 yes, 0 no, Unanimous.**

- G. Rivera asked how the ramp incline (1" per foot) is measured, from high tide or low tide? B. Schoppe answered it's from platform to platform. S. de Grasse added that it's most likely at low tide, because that will be the extreme pitch.

ISLESBORO PLANNING BOARD

REGULAR MEETING

MONDAY, MARCH 9, 2026

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

- B. Schoppe stated that with the planned stair chair or other device along the ramp, it will be ADA accessible. Additionally, the Planning Board does not police ADA compliance for a private dock that will not be rented.

**Motion: Public Hearing is not necessary for Application LU 06-26, I. Jackson, seconded by G. Rivera. Discussion as below. Motion passed, 5 yes, 0 no, Unanimous.**

- S. de Grasse asked if the abutter needs to be notified. D. Dyer stated that she has been notified. He added that it's not a requirement for our end, but DEP notifies abutters.

**Motion: To Table Application LU 06-26 for Site Review and Harbor Master's letter, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.**

S. de Grasse and I. Jackson volunteered for the site review. Wed, March 18, 2:00pm.

B. Development Review Ordinance

1. None.

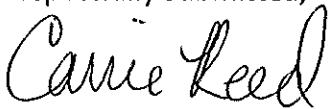
5. OTHER BUSINESS

- CEO Report: D. Dyer presented his report for January & February.
- People Wishing to Address the Planning Board: None
- Correspondence: None
- Committee Reports:
  - G. Rivera reported that the Recreation Committee would like to build a shelter with more updated bathrooms at Maddie Dodge Field, with access to the current water supply. They would like to put in a filter system to make the water potable. This will be done in phases. The committee is working on fundraising.
  - 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 5:38 PM by I. Jackson, seconded by W. Huntington Evans. No Discussion. Motion passed, 5 yes, 0 no, Unanimous.**

Respectfully Submitted,



Carrie Reed

