

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, APRIL 24, 2023  
In- Person and Zoom Meeting at 5:00 PM, Town Office



**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, Jennifer West, Gil Rivera, and Wendy Huntington Evans as a voting member.

Not Present: Vice-Chair Isabel Jackson and Roger Burke

Others Present: CEO Dave Dyer, John Oldham, Mike Clayton  
Via Zoom: James Cowan, DeWolf Emery, Craig Durkee

2. Approval of Minutes of March 27, 2023, Regular Meeting.

**Motion: To approve Minutes of March 27, 2023, as written, B. Schoppe, seconded by J. West. No discussion. Motion passed, 4 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. John Oldham, Map 32, Lot 11, Application LU 06-23, to build a 12' x 24' one-story addition to existing home for year-round bedroom with full bath connecting to existing 3-bedroom septic system.
  - D. Dyer stated that he found the septic design, and the system is more than adequate.
  - B. Schoppe noted that there was a variance put in for that when it was installed.
  - D. Dyer clarified that it was an LPI variance by B. Boardman, and it was State approved.
  - All members agreed that no site review is needed. Setbacks met.

**Motion: Application LU 06-23 is complete, J. West, seconded by B. Schoppe. No discussion. Motion passed, 4 Yes, 0 No, Unanimous.**

**Motion: Public Hearing is not required for Application LU 06-23, J. West, seconded by B. Schoppe. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

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**Motion: To Approve Application LU 06-23, J. West, seconded by B. Schoppe. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

**Motion: To take the agenda out of order, B. Schoppe, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

2. DeWolf Emery, Map 5, Lot 2, Application LU 08-23, to build a 66.5' x 37' 3-bedroom guest house on same lot as unfinished main house, using existing well. New septic approved.
- B. Schoppe explained the dimensions needed on the plot plan and asked if they can be provided by next meeting. D. Emery stated that he would have them within a couple days.
  - J. West asked if the applicant anticipates finishing the main house. D. Emery answered he does, but doesn't know when. The septic will be large enough for both houses.
  - Site review will be needed, pending the updated measurements.
  - J. West asked if this will stay on the same lot as the main house, or if he plans to subdivide. D. Emery stated it will all stay on one lot.

**Motion: To Table Application LU 08-23 for site review and pending plot plan with updated dimensions, B. Schoppe, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

**Motion: To return to the order of the agenda, B. Schoppe, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

3. Craig Durkee for Alex & Rachel Nevens, Map 15, Lot 40A, Application LU 07-23, to replace existing 3-bedroom home with a new 28' x 56' 3-bedroom home in a different location, using existing well and septic system.
- D. Dyer has looked over the septic design. It is adequate for this project.
  - J. West asked if a permit is needed to raze the old house. D. Dyer stated as far as he knows it is not needed. It would be ideal.
  - B. Schoppe requested a copy of septic design for the application.
  - Plot plan looks good.
  - New house will be farther away from waterfront than existing house.
  - Site review needed, as this will be a new house.

**Motion: To Table Application LU 07-23 for site review and copy of septic design, B. Schoppe, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

Wendy and Gil volunteered for the Emery site review. Jennifer and Wendy volunteered for the Nevens site review.

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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: Discussion of Maine LD 2003, new rules.
  - LD 2003 is set to become effective July 1<sup>st</sup>. We may need to implement parts of it by then.
  - The State is holding Q&A sessions via Zoom every Tuesday, 10:00 – 11:00
  - If we can have approved Affordable Housing, we can increase the density of the number of units allowed. They are requiring all municipalities to allow multiple dwelling units on lots where housing is allowed. Town Centers may be required to allow up to 4 dwelling units per lot, depending on wastewater disposal, shoreland zoning, and setbacks.
  - The Ordinance change may not happen before Town Meeting. We may need a Special Town Meeting.
  - Mike Clayton asked about the possibility of a Town Septic System.
  - Discussion about process within the Town.
  - Planning Board to hold a public workshop to discuss Ordinance changes.


**Motion: Planning Board to hold workshop to discuss the Housing Opportunity Program, Municipal Land Use and Zoning Ordinance Rule, J. West, seconded by B. Schoppe. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

- Workshop will be held Tuesday, May 2, 12:00pm.

6. Adjournment of Meeting

**Motion: To adjourn meeting at 5:54 PM by B. Schoppe, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

Respectively Submitted,

  
Carrie Reed

