

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, APRIL 7, 2025
In- Person and Zoom Meeting at 5:00 PM, Town Office


4/28/25

MINUTES

1. Call the meeting to order and Establishment of a Quorum

Vice Chair Isabel Jackson called the meeting to order and a quorum was established at 5:15 PM.

Members Present: Vice-Chair Isabel Jackson, Gil Rivera, and Wendy Huntington Evans (5:14)

Members Absent: Chair Bill Schoppe, Jennifer West, Trevor Blackford, and Anne Bertulli

Others Present: CEO Dave Dyer

Others Present via Zoom: Barbara Talamo, Brian Hauprich, Ethan Cayouette

2. Approval of Minutes of March 24, 2025, Regular Meeting.

Motion: To approve Minutes of March 24, 2025, as written, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

3. OLD BUSINESS

A. Land Use Ordinance

1. Dark Harbor Headlands, LLC, Map 13, Lot 40A, Application LU 09-25, to construct a stone path, stairway, pier, gangway, and float.

- Site Review has been completed; all setbacks met.
- Received letter of approval from Harbor Master. Pier and float will not unreasonably interfere with navigation.

Motion: Application LU 09-25 is complete, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

Motion: Public Hearing is not necessary for Application LU 09-25, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

Motion: To Approve Application LU 09-25, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

B. Development Review Ordinance

1. None.

4. NEW BUSINESS

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A. Land Use Ordinance

1. None.

B. Development Review Ordinance

2. Islesboro Affordable Properties, Map 17, Lot 9A, Application MD 01-25, to construct two duplexes, each 1575 sq ft.
 - Ethan Cayouette stated he has cleared the building site in the fully wooded lot. The driveways will be in soon, next month.
 - I. Jackson asked if the lot was split. Barbara Talamo stated that the lot was divided for the two duplexes. D. Dyer added that it hasn't been recorded as two lots, but that was a requirement of Maine State Housing.
 - Abutters have been notified.
 - D. Dyer has gone over the two septic plans and sees no reason he wouldn't approve them.
 - W. Huntington Evans asked if IAP would be landlords. D. Dyer stated that this is the reason it's going through Development Review.
 - Each building will have four bedrooms (two duplexes, two bedrooms each side).
 - The green line on the plan is the border of the project site.
 - There will be one well for both buildings.
 - Parking spaces: 2, 2, 6. The allowance is smaller, so they've gone above that.
 - Major or Minor? D. Dyer stated the square footage is above the limit (3,000) for minor. Other items qualify as minor.
 - I. Jackson asked about wetlands. D. Dyer stated that they are back further, closer to the preschool.
 - Each house is 1575 square feet, over 3,000 for both. Each unit is 750 sf.

Motion: Application MD 01-25 qualifies as Minor Development, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

Motion: Table Application MD 01-25 for Site Review, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

G. Rivera and I. Jackson volunteered for the site review. Tuesday, 4/15 at 11:00

5. OTHER BUSINESS

- CEO Report: None.
- People Wishing to Address the Planning Board: None.
- Correspondence: None.
- Committee Reports: None.
- Chair- Additional Business: None.

ISLESBORO PLANNING BOARD

REGULAR MEETING

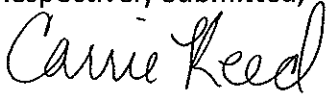
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7. Adjournment of Meeting

Motion: To adjourn meeting at 5:41 PM by I. Jackson, seconded by W. Huntington Evans. No Discussion. Motion passed, 3 yes, 0 no, Unanimous.

Respectively Submitted,

A handwritten signature in cursive script that reads "Carrie Reed".

Carrie Reed

