

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, MAY 12, 2025
In- Person and Zoom Meeting at 5:00 PM, Town Office


7/28/25

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 (5:04), and Anne Bertulli as a voting member.

Members Absent: Trevor Blackford

Others Present: CEO Dave Dyer, Ed Bacon, Ruth Bacon, Terry Cowan

Others Present via Zoom: Steve Pendleton

2. Approval of Minutes of April 28, 2025, Regular Meeting.

Motion: To approve Minutes of April 28, 2025, as written, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

3. OLD BUSINESS

A. Land Use Ordinance

1. None.

B. Development Review Ordinance

1. Islesboro Affordable Properties, Map 17, Lot 9A, Application MD 01-25, to construct two duplexes, each 1575 sq ft.

- B. Schoppe referred to the Findings of Fact draft, page 2, Criterium D. The standards have been met contingent upon requested landscaping plan.
- Landscaping plan received.
- I. Jackson pointed out that the signature lines need to include Anne Bertulli instead of Jennifer West.
- I. Jackson asked if the property is still on one lot, officially. D. Dyer stated that it is.

Motion: Approve Findings of Fact as amended for Application MD 01-25, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 5 yes, 0 no, J. West abstained.

Motion: Approve Application MD 01-25, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, J. West abstained.

See Findings of Fact document.

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4. NEW BUSINESS

A. Land Use Ordinance

1. Edward Bacon, Map 31, Lot 12, Application LU 15-25, to build a single-story addition, 12' x 16', to be used as a family room.
 - I. Jackson stated that there is plenty of distance between leach field and tank.
 - D. Dyer stated that the house meets setbacks, and the addition will also meet setbacks.
 - B. Schoppe stated this is a non-conforming lot, but the structure is conforming.

Motion: Site Review is not necessary for Application LU 15-25, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 6 yes, 0 no, Unanimous.

Motion: Application LU 15-25 is complete, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 6 yes, 0 no, Unanimous.

Motion: Public Hearing is not necessary for Application LU 15-25, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 6 yes, 0 no, Unanimous.

Motion: To Approve Application LU 15-25, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 6 yes, 0 no, Unanimous.

B. Development Review Ordinance

2. None.

5. OTHER BUSINESS

- CEO Report: None.
- People Wishing to Address the Planning Board:
 - Terry Cowan stated that the Losee appeal was lost, but the battle is not over. He feels the Planning Board made mistakes and omissions, in reading and processing the Development Review Ordinance. If a permit is granted in error, the project's non-conformance doesn't go away. The project is still in error, or in violation of the Ordinance. He asked if the Board has the stomach to think about mistakes made. There is confusion in the Ordinance, and Planning Board confusion in interpreting it. He suggested a change in the Ordinance to clarify the issues of frontage and roads.
 - B. Schoppe stated that two lawyers and the Board of Appeals agreed that the Planning Board did the right thing. He asked Terry to write out specific line items that he feels will require an Ordinance change. If they do, it could be done next year.
- Correspondence: None.
- Committee Reports: None.

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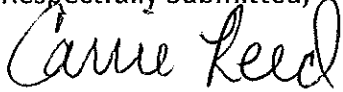
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- Chair- Additional Business: None.

7. Adjournment of Meeting

Motion: To adjourn meeting at 5:20 PM by G. Rivera, seconded by I. Jackson. No Discussion. Motion passed, 6 yes, 0 no, Unanimous.

Respectfully Submitted,

A handwritten signature in black ink that reads "Carrie Reed". The signature is written in a cursive, flowing style.

Carrie Reed

