

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, MAY 8, 2023
In- Person and Zoom Meeting at 5:00 PM, Town Office

APPROVED

5/22/23

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 5:02 PM.

Members Present: Vice-Chair Isabel Jackson, Jennifer West, and Wendy Huntington Evans as a voting member.

Not Present: Chair Bill Schoppe, Gil Rivera, and Roger Burke

Others Present: CEO Dave Dyer and Taylor Martens

Via Zoom: James Cowan and Craig Durkee

2. Approval of Minutes of April 24, 2023, Regular Meeting.

Motion: To approve Minutes of April 24, 2023, as written, J. West, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

Motion: To take the agenda out of order, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

4. NEW BUSINESS

A. LAND USE ORDINANCE

1. Taylor Martens for Antony Merck, Map 15, Lot 1, Application LU 14-23, to build a new 4-bedroom house with attached garage and apartment, and revise existing septic system.

- Taylor described that the new house is going in the same place as the old house.
- They will be using the Long Ledge driveway.
- Using existing well, adding on to the existing leach field.
- Adding a new septic tank, which will be closer to the house.
- Lot lines are well marked.
- Site review will be needed.

Motion: To Table Application LU 14-23 for site review, J. West, seconded by I. Jackson. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

Isabel and Jennifer volunteered for the site review. Tuesday, May 16, 1:00.

D. Dyer stated that Long Ledge is not a Town maintained road, so no escrow is needed.

B. DEVELOPMENT REVIEW ORDINANCE

1. None.

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Motion: To return to the order of the agenda, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

3. OLD BUSINESS

A. LAND USE ORDINANCE

1. 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.
 - Application had been tabled for site review and of the septic plan review. Site review done; all setbacks met.
 - D. Dyer received letter from Will Aldrich. He inspected the system and said it is capable of handling the proposed use.

Motion: Application LU 07-23 is complete, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 3 Yes, 0 No, Unanimous.

Motion: Public Hearing is not required for Application LU 07-23, I. Jackson, seconded by J. West. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

Motion: To Approve Application LU 07-23, contingent upon Town Road Escrow Policy, if work takes place between Dec. 15 and Jun. 15, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 3 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.
 - Site review done; all setbacks met. The property consists of two lots that total 50 acres.
 - House will be on a 27-acre parcel. The castle is on the other parcel.
 - D. Dyer stated that although property is on a Town dirt road, no escrow is needed; all equipment will arrive on a barge directly to the property.

Motion: Application LU 08-23 is complete, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 3 Yes, 0 No, Unanimous.

Motion: Public Hearing is not required for Application LU 07-23, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

Motion: To Approve Application LU 07-23, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

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B. DEVELOPMENT REVIEW ORDINANCE

1. None.

5. OTHER BUSINESS

- CEO Report: D. Dyer distributed his report for April.
 - I. Jackson asked if the complaints had been resolved. D. Dyer answered that the two tree-cutting incidents are in process. The boundary dispute is a civil matter.
 - I. Jackson asked if planting is ordered for people who clearcut illegally. D. Dyer answered that it depends on how much they cut. He has had people plant previously.
- People Wishing to Address the Planning Board: None.
- Correspondence: None.
- Committee Reports: New Subcommittee
 - Subcommittee members: Wendy, Roger, Isabel, Jennifer
 - Town Attorney Benjamin McCall will attend workshops on the 11th and 25th via Zoom.
 - At the workshop, there was discussion about whether to just refer to the Rules without inserting them into the Ordinance, but the general feeling was that we should amend the Ordinance.
 - Jennifer, Isabel, and Wendy will attend the DECD Q&A tomorrow.
 - Discussion about the process with the Planning Board and the Select Board.
 - We may need a new chapter for Affordable Housing, Tiny Houses, and modify the chapter on ADUs.

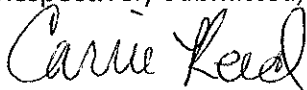
Motion by J. West to form a Subcommittee to Address LD 2003 and Chapter 5, the Housing Opportunity Program, Municipal Land Use and Zoning Ordinance Rule, with members being W. Huntington Evans, I. Jackson, J. West, and R. Burke, seconded by I. Jackson. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

- Chair- Additional Business: None

6. Adjournment of Meeting

Motion: To adjourn meeting at 5:31 PM by I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 3 yes, 0 no, Unanimous.

Respectively Submitted,



Carrie Reed

