

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.

Members Absent: Vice-Chair Isabel Jackson and Roger Burke

Others Present: CEO Dave Dyer, Lauren Bruce, Pete (Andrew) Anderson, Jan Harmen
Via Zoom: Terry Cowan

2. Approval of Minutes of June 5, 2023, Regular Meeting.

Motion: To approve Minutes of June 5, 2023, as written, B. Schoppe, seconded by W. Huntington Evans. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

3. OLD BUSINESS

A. LAND USE ORDINANCE

1. Angela Mawson, Map 32, Lot 1B, Application LU 16-23, to build a 14' x 30' 1-bedroom, 1 bath, single-family dwelling on piers, new septic & well.
 - Application had been tabled for site review.
 - Site review done and all setbacks met. Site was well marked.

Motion: Application LU 16-23 is complete, B. Schoppe, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

Motion: Public Hearing is not required for Application LU 16-23, J. West, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

Motion: To Approve Application LU 16-23, B. Schoppe, seconded by W. Huntington Evans. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

2. John Kauer, Map 25, Lot 16, Application LU 17-23, to build 20' x 30' garage with 1-bedroom apartment.

- Application had been tabled for site review.
- Site review done and all setbacks met. Site was well marked.
- J. West asked about the two structures mentioned. D. Dyer clarified that the house will be built in about a year, and will be a separate permit.

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, JUNE 26, 2023
In- Person and Zoom Meeting at 5:00 PM, Town Office

Motion: Application LU 17-23 is complete, J. West, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

Motion: Public Hearing is not required for Application LU 17-23, J. West, seconded by B. Schoppe. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

Motion: To Approve Application LU 17-23, B. Schoppe, seconded by W. Huntington Evans. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

B. DEVELOPMENT REVIEW ORDINANCE

1. None.

4. NEW BUSINESS

A. LAND USE ORDINANCE

1. Howard Krum, Map25, Lot 7, Application LU 26-23, to construct a 1-bedroom, single-story, off-grid cottage with deck on pre-cast concrete pilings; construct a single-story garage with solar panels; install septic system and well.
 - Septic system and driveway have already been approved. The well is in the plans.
 - J. West stated the application was very well done—clear and succinct.
 - B. Schoppe asked how off-grid this will be. Howard Krum stated that it will be 100% solar, with a propane generator backup.
 - The heat pump system will handle to -5 degrees, with an electric system backup for below that temperature. There will be a wood stove as well.
 - J. West pointed out that the flood plain map shows that this is in the VE Zone, which has high waves during storms, and alerted them not to get too close to the setback.
 - G. Rivera asked if the glass would be able to withstand high winds. Howard Krum answered that it is supposed to.

Motion: To Table Application LU 26-23 for site review, B. Schoppe, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

G. Rivera and J. West volunteered for the site review. Howard Krum will email D. Dyer when the site is staked out and ready.

B. DEVELOPMENT REVIEW ORDINANCE

1. None.

5. OTHER BUSINESS

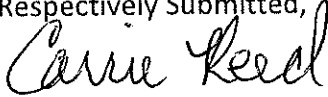
- CEO Report: None.

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, JUNE 26, 2023
In- Person and Zoom Meeting at 5:00 PM, Town Office

- People Wishing to Address the Planning Board: None.
- Correspondence: None.
- Committee Reports: New Subcommittee
 - J. West reported that the committee is still working on the Ordinance update regarding LD 2003. The committee has been discussing not requiring homeowner occupancy or covenants for ADUs. This will need approval of the Planning Board and Select Board.
 - Still talking about 800 square feet as a maximum 2-bedroom size, and 1 ADU per 1.5 acre lot.
- Chair- Additional Business:
 - The Municipal Building Project Committee addressed the Planning Board with an update on the Up-Island Public Safety Garage.
 - They have altered the plans and are turning the building 90 degrees, and will use the existing Junkyard road for the entrance/exit, due to finding a culvert where the original plan for a driveway was. The new driveway is completely on Town property.
 - Gartley & Dorsky is looking into who owns the road and who has easements.
 - J. West asked if the structure on the right-hand direction of the V is on Town property. G. Rivera clarified that it is not; the stake is before that building.
 - G. Rivera asked how many feet this will be from the original location.
 - The question is whether this change will require a new application, or if the current application can be amended. The Board decided an amended application is sufficient.
 - This will require another site review and new plot plan with dimensions.
 - Janet Anderson will send notice to the Houles and Berrys regarding the shared entrance.
 - Terry Cowan has volunteered to become a member of the Planning Board.
 - Terry gave a brief background of his experience on boards and committees. He has served on a conservation commission on Cape Cod, and a Board of Appeals in Camden.
 - J. West stated the important thing is to be well-versed in the Ordinances.
 - The Planning Board will put the proposal to the Select Board.

6. Adjournment of Meeting

Motion: To adjourn meeting at 5:30 PM by J. West, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

Respectively Submitted,

Carrie Reed

