

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

  
6/26/23

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

Members Absent: Jennifer West, and Roger Burke

Others Present: CEO Dave Dyer, Jan Harmen and Maynard Hall for Angela Mawson, John Kauer, and Owen Howell.

Via Zoom: None

2. Approval of Minutes of May 22, 2023, Regular Meeting.

I. Jackson pointed out a typo under the subcommittee report. "The" should be "they."

**Motion: To approve Minutes of May 22, 2023, as amended, I. Jackson, seconded by B. Schoppe. No further 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 with poured-concrete full basement, new septic & well.
  - Application had been tabled for more info on plot plan. Updated plan received.
  - Jan Harmen stated there will be no basement; the house will be on stilts/piers.
  - Well is 105' from septic.

**Motion: To Table Application LU 16-23 for site review, B. Schoppe, seconded by G. Rivera. 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 more info on plot plan. Updated plan received.
  - House will be 20' from garage in about a year.

**Motion: To Table Application LU 17-23 for site review, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

W. Huntington-Evans and G. Rivera volunteered for both site reviews, Tuesday at 3:00.

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B. DEVELOPMENT REVIEW ORDINANCE

1. None.

4. NEW BUSINESS

A. LAND USE ORDINANCE

1. None.

B. DEVELOPMENT REVIEW ORDINANCE

1. None.

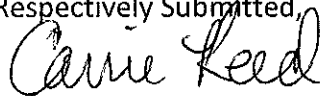
5. OTHER BUSINESS

- CEO Report: Dave Dyer submitted his report for May.
- People Wishing to Address the Planning Board: None.
- Correspondence: None.
- Committee Reports: New Subcommittee
  - I. Jackson reported that the subcommittee has a draft for the ADU ordinance changes.
  - Still having discussions about whether any landowner can have an ADU, rather than just year-round residents. They will be discussing maximum square footage.
  - The lawyer suggested minimum lease rental of 60 days for ADUs.
  - There's a change of language in the Land Use Ordinance for minimum lot size.
  - Town Center boundaries should be changed to follow property lines rather than district boundaries. Town Centers will be established as growth areas, and the Post Office Town Center will include the lots that were donated to Islesboro Affordable Properties.
- Chair- Additional Business: None

6. Adjournment of Meeting

**Motion: To adjourn meeting at 5:14 PM by I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

Respectively Submitted,



Carrie Reed