

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, AUGUST 11, 2025
In- Person and Zoom Meeting at 5:00 PM, Town Office


8/25/25

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, and Anne Bertulli as an alternate.

Members Absent: None

Others Present: CEO Dave Dyer, Michael Clayton

Others Present via Zoom: None

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

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

3. OLD BUSINESS

A. Land Use Ordinance

1. None.

B. Development Review Ordinance

1. None.

4. NEW BUSINESS

A. Land Use Ordinance

1. Michael Clayton, Map 17, Lot 5, Application LU 30-25, to build an addition to existing home, with first-floor entry and second-floor bedroom.

- Septic is on an easement from Fred Porter. It's a 4-bedroom system.
- D. Dyer stated that since 1972, all septic systems are at least 2-bedroom.
- I. Jackson asked if this is a non-conforming lot. Does it need a Form 2NC? Dave Dyer answered that it is non-conforming, which is why there are abutters' letters. It does not need a Form 2NC because the non-conformities predate the ordinance (1985).
- The proposed addition will not make it more non-conforming. Everything is within the required setbacks.
- All members agreed there is no need for a site review.

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Motion: Application LU 30-25 is complete, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: Public Hearing is not necessary for Application LU 30-25, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: To Approve Application LU 30-25, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

B. Development Review Ordinance

1. None.

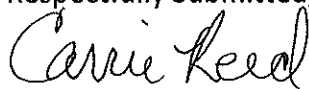
5. OTHER BUSINESS

- CEO Report: None.
- People Wishing to Address the Planning Board: None.
- Correspondence: None.
- Committee Reports: None.
- Chair- Additional Business:
 - Trevor Blackford has submitted his resignation from the Planning Board.
 - Notice of Select Board Public Hearing for CBDG Grant for Beacon Project.
 - This is a public service grant for the Beacon Project and Boardman Cottage, so they can get new kitchen equipment.
 - This does not affect the Planning Board, as there are no permits required.
 - D. Dyer explained that it's to show that the Planning Board agrees that the project is consistent with Islesboro's comprehensive plan and not out of compliance.
 - B. Schoppe will sign the letter.

7. Adjournment of Meeting

Motion: To adjourn meeting at 5:16 PM by G. Rivera, seconded by I. Jackson. No Discussion. Motion passed, 5 yes, 0 no, Unanimous.

Respectfully Submitted,



Carrie Reed