

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, AUGUST 12, 2024  
In- Person and Zoom Meeting at 5:00 PM, Town Office

APPROVED

8/26/24

**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.

Others Present: CEO Dave Dyer, Terry Cowan, Andy Staples, Trevor Blackford.

Others Present via Zoom: Steve Anderson

2. Approval of Minutes of July 29, 2024, Public Hearing & Regular Meeting.

**Motion: To approve Minutes of July 29, 2024, as written, I. Jackson, seconded by W. Huntington Evans. No discussion. Motion passed, 5 yes, 0 no, Unanimous.**

3. OLD BUSINESS

A. Land Use Ordinance

1. None.

B. Development Review Ordinance

1. David & Joan Losee, Map 31, Lot 5E, Application MD 01-24, to subdivide the lot into four parcels.
  - Postponed to next meeting, August 26, at request of the applicant.

4. NEW BUSINESS

A. Land Use Ordinance

1. Andy Staples for Becky Schnur, Map 24, Lot 1C, Application LU 37-24, to restructure first floor and add a second story, moving the bedrooms to the second floor.
  - Letter of Standing received.
  - Andy stated the Schnurs are adding a second level. It doesn't change the footprint, except that they're adding a small deck on the North end. All setbacks are good.
  - When they applied for a building permit originally, it was for a 2-story dwelling, but only one story was built.
  - Septic is designed for a 4-bedroom house, so it's plenty.

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- Moving bedrooms upstairs, not adding any.
- On application, 13 B and 13 C should be filled in. 13 B is 2 bedrooms. 13 C is 0 added bedrooms.
- It's about 1200 square feet now, and the proposed is 2480 sf (for #23 on application).
- The bumpout will be a deck on first floor, and a bay window on second floor.
- Site review not needed.

**Motion: Application LU 37-24 is complete as amended, I. Jackson, seconded by G. Rivera. No further discussion. Motion passed, 5 yes, 0 no, Unanimous.**

**Motion: Public Hearing is not required for Application LU 37-24, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 5 yes, 0 no, Unanimous.**

**Motion: To Approve Application LU 37-24, I. Jackson, seconded by G. Rivera. 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:
  - Terry Cowan is concerned about details the Planning Board and CEO may not be paying attention to, such as the 250' setback, the shoreland zone, the resource protection zone, etc. They have different standards.
    - The Town approved the new Up-Island Town Center. The standard was to reduce density by reducing lot size, to create more affordable housing. He doesn't believe there's an example of affordable housing created by the existing Town Centers. The 20,000 sf lot sizes can be reduced to 8,000 sf. He thinks it's double-dipping, and contrary to the Comprehensive Plan.
    - J. West explained that the 8,000 sf is applicable to affordable housing only, otherwise we stick with current Town Centers acreage requirements. In the Dark Harbor, we have to comply with the Shoreland Zone acreage requirements. Shoreland Zoning overrules everything.
    - I. Jackson added that everything has to meet septic requirements.
    - B. Schoppe added that we can't mandate that anyone create affordable housing.
  - Trevor Blackford is interested in filling the vacancy on the Planning Board. He would like to be more active in the community, trying to help with building affordable housing, and learning how decisions are made in Islesboro. He lives on Marshall Cove. His family moved to Islesboro in 2020 from Colorado, and came back full-time a little over a year

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ago. They have two girls, 10 and 6, in ICS. Works from home in the software industry. He is on the IMB committee and is active with the Energy Committee.

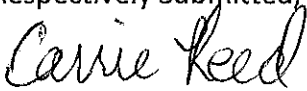
- Correspondence: Tom Dexter letter dated August 8, 2024 regarding the Losee subdivision application.
- Committee Reports: None.
- Chair- Additional Business:
  - Bill Schoppe stated he would like to recommend that the Select Board appoint Trevor Blackford to the Planning Board as an alternate member.

**Motion: To recommend the Select Board appoint Trevor Blackford to the Planning Board, B. Schoppe, seconded by I. Jackson. No Discussion. Motion passed, 5 yes, 0 no, Unanimous.**

6. Adjournment of Meeting

**Motion: To adjourn meeting at 5:26 PM by I. Jackson, seconded by G. Rivera. No Discussion. Motion passed, 5 yes, 0 no, Unanimous.**

Respectively Submitted,



Carrie Reed

