

ISLESBORO PLANNING BOARD

REGULAR MEETING

MONDAY, AUGUST 21, 2023

In- Person and Zoom Meeting at 5:00 PM, Town Office



**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 as a voting member, and Anne Bertulli as Alternate.

Members Absent: Roger Burke

Others Present: CEO Dave Dyer, Lauren Bruce, Pete (Andrew) Anderson, Jack & Anne Haley, Josh Conover

Via Zoom: Bill Lane (Gartley & Dorsky)

2. Approval of Minutes of August 7, 2023, Regular Meeting.

**Motion: To approve Minutes of August 7, 2023, as written, I. Jackson, seconded by B. Schoppe. No discussion. Motion passed, 5 yes, 0 no, Unanimous.**

3. OLD BUSINESS

A. LAND USE ORDINANCE

1. None.

B. DEVELOPMENT REVIEW ORDINANCE

1. Town of Islesboro, Map 17, Lot 17B, Application MD 01-23, to construct a new  $\approx$  4,500 SF health center building adjacent to the existing municipal building on Town property.
  - Application had been tabled for finalization of Findings of Fact.
  - J. West pointed out that on the first page, 3<sup>rd</sup> paragraph, it says August 8<sup>th</sup> and it should be August 7<sup>th</sup>. C. Reed will correct before printing.
  - Permit will need a condition regarding the apartment.

**Motion: Approve Findings of Fact in the matter of MD 01-23 as amended, I. Jackson, seconded by G. Rivera. No further discussion. Motion passed, 5 yes, 0 no, Unanimous.**

**Motion: To Approve Application MD 01-23 with a condition that the apartment in the new Health Center Building is to be solely for the use of the Health Center Staff and will follow Rules Governing Use in Chapter 496 of the Code of the Town of Islesboro, Use of Upstairs Space, J. West, seconded by I. Jackson. No discussion. Motion passed, 5 yes, 0 no, Unanimous.**

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, AUGUST 21, 2023  
In- Person and Zoom Meeting at 5:00 PM, Town Office

4. NEW BUSINESS

A. LAND USE ORDINANCE

1. Gartley & Dorsky for Jack & Anne Haley, Map 26, Lot 8, Application LU 34-23, to construct a pier, gangway, float, and stairs to the pier.
  - Application includes Department of Army Corp of Engineers approval, Submerged Land Application received, Bureau of Parks & Lands approval.
  - J. West asked about TWWH. Bill Lane answered that it is Tidal Waterfowl Wading Habitat. The location of the pier had to be adjusted because of comments from Fish & Wildlife.
  - J. West asked where the conservation land is located. Jack Haley answered that they took the plans to Steve Miller of the Islesboro Islands Trust, and he approved it before the applicants bought the property. They have gone through three different versions of the plan. Steve approved the original 250' because they could get 4' at low tide coming from the natural egress at the curve where there are steps going down. When Gartley & Dorsky did the survey, they had to go out 300' and move it east. The DEP said 250' is too long and in the wading bird territory, so it was moved to head north from the end of the point, which is right on the edge of the wading bird territory, and it was shortened to 164'. The three groups approved that.
  - The original conservation easement on the property stated no fixed pier. The applicants considered a floating pier, but environmental engineers said it would do more harm than a fixed pier. The applicants went to IIT and asked them to consider a modification. This is the most feasible, environmentally friendly location for the pier. DEP Permit lists the final dimensions. The spot for the landing only has dead trees. Most of the property is in conservation easement.
  - J. West checked with Maine Department of Marine Resources, and there are no aquaculture leases in proximity.
  - D. Dyer stated the Harbor Master has reviewed the application and approves it; we are awaiting the written letter.
  - The DEP Permit is good for 4 years. The Submerged Land Lease is good for 30 years.

**Motion: To table Application LU 34-23 for site review and Harbor Master approval, B. Schoppe, seconded by G. Rivera. No discussion. Motion passed, 5 yes, 0 no, Unanimous.**

J. West and I. Jackson volunteered for the site review. G. Rivera said he could go also.

B. DEVELOPMENT REVIEW ORDINANCE

1. Town of Islesboro, Map 32, Lot 6, Permit MD 03-22, Up-Island Public Safety Garage, site review for revised plan.
  - New site plan received.
  - I. Jackson asked why they have to build a new road. P. Anderson answered that they want to straighten it for better sight lines, and also so it's all on Town property.

ISLESBORO PLANNING BOARD  
REGULAR MEETING  
MONDAY, AUGUST 21, 2023  
In- Person and Zoom Meeting at 5:00 PM, Town Office

- The property has been staked.
- J. West asked if there are any changes to building plan. Bill Lane answered that the footprint is the same.

**Motion: To table Permit MD 03-22 for site review, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 5 yes, 0 no, Unanimous.**

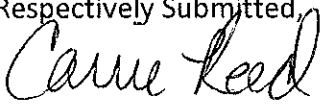
G. Rivera and I. Jackson volunteered for site review, Wednesday at 5:00.

5. OTHER BUSINESS

- CEO Report: None.
- People Wishing to Address the Planning Board: None.
- Correspondence: None.
- Committee Reports:
  - I. Jackson reported that she met with Jen Hayden, who is looking into writing grants, possibly for ordinance changes. The state is paying for mandated changes, but we could get a grant for an intern or island fellow to help with other ordinance changes. Grants could also reimburse for attorney expenses for ordinance changes.
  - The Groundwater Committee meeting is coming up. We want to consult with them to make sure the addition of ADUs isn't going to have a negative impact on our aquifer.
  - The subcommittee will have a meeting in September when Jon Kerr can attend.
- Chair- Additional Business: None

6. Adjournment of Meeting

**Motion: To adjourn meeting at 5:36 PM by B. Schoppe, seconded by G. Rivera. No Discussion. Motion passed, 5 yes, 0 no, Unanimous.**

Respectively Submitted,  
  
Carrie Reed

