

9/15/23

MINUTES

1. Call the meeting to order and Establishment of a Quorum

Vice Chair Isabel Jackson called the meeting to order and a quorum was established at 5:02 PM.

Members Present: Vice-Chair Isabel Jackson, Jennifer West, Gil Rivera, and Anne Bertulli as a voting member. Chair Bill Schoppe was late at 5:15.

Members Absent: Roger Burke and Wendy Huntington Evans

Others Present: CEO Dave Dyer and Terry Cowan

Via Zoom: Jack Haley, Anne Haley, Elizabeth Hayden, Julie Butler, Henry Warren

2. Approval of Minutes of August 21, 2023, Regular Meeting.

Motion: To approve Minutes of August 21, 2023, as written, A. Bertulli, seconded by J. West. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

3. OLD 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 had been tabled for site review and Harbormaster approval.
 - Harbormaster letter received, and site review done. All setbacks met.
 - All permits are in order.

Motion: Application LU 34-23 is complete, I. Jackson, seconded by J. West. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

Motion: Public Hearing is not required for Application LU 34-23, J. West, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

Motion: To Approve Application LU 34-23, J. West, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

B. DEVELOPMENT REVIEW ORDINANCE

1. None.

4. NEW BUSINESS

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, SEPTEMBER 11, 2023
In- Person and Zoom Meeting at 5:00 PM, Town Office

A. LAND USE ORDINANCE

1. Henry Warren & Julie Butler, Map 26, Lot 4, Application LU 38-23, to build a 30' x 32' addition to existing one-bedroom structure, with wood frame over concrete foundation and basement. Addition will tie in to existing well and septic.
 - Dave Dyer stated the septic design is sufficient to add the extra bedroom.
 - All setbacks have been met with the existing structure. Not enlarging the footprint much. All setbacks are well within.
 - They will only take out trees near the structure.
 - 250' from high tide, 60' from one boundary and 40' from the other.
 - Site review not required for an addition unless it's closer to shore.

Motion: Site review not required for Application LU 38-23, I. Jackson, seconded by G. Rivera. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

Motion: Application LU 38-23 is complete, J. West, seconded by I. Jackson. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

Motion: Public Hearing is not required for Application LU 38-23, I. Jackson, seconded by J. West. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

Motion: To Approve Application LU 38-23, contingent upon Islesboro's Road Escrow Policy, effective Dec. 15 – Apr. 15, I. Jackson, seconded by J. West. No discussion. Motion passed, 4 yes, 0 no, Unanimous.

Dave Dyer explained the escrow policy to Julie Butler and Henry Warren.

B. DEVELOPMENT REVIEW ORDINANCE

1. None.

5. OTHER BUSINESS

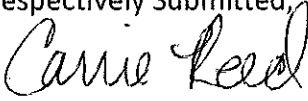
- CEO Report: None.
- People Wishing to Address the Planning Board:
 - Terry Cowan stated that the Board approved a permit for a dock (LU 34-23) in one of the most environmentally-sensitive areas on the island. It is clearly labeled on the Resource Protection Map as a sensitive area. He is concerned about the lack of review.
 - J. West explained that the DEP was involved and had the applicants move the dock out of the most sensitive area, and it met all DEP criteria. The Planning Board has no jurisdiction over that aspect.
 - T. Cowan stated the Planning Board has jurisdiction over access to it and the dimensions. The McNeil Family Trust put a conservation restriction on the land, stating there will be no docks or piers, or no new structures.

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- I. Jackson explained that the applicants worked with IIT and amended the conservation easement. That is between those two parties.
- T. Cowan is concerned that the conservation restriction that the McNeil family put on the lot was meant to preserve it in perpetuity. All that documentation deserves the Board's attention and respect.
- I. Jackson stated she spoke with Steve Miller at IIT about it. The DEP also considered the resource protection area and had the applicant adjust the plan.
- Correspondence: None.
- Committee Reports:
 - The LD 2003 subcommittee will meet next Tuesday with the Groundwater Protection Committee.
- Chair- Additional Business: None

6. Adjournment of Meeting

Motion: To adjourn meeting at 5:23 PM by I. Jackson, seconded by G. Rivera. No Discussion. Motion passed, 5 yes, 0 no, Unanimous.

Respectively Submitted,

Carrie Reed

