

10/16/23

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, Jennifer West, Gil Rivera, Roger Burke, and Anne Bertulli as an alternate.

Members Absent: Wendy Huntington Evans

Others Present: CEO Dave Dyer and Rick Rogers

Via Zoom: Terry Cowan, Robert Kochan

2. Approval of Minutes of September 11, 2023, Regular Meeting.

Motion: To approve Minutes of September 11, 2023, as amended, I. Jackson, seconded by B. Schoppe. Spelling of "McNeil" to be corrected in visitors' comments. 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. None.

B. DEVELOPMENT REVIEW ORDINANCE

1. Islesboro Affordable Property, Map 17, Lot 9A, Application MD 02-23, to develop two 930-sf 3-bedroom/2-bathroom single family homes to be offered as low-moderate income rental units.
 - Rick Rogers clarified that each building has a 930-sf footprint
 - Two subsurface wastewater septic designs. The field is near property line, but still at 15'.
 - The well will be shared between the two houses.

ISLESBORO PLANNING BOARD
REGULAR MEETING
MONDAY, SEPTEMBER 25, 2023
In- Person and Zoom Meeting at 5:00 PM, Town Office

- J. West asked if the water has been tested for potability. Rick answered that he is unsure. The well has been there since 2011-12. There's an old septic tank and field that will be removed.
- IAP to own property as whole unit? Rick explained that the three lots that were transferred are now considered one lot. He intends to eventually have 4 houses after the property is included in the Town Center, which is he is advocating for. He does not intend to subdivide.
- J. West asked if he could rotate the placement of the houses to take advantage of solar. R. Rogers stated it's too tight, as he is avoiding wet areas and cutting down more trees. He may put a solar array in the field someday.
- R. Rogers explained changes in the floor plans to accommodate better placement of doors. These will be modular homes.
- Utilities will be underground.
- Reeby Road is not paved. It's a private road.
- J. West asked if he needs to go through the Fire Marshall for rentals. D. Dyer answered that these are individual homes as opposed to apartments above a business. These will be inspected by Maine Housing Authority every three years.
- Abutters have been notified.
- IAP is allowed under Maine Housing Authority guidelines to rent these houses up to 120% of Area Median Income (around \$70,000) at the time of occupancy.

Motion: Application MD 02-23 qualifies as Minor Development, R. Burke, seconded by G. Rivera. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: Public Hearing is not required for Application MD 02-23, B. Schoppe, seconded by I. Jackson. No discussion. Motion passed, 5 yes, 0 no, Unanimous.

Motion: Table Application MD 02-23 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.

5. OTHER BUSINESS

- CEO Report: D. Dyer submitted his report for August.
- People Wishing to Address the Planning Board: None.
- Correspondence: None.
- Committee Reports:
 - J. West reported that the LD 2003 subcommittee met with three members of the Groundwater Protection Committee, and had a good discussion.
 - We're going to try to speed up the frequency of the meetings. Next one is on Oct. 3.
 - The Groundwater Committee is trying to get funds for another study, and check to see what other single aquifer towns in Maine are doing.

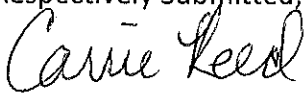
ISLESBORO PLANNING BOARD
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- Swimming pools and fire suppression tanks take 30,000 – 50,000 gallons.
- Chair- Additional Business: None

6. Adjournment of Meeting

Motion: To adjourn meeting at 5:37 PM by J. West, seconded by G. Rivera. No Discussion. Motion passed, 5 yes, 0 no, Unanimous.

Respectively Submitted,



Carrie Reed

