

Isle au Haut Planning Board Minutes
September 24, 2021

Members Present:

Wendell Chamberlain (Chair), Dan MacDonald, Tucker Runge, Mike Delchamp, Mike Fedosh

Members of the Public Present: Matthew Skolnikoff, enforcement officer

The Meeting was called to order at 6:10 pm

Approval of minutes: No draft minutes were presented for review.

New Permit Applications:

- Tim Vallilee, 304 Main Rd : The applicant had provided an architectural rendering and hand-sketched location map for a proposed garage on his residential lot. The applicant provided a subsequent email stating that the application was not complete and suggested that it should be tabled until spring 2022. Matthew S. stated that prior erosion problems had been resolved by the applicant to his satisfaction. The Board concluded that plans and architectural renderings shall be provided for the application. The Board can issue a conditional approval upon receipt and review of the requested information. Motion was made and the **application was approved 5-0.**
- Ben Howe, Tax Map 3, Lot 7, 1 Hall Cottage Lane. The application is for the conversion of an existing garage into a 1-bedroom guest cottage. The cottage will include a new toilet and shower with the plumbing connected to the existing septic system. Included septic plans show the system designed for a 2-bedroom residence. The main residence is 1-bedroom so the septic system can handle the proposed garage bathroom addition. It was noted that the main residence's kitchen drain discharges onto the ground via a pipe coming out of the wall. The Board will want the drain connected to the septic. The subject property receives its potable water from a well located on the adjacent Tully property and that the applicant has 2 years to develop a water source on the subject property. Tucker R. indicated that a well does exist next to the residence but that it has a high iron content. The Board has no input on the water source. Motion was made for approving a change of use for the existing garage structure pending connection of the existing kitchen drain to the septic and that the plumbing work will follow all plumbing codes. The **application was approved 5-0.**

Permit Violation Penalties: The Board discussed with Matthew S. the matter of applications being submitted to the Board after proposed work has begun. Matthew recommended a monetary penalty for applications submitted after initial construction. Dan Mac. stated that proposed penalties would have to be presented at the annual town meeting for discussion and a vote. The Board agreed with Matthew to work on a draft of possible violations and penalties.

Meeting concluded: 6:45pm

Respectively Submitted,
Michael S. Fedosh, Secretary