

Isle au Haut Planning Board Minutes
September 21, 2022

Members Present:

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

Members of the Public Present: None

The Meeting was called to order at 7:00 pm

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

Officer Election: Chairman Chamberlain stated that the meeting was the first for 2022 and that officers need to be elected. Chamberlain and Fedosh indicated their willingness to continue the Chairman and Secretary responsibilities, respectively. **Motion was approved 5-0.**

Past CEO Permit : CEO Skolnikoff summarized his issuance of 2022 CEO permits.

- Point Lookout Shed. A storage shed near the caretaker house had been constructed under a CEO permit. The Association was informed that a Planning Board permit was also needed. A permit application was submitted to the Board in May and on May 25th the **application was approved 5-0.**
- Hall Cottage: A new garage and culvert were constructed under a CEO permit. Subsequently, runoff was causing erosion of the disturbed soil near the garage which flowed down to the house, causing erosion. The contractor was instructed to refill the eroded areas and install features to control the runoff. The CEO inspected the area before the meeting and said the problem had been resolved about 85%. There is no erosion around the house or near the ocean. Eroded soil is still being deposited on the lawn. More runoff channels and abatement measures need to be constructed to stop the remaining erosion. A post-construction permit was issued for a boardwalk to the house which will be lengthened.
- McLaughery House: The CEO spoke with the property owner and indicated that he was knowledgeable about ground disturbance and erosion control. Unpermitted work had been performed for lawn grading, runoff controls and tree removal in the shore protection zone but proper erosion control was included with the work. The owner mentioned possible future work for a roof above the front door entry and a rear poach and roof and was informed that Planning Board approval was needed for the work.
- Drew Shed: A new shed was constructed under a CEO permit which generated a letter from the road commissioner. In the letter, it was claimed that the shed was too close to the road and impacted the site line. The CEO later measured and found the shed to be over 10 feet off the road, per the permit. Existing bushes and rock fence within 10 feet of the road will be removed to improve the site line.

- Wortham House: The CEO will visit the construction for permit compliance.

Previously Approved Permits:

- Small House: The Board had been made aware in July of a location change for the house. The change was to allow for gravity flow to the unchanged septic location on the opposing side of the existing road. It was noted that the road is private, leading to an ICDC house. Digging up the road for the septic installation will require working with the ICDC. Motion was made and the amended **application was approved 5-0** pending a signature on the expired septic permit.

New Permits:

- Cogan, Map 16, Lot 2, Porch Addition: The application is for a porch addition to an existing home. The Board found the application satisfactory, a motion was made, and the **application was accepted 5-0**.

Upcoming Permit Applications: The Chairman informed the Board of the following activities:

- Broad Band Tower
- ICDC Shraeder house conversion to 2-family
- Potential Community Center: A concept for a community center “hub” was presented in a letter to the Board. The building would be near the dock but not in the shoreland zone. The building will be on a donated 2-acre parcel of the Hastings property and will include a café and two year-round apartments. The Board could not provide detailed commentary without knowing the actual proposed location. The CEO noted that a large septic system and deep public well would be needed for the hall, café, and apartments. It was suggested that a site planner and septic designer be retained to develop a plan.

The meeting was concluded with acknowledgement of meeting on October 20th to approve the Cogan permit and potentially review a signed Small septic permit.

Meeting concluded: 7:55pm

Respectively Submitted,
Michael S. Fedosh, Secretary