

Isle au Haut Planning Board Minutes  
February 28, 2023

Members Present:

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

Members of the Public Present: Ellie Kastanopolous, Bob Olney (ICDC representatives)

The Meeting was called to order at 6:00 pm

Approval of minutes:

Review of the draft minutes from the Oct. 13, 2022 meeting was postponed for a future meeting.

Old Business:

- Mclaughery front porch roof addition. The Board had previously reviewed the application and had noted that there was no addition to the building footprint area. **The Board approved the application without a vote.**
  
- Leeland Small building permit. The Board had previously reviewed the application and had noted that there was a shift of the building footprint and no change in the septic plan. The Board had previously recognized a need to address runoff and that a pipe would need to be installed beneath a private road leading to an ICDC residence. The matter would need to be resolved with the ICDC who had representatives present at the meeting. **The Board tabled the application** until the drainage pipe was resolved with the ICDC.

New Business:

1. ICDC renovation and construction applications
  - a. Miss Lizzie House, Map 10, Lot 26: The application is for the renovation of the existing structure. There is no change in the building's footprint area. **The Board approved the application 5-0.**
  
  - b. Head Harbor School House, Map 5, Lot 3: The application is for an addition to the existing structure of a bathroom and second bedroom and the installation of a septic system. The Board reviewed the building and septic plans and found no concerns. The septic footprint area is away from the adjacent stream and potable well. **The Board approved the application 5-0.**
  
2. Schrader House, Map 2, Lot 39: The application is for a conversion of the structure into duplex housing. The Board discussed whether a duplex fell under the 2016 mother-in-law ordinance and the upcoming LD 2003 legislation for increased housing density. The septic plan and interior development plans were reviewed. The septic plan required an additional tank added to the existing system. It was noted on the septic plan that a new

potable well was needed and that there were issues with the present well's water quality and quantity. The Board concluded that its application approval required approval by the plumbing code officer of the new well. It was noted that the second floor access was through the first floor utility room and a question was raised on the first floor resident locking the exterior door. It was suggested that an exterior second floor access was needed for fire safety and occupant security for both units. Kastanopolous stated that no locks were part of the planning and that it was an Isle au Haut residence where occupants would share access. The Board concluded that the plan needed to meet the requirements of the Fire Code concerning the exterior upstairs access. **The Board approved the application 5-0.**

3. DeWitt Greenhouse, Map 5, Lots 14 & 15: The application is for a proposed 10' x 20' greenhouse on raised sills above grade. The structure's footprint is within the shoreland zone, however, it is on the landward side of the existing house. **The Board approved the application 5-0.**
4. Code Enforcement Officer (CEO) Status: Chamberlain reported that the CEO officer, Skolnikoff, had not completed the required certification training and had resigned. The Planning Board will have to substitute for the CEO responsibilities.

Meeting concluded: 6:53pm

Respectively Submitted,  
Michael S. Fedosh, Secretary