

Isle au Haut Planning Board Minutes  
May 12, 2023

Members Present:

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

Members of the Public Present: none

The Meeting was called to order at 7:03 pm

Election of Officers:

Chamberlain called for the election of Planning Board officers. He proposed the *status quo* of Chamberlain as chairman and Fedosh as secretary. The officer slate was **approved 5-0**.

Approval of minutes:

The draft minutes from the April 3, 2022 meeting were not available for review. A motion was made to approve the draft that Fedosh emailed to the Board members after the April 3<sup>rd</sup> meeting. The draft minutes were **approved 5-0**.

Old Business:

1. 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 initially approved the application at its February 23, 2023 meeting. **The Board approved the application 5-0.**
2. Chapman Garage, Map 16, Lot 16: The application is for a proposed 42' x 26' 3-car garage. The Board initially approved the application at its April 3, 2023 meeting. **The Board approved the application 5-0.**
3. Small House, Map 2, Lot 40: The revised application was reviewed at the Board's July 29, 2022 meeting. A relocation of the house footprint also included a new drainage pipe beneath a private road leading to an ICDC house. The Board concluded at the July meeting that no vote shall be taken until the Road Commissioner reviewed the pipe crossing. The application was revisited during the February 28, 2023 meeting. ICDC members were in attendance and the pipe crossing the ICDC access road was cited. The Board tabled the matter until the ICDC assessed the road crossing. The application's open status was presented at this meeting. It was acknowledged that the subject house was well under construction. The Board commented that Runge was the recently appointed Road Commissioner and that he could assess the drain pipe matter. A motion was made to approve the Small application. **The Board approved the application 5-0.**
4. McLaughry Porch, Map 15, Lot 6: Chamberlain noted that there was evident runoff erosion evidence on the property after it was cleared. Erosion controls would help but

they would only be a temporary remedy. Vegetation would be a permanent solution. Chamberlain will contact the property owner and recommend vegetation to remedy the situation.

#### New Business

1. Planning Board ordinance and procedures discussion: The Board revisited the status of ordinances. Fedosh was going to resend his findings from state government agencies and the Maine Municipalities Association (MMA) to the Board. Chamberlain recommended monthly Board meetings as a way to eliminate tracking down members for random meeting dates. It was agreed to have meetings on the 2<sup>nd</sup> Tuesday of each month. Fedosh will create the meeting date list and post it.
  
2. Upcoming Business: Chamberlain mentioned an application for the landing of the new broadband cable. It was noted that the cable was currently under review by the Army Corps of Engineers. Chamberlain also mentioned that William Barter was planning to upgrade an existing outbuilding on his property for habitation by his son when he visits. Chamberlain and Delchamp are helping Barter with preparing the Planning Board application for the proposed work.

Meeting concluded: 7:28 pm

Respectively Submitted,  
Michael S. Fedosh, Secretary