

Isle au Haut Planning Board Minutes  
March 12, 2024

Members Present:

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

Members of the Public Present: John Karns

The Meeting was called to order at 7:00 pm

The meeting began with Karns asking pre-application questions on what information is needed on the application. He owns Lot C next to the Sisk property at Coombs Mt area.

Approval of minutes:

The draft minutes from the Dec 11, 2023 meeting were reviewed. Runge made first motion, MacDonald second, to approve the draft. The draft minutes were **approved 5-0**.

Old Business:

1. Town of Isle au Haut, Map 16, Lot 11 (IaH School): The application is for the landfall of a new fiber optic cable. **The Board approved the application for the cable landing 5-0 at the December 2023 meeting.**
2. Isle au Haut Power Company, 16, Lot 11 (IaH School): The application is for the landfall of a new electric cable. **The Board approved the application for the cable landing 5-0 at the December 2023 meeting.**

Runge and MacDonald stated that they met on January 9<sup>th</sup>, the planned meeting date for the Planning Board, however no other Board members were present. Both approved the two applications. The entire Board discussed whether a second vote was needed for the applications. Chamberlain stated that the Board had found no issues in December and that the application approval was good.

New Business:

1. Terri Patchen, Map 2, Lot 16B, Rich's Cove: The application is for a new 12ft x 16ft shed located next to an existing shed. Chamberlain noted that the proposed shed is under 200 sq. ft, only requiring a CEO approval. Since there is no CEO the Board will review the application. The Board did not see any issues with the plan. **The Board approved the application 5-0.**
2. Lee Davis, Map 4, Lot 2B : The application is for the renovation and expansion of the existing boat house on the Long Pond shoreline. The building is within the Shoreland Zone and can be restored and have an expansion less than 30% of its current volume. The applicant stated that the expansion would be for the storage of a gas-powered vehicle. Chamberlain referenced Section M, Water Quality Protection, of the Town Ordinance which prohibited the storage of hazardous materials or chemicals that could enter surface waters. The Board concurred that the vehicle could not be stored in the building. Chamberlain stated that with the vehicle storage denial, he will ask the applicant whether the expansion is still necessary. If so, a formal permit application with map plan would be required. If an expansion was not necessary, rehabilitation of the existing building would not need Board approval.

3. 2024 Items Potentially Coming Before the Planning Board

Chamberlain stated that LD2003, allowing increased lot densities for more affordable housing, will become law in July. He indicated that there are webinars led by the MMA and Island Institute about the upcoming law to educate municipalities. Delchamp indicated that up to 2 more buildings would be allowed on a lot. The Board stated that the existing mother-in-law 600 s.f. max. additional lot structure partially satisfied LD2003.

The Board discussed the many ideas proposed for the Hastings 2-acre lot. The Board agreed that one plan has yet to be decided and submitted to the Board. The Board agreed that a person of standing needed to submit the application, which at the moment is the lot owner Hastings. A MMA statement was reviewed by the Board that indicated that a vote at the town meeting was required to change existing zoning. The Hastings lot is currently zoned for residential use. The Board agreed that only the town meeting would count and that a special meeting would not qualify for a vote. The Board mentioned that 4 buildings were proposed on the lot. All agreed that this would become a plumbing code issue, regardless of potential LD2003 requirements.

It was mentioned that the Wilsons at Head Harbor may be looking to replace their existing garage, which is currently in the Shoreland Zone.

Meeting ended 7:58 pm

Respectively Submitted,

Michael S. Fedosh, Secretary