

Isle au Haut Planning Board Minutes  
April 3, 2024

Members Present:

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

Members of the Public Present: None

The Meeting was called to order at 7:03 pm

Approval of minutes:

The draft minutes from the March 12, 2024 meeting were reviewed. The draft minutes were **approved 4-0**.

Old Business:

1. Terri Patchen, Map 2, Lot 16B: The application is for a new utility shed. **The Board approved the application 4-0.**

New Business:

1. State Comprehensive Plan Grant letter of support. Fedosh explained how he received an email from Alex Zipparo the Island Institute asking the Planning Board to sign their shell letter of support to the State. He said the email and letter were vague and without detail. Fedosh indicated that he contacted Peggi Stevens, First Select Person, to find out whether the Select Board were working with the Island Institute on a grant application. Stevens said the Select Board were working with Zipparo to obtaining DOT funding for the roads, however, the need was not in a grant category. Instead the Select Board chose to obtain state funding for updating the comprehensive plan. Zipparo responded to Fedosh questions and indicated that the Hancock County Planning Board was targeted to perform the comprehensive plan update for \$30K. The Planning Board felt that having the comprehensive plan updated by a contractor with state funding took a burden off the island residents. **The Board approved the application 4-0.**
2. PoCo, Map 16, Lot 9A (Power Company office): The application is for the addition of a trailer residence on the property. A new manager is taking over responsibilities in April before any other residential option decisions are made. At the time of the application the manager had no housing. The Board questioned the duration of the manager living in the trailer, whether the trailer's habitation would continue if there was other housing available, and what would happen to the trailer if the manager moved into rental housing. The Board noted that the lot is undersized already and that there was no room for the trailer. The Board also noted that the septic was designed for an office and not for full-time residential use. The PoCo septic location also meant that the adjacent ICDC house could not have a water well. It was recommended that Fedosh send an email to the ICDC staff requesting an accelerated review of the manager's housing application and potentially avoid the PoCo lot as an option. **The Board denied the application 4-0.**

3. Hastings, Map 15, Lot 20: The property owner's agent submitted a draft development plan for the Board's review and discussion with the intent that the Board would indicate potential needs or satisfaction for a future formal plan. The Board reviewed a surveyed Site Plan, septic design plan, building interior plans and the municipal ordinances. The Board indicated that the zoning allowed for the potential land uses and that no town vote to change the lot zoning was necessary. The upcoming LD2003 affordable housing law allowed the two proposed rental apartments on the lot and that there could not be any additional affordable housing structures. The future application would need to state whether the apartments meet the LD2003 "affordable" requirements. In the ordinance Section VI.G.2 stated that one primary use on the 2-acre lot is allowed. The proposed store building would be a second primary use and would need 2 additional acres. Currently, the 2-acre lot cannot hold the store due to the small lot size. In the ordinance Section V stated that the proposed service/entertainment facility cannot have more than 50 people onsite at one time.

A formal application needs to state the actual person/entity in standing. If the applicant is the current owner, legal documentation must show how ownership will be transferred to the future lot owner. The Board commented on how the proposed building uses keep changing in public presentations over the past 2 years. The application would state the actual proposed building uses. The Board cannot comment on the proposed utilities until it knows the uses. The Board noted the proposed community center included a restroom and laundry. Are these rooms limited to the apartment residents or are they open for public use? If for public use, the restroom would become the public toilet for all boat passengers coming and going. The utilities are not designed for public use of the two proposed rooms. The septic plan has a 600 gal/day capacity.

The Board referenced Section VII of the ordinance that the future applicant needs to hire a consulting firm to prepare the application that will document the proposed application requirements including land uses, water and septic demand, and well classification per state requirements.

Fedosh was going to generate a draft reply to the applicant that would incorporate the Board's comments. Chamberlain would work on the draft and present it to the other Board members for review.

Meeting ended 8:28 pm  
Respectively Submitted,  
Michael S. Fedosh, Secretary