

Isle Au Haut planning Board
Minutes of the Meeting of January 30, 2013

Present: Bill Clark, Steve Shaffer, Al Gordon, Dan MacDonald, Tina Tully

Minute of the meeting of July 15, 2012 were read and accepted. (5-0)

The board voted (5-0) to accept the application of Michael Fedosh and Ellen Scrivani to build a house on their property on the east shore of Isle Au Haut north of Boom Beach. The floor plan indicates that the house will have pressurized running water and two bedrooms. The accompanying septic plan is sized at 270 gal/minute, which is adequate for three bedrooms. A description of the footprint of the house is as follows:

The proposed Fedosh residence on Isle au Haut has a total square footage of 1,802 sq.ft. finished interior space. The buildings L-shaped footprint consists of 1,339 sq.ft. of conditioned space divided into two wings (approximately 20' x 50' and 20' x 30') as well as an additional 717 sq.ft. of decking. The proposed building is set back approximately 290 feet from the mean high tide line.

Because the board is unsure of the meaning of one dotted line on the drawings, the board asks to be assured that the septic system is located on the property of Michael Fedosh and Ellen Scrivani.

The board voted (5-0) to submit an article for the warrant for the 2013 Isle Au Haut annual town meeting on March 25, 2013. The wording of the article is as follows:

To see if the town will approve the following amendment to the Isle Au Haut Zoning Ordinance:

SECTION VI LAND USE STANDARDS

subsection G - Residential Lot Standards

paragraph c. - If a lot is comprised entirely of "Accessible Shoreland" (Zone C) the total acreage of the lot must equal or exceed seven tenths of one acre

Tina Tully inquired of the board the status of her application for subdivision review. Although the status of provisions 11.6 and 11.7 – Sewerage Disposal - has not been determined for this application, upon learning that the review of a neighboring subdivision required up-to-date sewerage disposal plans for each lot in the subdivision, Tina withdrew her application, indicating that she intends to sell the parcel as two lots rather than four, which, she feels, will not require subdivision review.

The meeting adjourned (5-0)

Respectfully submitted,

Albert Gordon