

Isle Au Haut planning Board  
Minutes of the Meeting of June 16, 2013

Present – Jeff Burke, Steve Shaffer, Bill Calvert, Dan MacDonald, Al Gordon, Bill Stevens

Minutes of the meeting of April 4, 2013 were accepted (4-0, 1 abstain)

The board directed Al Gordon (5-0) to write a letter to Mike Fedosh answering his question about subdividing his property into two lots. The answer should be: The board cannot give legal advice. The board can, however provide information such as Isle au Haut Zoning Ordinance and Maine Shoreland Zoning Ordinance to Mike's lawyer and/or surveyor.

The board voted (5-0) to issue a permit to Mike Fedosh to build his residence, a house with an L-shaped footprint, approximate dimensions east-west leg 64' X 19', north-south leg 49' X 21'. The footprint also includes approximately 400 sq. ft. of outdoor deck. The floor plan submitted to the planning board indicates one room dedicated as a bedroom and one office which will sometimes be used as a bedroom. The septic system flow rate is 270 gal/day. The point of the building nearest shore is approximately 290' from mean high water.

Bill Stevens arrived to apply on behalf of Lee Davis to build a garage/apartment structure. The footprint dimensions of the proposed structure are 34' x 24' with an attached woodshed 8' x 12'. The floor plans indicate two bedrooms. The septic system is sized for four bedroom (360 gal/day). All portions of the structure are further than 500 ft from mean high water.

The board voted (5-0) to accept this application.

Bill Stevens, acting as agent for Tina Tully, re-applied for review of the Arlena Tully subdivision.

The board voted (5-0) to accept an application from Charles Hopkins to install pressurized plumbing in his residence at Head Harbor, to build a septic system (180 gal/day – already built) to accommodate two bedrooms at the two building compound, to build a photovoltaic array, and to build a small utility shed. The application also included the possibility of relocating the house toward the shoreline, possibly by as much as 28 feet, from 168' to 145' distance-to-mean-high-water. The board authorized Al Gordon to consult Maine DEP about the legality moving the structure toward the shore within the Maine shoreland zone.. The board also authorized Al to consult Maine Division of Environmental Health about minimum distances between a well and any part of a septic system, also minimum distance between any part of a residence and any part of a septic system.

The board voted (5-0) to issue a permit to John Blaisdell to build a 16' X 18' garage adjacent to his house at Head Harbor. The building will have no plumbing and no bedroom. The point of the building nearest shore is 294' from mean high water.

The board voted (5-0) to accept an application from Cameron Brown to build a 12'x 16' screened porch addition on the northeast side of his house in Isle Au Haut village, with the proviso that DEP also approve this addition, which is within the Maine shoreland zone.

The board voted (5-0) to accept an application from Sue Proctor to build a 20'x 24' garage-with-storage-loft near her residence at Point Lookout. The proposed structure will have no bedroom, no plumbing, and is outside the Maine shoreland zone.

The board voted (4-0, 1 abstain) to accept an application from Tim Stavenger to build a 10'x 16' second story deck and a 1'6"x 10' landing on the the south side of his garage/apartment on the Head Harbor Road. The board authorized Al Gordon to measure the distance from a proposed vehicle access ramp on the east end of the building to the center line of the town road to be sure that the proposed ramp does not encroach on the town's right-of-way.

The meeting adjourned.

Respectfully submitted  
Albert Gordon