

Isle au Haut Planning Board  
Minutes of the Meeting of August 1, 2013

Present: Jeff Burke, Bill Calvert, Waylan Small, Al Gordon, Steve Shaffer, Bill Clark,  
Dan MacDonald

The board voted (4-0, 1 abstain) to accept the minutes of the meeting of June 16, 2013

The board voted (6-0) to issue a permit to Leland Davis to build a garage/apartment structure on Mr. Davis's property on the east side of Isle Au Haut. 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 bedrooms (360 gal/day). All portions of the structure are further than 500 ft from mean high water.

The board voted (7-0) to issue a permit to 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, to build a small utility shed, and to relocate his primary structure within an area designated on the application, if relocation is needed to accommodate a new foundation. In a fax transmission/phone conversation with Stephanie MacLagan at 4:15 PM on June 25, 2013, Albert Gordon received assurance from the Department of Environmental Protection that the proposed relocation of the house nearer to shore within the Maine Shoreland Zone and all other proposals shown on the application are acceptable to DEP.

The following conditions apply to this permit.

- (1) Well and septic field must be at least 100 ft distant from each other unless the local plumbing inspector provides the planning board with a variance.
- (2) All parts of the residence must be at least 10 feet from any part of the septic system, unless the LPI provides a variance.
- (3) Before beginning construction of the photovoltaic array and/or the utility shed, and before relocation of the residence, all issues concerning obstruction of existing rights of way to neighboring properties must be settled. The applicant must provide to the planning board some form of documentation of this settlement.

The board voted (7-0) to issue a permit to Cameron Brown to build a 12'x 16' screened porch addition on the northeast side of his house in Isle Au Haut village. In a fax transmission/phone conversation with Stephanie MacLagan at 4:15 PM on June 25, 2013, Albert Gordon received assurance from the Department of Environmental Protection that the proposed addition within the Maine Shoreland Zone is acceptable to DEP.

The board voted (7-0) to issue a permit to Sue Proctor to build a 20'x 24' garage-with-storage-loft near her residence at Point Lookout, also to make small alterations (additions) to her wood shed. The proposed garage will have no bedroom, no plumbing, and is outside the Maine shoreland zone.

The board voted (6-0, 1 abstain) to issue a permit to Tim Stavenger and Marybeth Steisslinger to build a 10'x 16' second story deck and a 1'6"x 10' landing on the the south

side of their garage/apartment on the Head Harbor Road. Both landings will have stairs to ground. After assurance from Albert Gordon that a proposed vehicle access ramp is 31' 6" from centerline of the town road, the board also permitted the construction of the ramp. The board noted that a change-of-use of the structure has occurred since the board originally permitted the building. The original permit was for a garage. The structure now includes a second story apartment with kitchen facility and bed room. In order to permit the proposed new use as a residence the board requires documentation that the proposed wastewater disposal system complies with requirements of the Maine Division of Environmental Health.

The board responded (no vote) to a request from Micahael Fedosh that the board examine and approve-or-disapprove a proposed division of his property on the east side of Isle au Haut. The board's response is that Michael Fedosh and the board must rely on the expertise of surveyors and lawyers to establish the conformity of the metes and bounds of any proposed newly created parcel of land. Conformity includes meeting the requirements of the Isle au Haut Zoning Ordinance and any applicable state of Maine requirements.

The board agreed unanimously (without vote) on the individual provisions of a subdivision review for the Arlena Tully Subdivision. This review will be presented as a document separate from these minutes.

The board voted (6-0, 1 abstain) to accept a permit to build a 20'x 16 studio with sleeping quarters on the property of Peter Burke. The proposed structure also includes a 4'x 8' roofed porch. The board requires documentation of the capacity of the existing septic system in order to permit the addition of one bedroom to the existing (one) bedroom in the proposed compound.

The meeting adjourned.

Respectfully submitted,

Albert Gordon