

Isle Au Haut Planning Board May 13, 2025 Minutes

The Board Meeting commenced at 7 PM.

Board members present: Wendell Chamberlain, Mike Delchamp, Dan Macdonald, Tucker Runge & Mike Fedosh.

Public: Billy Barter, John Carnes

1. Review and approval of November 12, 2024 minutes were reviewed and approved. **5 - 0**
2. New Business
 - A) Luce, Map 10, Lot 11, – Front porch addition. The application included an old photo of the house with a porch which the applicant would like to replace. Questions were raised about the septic system design. The Airbnb advertisement states the house can sleep 8 people. Barter said the house had a 500-gal tarred tank to receive sewage. The applicant stated that a Fuji septic system will be installed by John Gomez, the subsurface soil scientist. The application was **approved. 5 – 0.**
 - B) Town of Isle au Haut, Map 2, Lots 37, 38, 41 – Lot line adjustments & survey map updating. Fedosh summarized the background of the former town lots in the Coombs Mt. affordable housing zone. He presented a 1998 survey map which included the February 1998 Planning Board approval of the subdivision. The Select Board wanted to have a surveyor update the 1998 map. The Select Board was informed by the surveyor that prior lot amendments needed Planning Board approvals since they were amendments to the 1998 subdivision approval, per state regulations. The current application contained 3 amendments for approval. 1) A right-of-way (ROW) amendment on Lot 41, currently owned by Bill Stevens. The adjustment matches the existing road that goes up the hill to the Power Company (PoCo) Lot 42. The amendment had been approved at the 2024 town meeting but still needs Planning Board approval. The amendment was **approved 5 – 0.** 2) The Select Board proposed to shift the 1998-approved ROW across Lots 37 & 38. The 50-foot shift was proposed because the existing ROW is mostly ledge rock, making future road construction difficult. The shift would avoid the rock. Carnes is leasing Lot 38 and indicated that he uses an existing driveway on Lot 37 to access his lot. He would like to continue using the driveway because of the cost of constructing a new driveway from the ROW which is at the south portion of his lot. The Board noted that the town road ended on Lot 40 and that the Lot 37 driveway would be private in the future. The amendment was **approved 5 – 0.** 3) The third amendment was for the creation of a new 2.8 acre lot owned by the PoCo. A 2016 PoCo survey map was reviewed that showed the 2.8 acre lot adjacent to Lot 42. Fedosh noted the survey map was a draft. The Planning Board questioned the PoCo ownership status of Lot 42. The town lots had 5-year leases that required

development or the lot's return to the town. The **Board tabled a vote** on approving the 2.8 acre lot. The Board requested that the Select Board ask the PoCo about their plans for Lot 42 and whether it can be returned to the Town.

C) Stoddard, Map 10, Lot 23A – Buildable lot question. The property owner asked the Board whether he owned a buildable lot. The Board reviewed the deed records which indicated 3 lots purchased. The maps showed 38 feet of shoreline. The CEO stated that the lot was created after the state Shoreland Zone act and that the lot needs 150 feet of shoreline to be a buildable lot. The Board told Barter that the applicant would need more land to be able to build on it.

D) Member Comments – None.

3. Old Business

A) Hawkes/Tully, Map 3, Lot 7, – The Board was informed on the finalization of the subject lot sale. Chamberlain and Fedosh indicated how a buyer's mortgage company wanted the Planning Board or Select Board to state that the sale did not trigger a subdivision. Chamberlain did not sign a statement. The CEO provided a letter stating that a subdivision was not triggered. The company was not content and wanted the Select Board to sign a statement. The Select Board and CEO jointly signed a statement and the matter was resolved.

B) Member Comments – Chamberlain indicated that Howard will be submitting house plans for his land, Map 2, Lot 5 at Old Cove. Howard indicated that he was having a barge built for the development. The Planning Board said that the barge cannot land on the lot's beach because it is a designated Resource Protection Area.

Adjournment at 8:55 PM. **5 - 0**

Submitted by Mike Fedosh, secretary.