

Isle Au Haut Planning Board June 10, 2025 Minutes

The Board Meeting commenced at 7 PM.

Board members present: Mike Delchamp, Dan Macdonald, Tucker Runge, Mike Fedosh & Dakota Waters (CEO).

Public: John Carnes

1. Fedosh introduced Waters to the Board as the Select Board's newly appointed Code Enforcement Officer (CEO). Waters indicated that he was completing training sessions for the Licensed Plumbing Inspector certification and afterwards would start the CEO certification process. The Board welcomed the CEO and looked forward to working with him on development matters.
2. Review and approval of May 13, 2025 minutes were reviewed and approved. **4 - 0**
3. New Business
 - A) Colby, Map 5, L 13, Unpermitted addition question – It was brought to the Board's attention of the work ongoing at the Colby house. Photographs documented a dormer addition. It was noted that the house was over 75 feet from the water and was conforming. It was questioned whether a dormer addition within the building's footprint was a trigger for a permit. It was concluded that the CEO would send a letter to the onsite owner representative asking for his construction details and plans.
 - B) Carnes, Map 2, Lot 38, New Porch & Shed – Carnes presented his plan to construct an 8' x 12' deck with a connecting 8' x 12' shed. The shed would contain a composting toilet. The current plan was to continue living in the yurt and to construct structures that would improve living conditions. The Board saw that the plan was under 200 sq. ft. and that the plan could be approved by the CEO. The application was **approved 4 – 0** and was signed by the CEO.
 - C) Member Comments – Runge stated that Jacobus was expressing an interest in moving their Moores Harbor boathouse uphill. The Board recognized that it would need to review a plan for the work.
4. Old Business
 - A) Luce, Map 10, Lot 11, Front porch addition – There were no concerns and the application was **approved. 4 – 0.**
 - B) Town of Isle au Haut, Map 2, Lots 37, 38, 43 - Lot line adjustments & survey map updating. Fedosh summarized the May Board meeting where the Board approved 2 Right-Of-Way amendments. At the May meeting the Board questioned the status and future of Lot 43 which is owned by the Power

Company (PoCo). The Board questioned whether PoCo had a 5-year limit to develop the land or return it to the Town. A vote on the PoCo lot was tabled until the Select Board provided information on the lot's ownership status. Fedosh provided information documenting, in 2016, the PoCo office building ownership transfer to the Town. He also provided a Knox County deed showing PoCo ownership of Lot 43 and the creation of a 2.8 acre adjoining lot that was created from Town land. The Board recognized a 2016 land trade for the PoCo's plan to use its Coombs Mountain land for a solar array. The Board recognized that the PoCo took ownership of its land in 2016 and that no Board vote was needed on the Select Board's proposal to add the PoCo lot boundaries to its Coombs Mountain survey map.

C) Stoddard, Map 10, Lot 23A, Buildable lot question - The Board reviewed a property survey map. The map showed 150 feet of shoreline. The Board was aware of the surveyor onsite prior in the day and concluded that the surveyor's mapping would resolve whether the land met Shoreland Zone requirements to build on.

D) Member Comments – None.

Adjournment at 7:25 PM. **4 - 0**

Submitted by Mike Fedosh, secretary.