

Isle Au Haut Planning Board
September 11, 2025 Minutes

The Board Meeting commenced at 7 PM.

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

Public: Sara Howard (zoom), Kendra Chubbuck, Fannie & George Cogan, Bill Stevens

1. Review and approval of July 8, 2025 minutes were reviewed and approved. **4 - 0**
2. New Business
 - A) Howard, Map 2, L 4A, New house, workshop, tent platform, septic & solar PV systems – Howard provided details to the plans. Stevens said that the site well was installed in the 1980s. The workshop intends to hold their long truck. The Board reviewed the maps and figures and asked for north arrows, map scale in feet, existing shed location and state-identified coastal sand dunes on them. The Board asked for the property survey map and the building elevations provided relative to Mean Sea Level, feet. The Board noted that part of the planned work is within the 250-foot Shoreland Zone setback area. The Board noted that the septic plan is nearing its 2-year expiration and needs to be resigned by the Site Evaluator. The Board voted on whether to accept the provided information for consideration. **The Board approved 4-0.**
 - B) Wilson, Map 17, Lot 12, New garage – The Board did not receive a construction application but the owner is asking on what limits he will face with a new garage construction. The plan is to remove the existing garage and build a new one in the same area, but a little farther back from the water. There would also be an upstairs loft bedroom. A building plan was reviewed. The Board noted that the garage is within the Shoreland Zone but outside the setback. The Board believes that a 4-bedroom septic system serves the property and that a subsequent yurt put the septic beyond its design capacity. A bedroom in the new garage would require a review of the existing septic plan. Stevens recalls installing the current septic. He indicated that a larger septic tank, 1500-gal, may be necessary and that the current septic footprint would need to be evaluated to determine if a larger system footprint can be installed. The Board comments will be relayed to the owner.
 - C) Hastings, Map 15, Lot 20, Road opening application & updated septic plan. The plan is to construct a rough road to the proposed septic system location for the intent of test pitting to determine the subsoil conditions for septic construction purposes. A septic system will not be installed. The applicant stated that a site construction application has not been submitted yet to the Board because the septic system costs would need to be evaluated relative to the funds available for the overall site development. The Board voted on

whether to accept the provided information for consideration. **The Board approved 4-0.**

D) Member Comments – None.

3. Old Business

A) Member Comments – None.

Adjournment at 8 PM. **4 - 0**

Submitted by Mike Fedosh, secretary.