

Isle Au Haut Planning Board  
October 14, 2025 Minutes

The Board Meeting commenced at 7 PM.

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

Public: Sara Howard (zoom), Fannie Cogan (zoom)

1. September 11, 2025 minutes were reviewed and approved. **5 - 0**
2. Old Business
  - A) Howard, Map 2, L 4A, New house, workshop, tent platform, septic & solar PV systems –The Board had asked for additional information at its September 11<sup>th</sup> meeting. The requested information was provided and reviewed. The development plan was **approved 5-0**.
  - B) 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. Cogan asked the Board whether an approved development plan can be transferred with a change of property ownership. The Board was unsure and would contact the Maine Municipal Association for their interpretation. **The Board approved 5-0**.
  - C) Member Comments – Runge informed the Board that his review of the zoning ordinance did not include language about subdivisions, which is present in the Shoreland Zone language. Fedosh indicated that the Select Board is looking into developing an ordinance for controlling future Short Term Rental (STR) properties. It was also mentioned that a real estate notice was out for Fogg Island located NE of the island.
3. New Business
  - A) Stevens, Map 2, Lot 41, Carport/shed entrance attached to the existing house. The Board reviewed the sketch plans and noted the 14' x 18' entrance is over 250 sq. ft. The Board saw no issues and **approved 5 – 0**.

Adjournment at 7:35 PM. **5 - 0**

Submitted by Mike Fedosh, secretary.