

Isle Au Haut Planning Board
April 14, 2026 Minutes

The Board Meeting commenced at 7 PM.

Board members present: Wendell Chamberlain (zoom), Dan Macdonald, Tucker Runge, Mike DelChamp, Mike Fedosh.

Public: Ms Addison Gruber, Hancock Co. Planning Commission (HCPC) Edison Piccone

1. March 10, 2026 minutes were reviewed and approved. **5 – 0**
2. Old Business
 - A) Burke, Map 9, Lot 28 – The Board reviewed an application for a deck expansion and new room addition. The new room would be a mechanical room and would hold items that are currently inside the house. The application was approved **4 – 0**, 1 abstention.
 - B) Bury, Map 17, Lot 2 – With the state Shoreland Zone office-approved septic system variance, The CEO would notify the owner that sediment controls are necessary. The excavation will be 25' from the water.
 - C) Member Comments – none.
3. New Business
 - A) Shoreland Zone Ordinance Draft – Gruber discussed her HCPC draft SZ ordinance language. The Board said no changes to the map & no FEMA additions. The 125 ft setback around Long Pond & the land use table are stricter than the state. For ADUs, the Board wanted the area increased to 0.7 acre, which is the IaH ordinance. The Board agreed with Gruber's recommendation to use the state language for the Timber chapter. Any related violations would bring the state into the matter. The Board questioned who would enforce penalties and fee-collections for violations. Gruber asked if a lawyer will be reviewing the SZ draft. Fedosh stated that he would ask the Select Board.
 - B) Piccone, Map 16, Lot 13 – The Board reviewed an application for a new deck. The application was approved **5 – 0**.
 - C) Member Comments – none.

Adjournment at 7:13 PM. **5 - 0**

Submitted by Mike Fedosh, secretary.