Town of Isle Au Haut Planning Board
Tuesday, Sept 8, 2026 Minutes

The Board Meeting commenced at 7:01 PM.

Board members present: Wendell Chamberlain, Tucker Runge, Dan Macdonald, Mike DelChamp, Mike Fedosh.
Public: Deane Rykerson

1. August 4, 2026 minutes were reviewed and were approved. **5 - 0**

2. Old Business

A. Shoreland Zone Ordinance Draft Ordinance – The draft was crafted by the HCPC and reviewed & approved by the state Shoreland Zone office. The Board was notified by the Select Board that one of the steps for finalizing the Ordinance was for the Board to review the Ordinance and vote to accept. It was noted on page 11 that an existing non-conforming structure could be changed to another use as long as the new use was not more impactful to the Shoreland Zone. It was noted on page 20 that accessory dwelling units were amended on the table with their minimum area and shore frontage doubled to 80,000 s.f. and 400 linear feet, respectively. New building and septic setbacks are 75 ft and 100 ft, respectively. The draft was reviewed and approved **5 – 0**.

B. Member Comments – Having looked at the draft SZ ordinance, it was suggested that the word “camp” needed a revised definition in the zoning ordinance.

3. New Business
   A. LPI & CEO future services – Fedosh explained that the Select Board needed to have currently licensed people for the town LPI and CEO positions. He explained the difficulty of finding a licensed person when long hours were needed for studying for the certification exams only to achieve a low return on compensation due to the minimal construction applications. He said that many rural towns have the similar problem and that the state passed a law to establish a regional CEO to cover several municipalities. Fedosh said that he contacted North Haven, found that they couldn’t find people, and that they decided to turn to Pine State Code Solutions to satisfy the town’s needs.

Fedosh said that he spoke with the company owner and received a draft contract to review and sign. The IaH construction applications are simple and will be reviewed remotely without visiting the island. Complicated plans may require the CEO coming out to the island to inspect the site. The Select Board decided not to move forward with the contract unless the Planning Board was comfortable with the CEO/LPI stated scope of work in the contract, addressed only the Isle au Haut CEO job description. The Board was satisfied with the plan and voted 5 – 0 to move forward with Pine State Code Solutions.

B. Pomeroy, Map 1, Lot 7A – The plan was to build a 6' x 8' woodshed attached to the current residence. Rykerson provided additional illustrations and discussion on the plans. The Board reviewed the plans and voted for a conditional approval **5 – 0**.

C. Member Comments – The Board continued last month's discussion on the Fuji septic system concept. It questioned the systems considering the upfront cost followed by paying for a barge to bring out a pumper truck twice a year to pump the tank per the state-required maintenance plan which is attached to the property deed.

4. Adjournment 8:00pm

Submitted by Mike Fedosh, secretary.