

Town of Islesboro
Board of Selectmen
PUBLIC HEARING: Anne Dillon House Project
May 15, 2019 @ 5:00 PM
Town Office Meeting Room

MINUTES

SELECT BOARD MEMBERS

Archibald Gillies
Gabe Pendleton
Phil Seymour
Lauren Bruce
Shey Conover

Others Present:

Roger Burke
Maggy Willcox
Sandy Oliver
Rachel Rolerson-Smith
Ken Smith
Travis Stearns
Richard DeGrasse
Elizabeth Hayden
Melissa Jagger
Chloe Joule
Tom Norton
Linda Gillies

Archibald Gillies called the Public Hearing to order at 5:00 PM and established that there was a quorum of the Select Board in attendance. He recognized those individuals in attendance on the Anne Dillon House Planning Committee, including Linda Gillies, Tom Norton, Roger Burke and representing the school Chloe Joule and Melissa Jagger. Besides these individuals, the Committee includes Robert England, William Boardman, Richard Cilley, Janet Anderson, Melissa Jagger and Chloe Joule as Ex Officio.

Linda Gillies recapped the events since the last Public Hearing on this matter held on September 5, 2018. Research into whether the house needed to be ADA compliant was the major task, and in the end they were told by the State Fire Marshall's office that they did NOT need to make the house ADA compliant. Although ADA compliance was not mandatory, Linda said the Committee decided to make it ADA compliant anyways. The other item they have worked on is changing the

language to broaden the scope of allowable tenants for the house, extending the offer not only to the Head of Schools/Administrator, but to all faculty members. Town's Attorney, Sally Daggett, was consulted on this project as well and approved of the plan.

Roger Burke reviewed the schematic design of the house, describing it as a one story, cape style house. The site will require blasting as there is a lot of ledge. There is an existing septic and well on the lot. If funds allow, a garage may be included, as well as some type of solar, and these decisions will be made by the House Planning Committee (HPC).

Tom Norton said that detailed specifications will be developed which will then go out to bid. One of the stipulations in the terms of the grant is that the contractor must be an island contractor. Construction will hopefully begin in the fall.

Ken Smith asked what appliances were included. Tom Norton said that a refrigerator/freezer, gas oven, microwave, dishwasher, tubs/showers, toilet, sink, hot water heater, furnace and washer/dryer will all be included.

Elizabeth Hayden asked if the new Superintendent will be on the Committee and the answer from Chloe Joule was yes. She asked about the cost of the blasting and if that was included in the overall cost and Roger Burke said it was. Mrs. Hayden asked who would be managing the house after it was built. The answer was that there is a Facilities Committee of the School Board which will be charged with oversight of the Anne Dillon House. Finally, Mrs. Hayden is concerned that \$600 is not enough to be asking for rent, and wonders what will happen if there is no one that wants to rent.

Rachel Rolerson asked about the foundation, whether it was going to be a slab or basement? Roger Burke said it was going to be a shallow frost protected foundation.

Travis Stearns asked about the drainage. Roger Burke said that the area around the house will be graded and water will drain away from the house.

Ken Smith said he feels \$600 is extremely low for rent and wonders how the Committee came up with that amount. Linda Gillies said they thought a lot about this and felt that this was a good rental amount to start with, that it will be enough money to put away for all the expenses associated with the house, and that the school is not trying to make money on the building. The rent can always be adjusted in the future and it was suggested to keep the lease open to allow adjustment of the rent.

Arch Gillies pointed out that this is “an amazing gift” being given to the Island and there is a great appreciation by the town for the gift itself.

Phil Seymour asked about the Pet Policy. Chloe Joule and Melissa Jagger had not considered this and will put in on their list.

Rachel Rolerson asked how they are going to decide who would be the tenant(s) if there are several applicants who apply at the same time. Chloe said that they had not considered how they would handle this either. They did note they would not exclude someone already living on island.

The Public Hearing ended at 6:00 P.M.

Respectfully submitted,

Peggy Pike
Secretary to the Select Board