

# Islesboro Island News

March/April 2024

\$5.00



As reported in the Jan/Feb issue of *Islesboro Island News*, in February construction manager Ledgewood Construction prepared bid documents for both the new Health Center building and the up-island Public Safety garage and distributed them to subcontractors.

Bids having been received and negotiated, Ledgewood has come to a Guaranteed Maximum Price of \$4,465,990 for the three-part Municipal Building

Project, \$995,990 above the original estimate of \$3,500,000. The cost breakdown is as follows:

Health Center	\$3,378,990
Up-island Garage	432,000
Public Safety renovation	100,000
Contingency	150,000
Fees & services	405,000
	<u>\$4,465,990</u>

The Town has \$3,599,658 in funding available - \$1,750,000 from a general obligation bond approved by the Town voters at a Special Town Meeting on September 22, 2022 and \$1,849,658 in private contributions. The balance needed, \$866,332, will be covered by several recent donations and a new bond to be approved by the voters. The approval process for the bond is as follows:

- Wednesday, April 10, 5:00, Town Office - Select Board meets to approve the warrant
- Wednesday, April 10, 6:00, Town Office - Information meeting about the warrant
- Wednesday, April 24, 6:00, Kinnicutt Center – Special Town Meeting to vote on the warrant

## Work force housing, LD 2003, and Town Centers

Across most of the U.S., all of Maine and certainly on Islesboro, the issue of affordable housing is deeply troubling. Though efforts to address low income housing have been reasonably effective over the last few decades, the MidCoast Council of Governments (MCOG) has determined that the critical need now, in our region, for both renters and owners, is for homes for the “missing middle”, families with household incomes between \$35,00 and \$100,000.

LD 2003, passed in April, 2022, requires towns and cities to increase housing density allowed in their zoning ordinances in several different ways.

1. It requires municipalities to allow additional units on lots zoned for single-family homes.
2. It requires municipalities allow at least one accessory dwelling unit on lots with existing single-family homes.
3. In some areas, designated “growth areas” it requires municipalities to allow 2 1/2 times the currently allowed housing units, for developments where most of the units meet standard affordability definitions.
4. The extent of the law’s requirements are determined by “growth areas”.

By state definition, growth areas are locally identified in a comprehensive plan which meets consistency guidelines of the Growth Management Program. On Islesboro these are

our Town Centers.

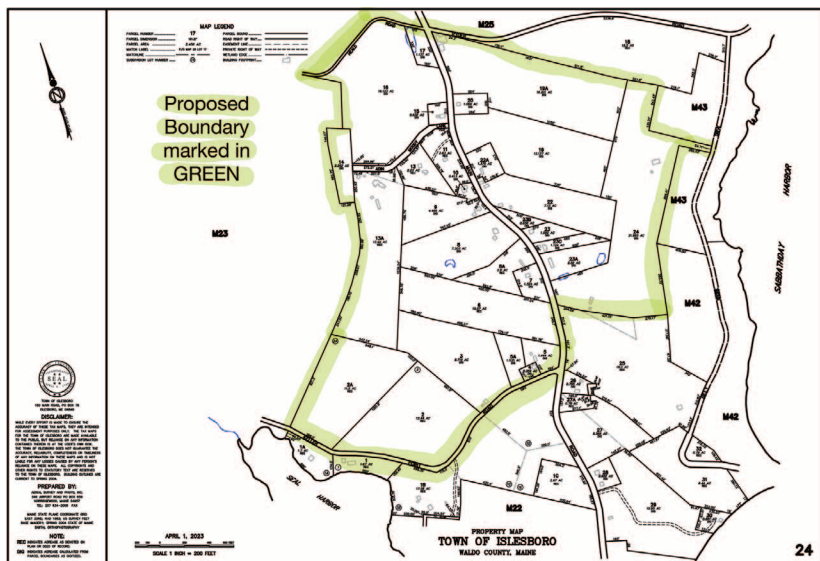
Our Comprehensive Plan states in the Guiding Principles section,

Historically, the Island included four self-sufficient villages – Pripet, also known as Warren’s or Beckett’s Landing, North Islesboro (along the Main Road, west of Ryder Cove), Islesboro, also known as Guinea Village, and Dark Harbor. Since transportation was limited to walking, bicycling, and horse-drawn vehicles, there was little communication or interchange among the four main areas of the Island. “Each village had its own church, grade school, sewing circle... stores, and amusements...”<sup>1</sup>

Today, signs of most of the historic villages in Islesboro have faded away, though their presence is still evident in clusters of smaller lots, businesses, and community buildings at Pripet, Ryder Cove, Islesboro (Guinea Village east to Hewes Point), and Dark Harbor. In addition, elements of a more contemporary town center are emerging near the intersection of Mill Creek and Pendleton Point roads in the vicinity of the Town Office and the elderly housing facility, Boardman Cottage.

Two of these village areas, Dark Harbor and the area including the Post Office and Town Office, were designated Town Centers in 2018. A Town Centers District is intended

to encourage retention of traditional neighborhoods by allowing smaller lot sizes, promoting walkable population-dense areas with a mix of commercial and residential uses and structures. Island-wide existing protections—setbacks, septic and water, subdivisions—remain in place in Town Centers. The most important provision of a Town Center district is the allowable minimum lot size. Island-wide a buildable lot must be at least 1 ½ acres. In a Town Center that minimum is reduced to 20,000 square feet, a little less than ½ acre. The intent is to reduce the cost of building a home. A smaller lot may be created for the house of a grown child or family member. A landowner in a Town Center is not



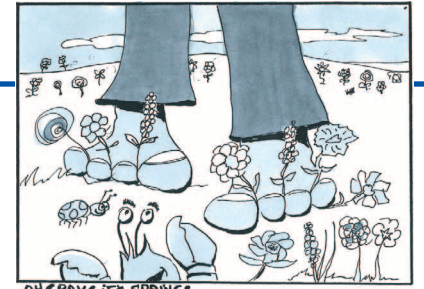
### Public Hearings & Town Meetings

- April 10, 6pm Town Office- *informational meeting*- Municipal Building Project – additional bond
- April 22, 5pm **Public Hearing**- Planning Board-ordinance changes (and possibly Up-Island Town Center)
- April 24, 6pm Kinnicutt Center- **Special Town Meeting** Municipal Building Project- bond
- June 15- 9am Kinnicutt Center- *Annual Town Meeting*- approve FY 24-25 budget, ordinance changes, additional Town Center



Finally, some very good news: through the offices of Senators Susan Collins and Angus King, the Town has received a federal grant of \$845,000 to be spent toward equipping the new Health Center building. While these funds cannot be applied to “bricks and mortar” construction, they will pay for items such as solar panels and heat pumps that were originally included in the Municipal Building Project’s budget.

*Submitted by the Municipal Building Project Committee*



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