

Islesboro News & Notes

Planning Board

Planning Board Members: Chair Bill Schoppe, Vice Chair Isabelle Jackson, Jennifer West, Gil Rivera, Roger Burke and Alternates Wendy Huntington Evans and Anne Bertulli. CEO Dave Dyer. Secretary to the Board: Carrie Reed.

The following items were discussed and/or acted upon during meetings held in June & July. Carrie's excellent minutes are available at the town office or online at www.townofislesboro.com

Land Use Ordinance

LU 34-23, Jack & Anne Haley, Map 26, Lot 8, 254 Drexel Lane. Gartley & Dorsky agents. Application to construct a pier, gangway, float and stairs to the pier. Army Corp of Engineers, Bureau of Parks & Lands, and Harbor Master approvals received. The DEP permit is good for 4 years and the Submerged Land lease for 30 years. Three different versions of the plan were examined by abutter Islesboro Islands Trust and the DEP and a length of 164' was determined not to impinge on the Tidal Waterfowl Wading Habitat. Most of the property is in conservation easement. The site review revealed all set backs were met.

Application approved.

LU-38-23, Henry Warren & Julie Butler, Map 26, Lot 4, 1089 Deep Cove Lane. Application to build a 30'x32' addition to existing one bedroom house. CEO determined that existing septic can accommodate the additional bedroom. Board determined that a site review was not required. **Application approved.**

Development Review Ordinance

MD 01-23, Town of Islesboro, Map 17, Lot 17B, 150 Main Road. Pete Anderson, agent of record. Application to construct a new 4503 sq.ft. health center adjacent to existing municipal building on 7.5 acres of Town property. New well, septic improvements. 17 parking spaces. Extension of current use of property. The Board voted that the project was in a Rural Protection District; that it was a Major Development; that no public hearing was required as several had been held previously and the project approved at Town Meeting; and that the apartment for temporary use for visiting health care professionals did not constitute a dwelling unit. The site review revealed that all set backs were met. Findings of fact approved. **Application approved.**

MD 02-22 Town of Islesboro. Map 32, Lot 6, Meadow Pond Road. Permit to build UpIsland Public Safety Garage. Ordinarily, garage permits are considered by the COE but since this is a municipal property it had to also come before the Planning Board. The original permit was approved in Nov. 2022. However, it was later discovered that a culvert was in the way of the planned driveway and re-routing the driveway required a revised plan and another site review which was successful. **Application approved.**

MD 02-23, Islesboro Affordable Property, Map 17, Lot 9A.(off) Reeby Road. Application to develop two 930 sq. ft. 3 bedroom, 2 bath single family homes to be offered as low-moderate income rental housing. The Board determined it to be a Minor Development, and decided that a public hearing is not required. **Tabled for site review.**

Planning Board Meetings
Oct. 16 & 30, Nov. 13 & 27, Dec. 11 @5:00 pm
Meetings are held in person and via Zoom.
Contact the Town office for the link.



The Municipal Building Project's Construction Manager, A. E. Callahan of Auburn, ME, is soliciting bids for construction of the new Islesboro Health Center Building and the Up-island Public Safety Garage. Consistent with a dramatic rise in construction prices

nationwide, preliminary estimates are higher than expected. Additionally, building on Islesboro has become unusually costly, in large part because the considerable number of construction projects on the island has increased the waiting time necessary at the ferry landings.

A. E. Callahan is now working with members of the Municipal Building Project's building committee and Stephen Blatt Architects on a strategy to minimize construction-related costs. The footprint of the IHC building has been reduced by 13 percent and the roofs of both buildings have lowered. Item-by-item reviews of the building plans have identified several other areas where savings could be made. This review process is taking time and will delay the start of construction by about a month.

In order to complete and open both buildings within the current budget, some elements of the buildings will have to be phased in over two years. Construction of both the IHC building and the Up-island Garage is expected to begin in November 2023. They will be usable by June 2024 and fully completed about a year later, by mid-2025. The space in the Municipal Building vacated by the Health Center will be renovated for Public Safety during the second year.

Submitted by the Municipal Building Project Committee

Select Board

Chair: Shey Conover, Vice Chair Lauren Bruce. Members, Pete Anderson, Melissa Burns and Phil Seymour. Town Manager Janet Anderson. Secretary to the Board Carrie Reed.

The following items were discussed and/or acted upon during meeting in June, July and August. Carrie's excellent meeting minutes are available at the Town office and online at www.townofislesboro.com

Appointments

Islesboro Economic Sustainability Corp.: Lauren Bruce

Blinded by the lights?

P. Anderson has noticed that newer cars have much brighter headlights that can be blinding, especially at night. He stated that with the state our roads are in currently, with fading lines and minimal streetlights, on a wet day those lines disappear. He inquired about the possibility of using paint embedded with glass beads as is used elsewhere. J. Anderson said she would look into options.

East Shore Drive

On Aug. 9th, cracks opened up on the easterly (ocean) side of the road just beyond the Nelson's driveway. That section of the road was closed off and cones placed. The Boardman family graciously allowed the use of their private road for affected residents of East Shore Drive and MacDougall's gate was opened. J. Anderson consulted Gartley & Dorsky and Farley Landscaping and it was suggested that constructing a retaining wall is the likely fix and the stone saved from the rebuild of the ferry pen would be a start. DEP permitting can be done after-the-fact as this constitutes an emergency situation. The \$450K in the capital reserve fund for roads can be accessed as well as the \$100K approved in this year's budget. Gartley & Dorsky prepared a shoreline stabilization plan which would address the 155' area adjacent to the washout. It was then sent out to three contractors, one of whom could not begin work until mid-Nov. Hopefully, the Select Board will have all the information to make a decision at the Oct. 11th meeting. Since then, the "cracks" have devolved as the banking beneath the road sloughs off.



East Shore Drive

Electricity options

Islesboro resident Dick deGrasse addressed the Board again with his strategy for reduced electric rates for the island. Essentially, the Town would become a legal entity which could purchase wholesale power directly from the supplier. He opined that the lead article in the July/August issue of the *Islesboro Island News* was misleading by quoting a CMP rate of 25 cents/kWh. deGrasse explained that there are two components in the bill- the CMP delivery rate (10.5 cents) and the standard offer supply rate (17.6 cents). deGrasse stated that there are two power suppliers in Maine -New Brunswick Power(Canada) and NextEra (Colorado). According to deGrasse, New Brunswick Power supplies 67% of Islesboro's power. He stated that New Brunswick Power is listed with the Maine Utilities Commission as a utility able to serve individual residential CMP customers and proposed that each individual on island contact New Brunswick power to be served by them. Maine Power Options could work with the municipality to secure wholesale pricing if the that was the direction the Town wanted to take. Chair Conover suggested that the appropriate venue for further discussions would be through the Energy Committee.

Ferry Update

On Aug. 14th, the Lincolnville ramp broke and MSFS responded by re-routing service to Rockland until the following day when repairs were completed.

On Aug. 25th, the crew of the Margaret Chase Smith rescued a kayaker in distress (see page.).

Islesboro's rep. to the MSFS Advisory Board, John King, reported that he had sent an email to MEDOT COO Bill Pulver, summarizing the Board's thoughts and recommendations regarding the impending rate increase (allocating more of the increase to the Peak season, increase cost of reservations, a "true" resident rate, a friendlier commuter policy, a reduced senior citizen option, a system based on vehicle length). Pulver sent a thank you back.

At the meeting on Sept. 13th, King reported that MSFS Director Bill Geary had been in touch regarding schedule changes suggesting a return to 7 trips a day. King asked for feedback from the Board. M. Burns noted that the school would like to keep the full schedule through the winter. King pointed out that ridership historically drops off in Nov. with the least traveled month being Feb. The board discussed the balance between the needs of the crew and service to the Island. Possible compromises were suggested: 8 boats, with a morning run being dropped and/or shortening the length of the schedule to Nov.-March. On Sept.27th King

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