

**Islesboro Municipal Building Project Committee (MBPC)**  
**June 29, 2023**  
**Minutes**

APPROVED

10/4/23

Members present: Lauren Bruce, Linda Gillies, Pete Anderson, Derreth Roberts.

Absent: Bill Boardman, David Sessions, Jay Zlotkowski

Ad Hoc Members: Janet Anderson, Dorrie Henning (Zoom), Christine Robb, Cressica Brazier

Others: Carrie Reed (Zoom coordinator), Owen Howell (Zoom),

Architect(s): Mark Ouellette by Zoom

1. Chair Lauren Bruce called the meeting to Order at 5:03pm- Quorum met (4)
2. Minutes of May 24, 2023

**Motion to approve the minutes of May 24, 2023, as written, P. Anderson, seconded by D. Roberts. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

3. Updates on the Up-Island Public Safety Garage
  - Pete Anderson explained how the location of the building was changed due to site issues.
  - The new plan is to use the existing "Junkyard Road" for the access drive to the garage.
  - Pete distributed a new site plan with the new location moved to the east.
  - L. Bruce and P. Anderson attended the last Planning Board meeting to get advice about how to proceed with changes to the site plan. It was determined that there is no need for a new application; the current application can be amended with a new site plan, and there will be a new site review.
  - Mark Ouellette added that the building site was relocated to work around an existing boulder pile. Gartley & Dorsky will be doing survey work on site next week.
  - The team will be going through an excavation process to do test pits to make sure we don't encounter any ledge or other objects when we excavate for the foundation.
  - We will also get a geo-technical report to establish bearing capacity of the soil for the foundations.
  - The property owners on the existing drive (Houles and Berrys) have not been notified of the changes yet. We were waiting for a finalized plan, and a report from Gartley & Dorsky on the easements. We should have a report within the next two weeks.
  - Cressica has been talking with Mark and some of the engineers regarding energy systems at the Up-Island Public Safety Garage.
4. Review Islesboro Health Center (IHC) facilities.
  - a. Critical Care Room
    - IHC Director Dorie Henning stated there was a meeting yesterday in which the details were refined. Mark has a good feel for the needs, and the drawings look excellent. He spent several hours a couple weeks ago with Owen, Odesser, and Dr. Robb in the design.
    - The critical care room will be equipped as an isolation room as well.
    - Mark Ouellette added that the plans were reviewed and adjusted yesterday, and stated he will forward new images & plans.
    - The Committee does not have to approve details of the interior of the rooms.
  - b. Dental Room
    - Lauren received information from Judy Smith as a starting point. 18 students annually visit with Dr. O in the fall, and 18 more in the spring. This program is funded by the ICF.

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- The question is what level of sophistication and equipment do we put into the space for dental. How often would we use the room if there were a permanent chair? Or can the chair be used for other purposes?
- Mark explained some of the options. He has been speaking with Owen, equipment suppliers, and Dr. O. They currently shuttle a portable chair and equipment. There are varying levels of strategy that could be implemented:
  - A. An empty space that can be used as a dental and multi-purpose room. This could be used for physical therapy, chiropractic care, and/or dental with portable equipment. We would maybe build in a cabinet and sink in this scenario.
  - B. A more customized dental space, but flexible. That would potentially include a dental chair that could be moved to the side, and a mobile dental cart. This would not require a lot of built-in infrastructure, apart from multiple power outlets, power for a future exam light, and provision for future equipment. The mobile dental cart might be beneficial in the critical care room as well.
  - C. A more permanent installation with suction equipment with vacuum device and compressor plumbed into the systems, a full dental chair, an exam light, an X-ray machine built into the wall. This doesn't offer a lot of flexibility to the Health Center, but would be enticing to a dental team.
- Mark recommends a mixture of A & B, a space that is flexible, with a little infrastructure for future equipment. This would provide the most options with minimal initial construction costs.
- Dorie added that she agrees with Mark, but states she is not the best judge of dental needs on the island. She does see quite a few patients with significant dental issues, so it's an important service. They were originally planning to have that room for physical therapy, and she would like to have options for osteopathic manipulation, acupuncture, massage, and counseling.
- Owen stated that Option B is the best way to go. After speaking with Dr. O, it sounds like he will be the dentist participating in this program for the next decade. When they come out to the island for a clinic, they see about 50 patients. There is definitely a need. Dr. O was specific about the chair, but also sensitive to the idea of a multi-purpose room. The chair he requested could also be used as a treatment room chair.
- Pete asked if there will be space for 50 patients and multiple providers in one day. Owen answered that it's possible to use other rooms, or do the clinic over multiple days.
- Linda asked if the ICF will continue to fund the dental program. Owen answered that the commitment is strong; its history goes back a long way and will continue.
- Derreth added that it's not easy to find dentists who will come out and haul all their equipment. We are lucky to have Dr. O. It would be less pressure on him and his staff if we had equipment here. Packing equipment wastes time.
- Christine Robb added that there's a lot that can be done with a dental chair, not just dental work—sewing up facial lacerations, vertical manipulations, etc. She asked if X-ray equipment requires extra wiring. Owen answered that it's not as much about the wiring as it is about the upkeep and the bureaucracy. This wouldn't be reasonable for us right now. Dr. O has a portable unit he can bring in. We can possibly set up wiring for future use.
- Lauren added that we are concerned about initial costs. We are looking at the minimum required for a multi-purpose room.
- Mark will prepare a summary and cutsheets, and will forward them to the committee.
- We will schedule a meeting for approval if necessary.
- Cressica's grant application includes dental equipment.

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5. Comments or questions from the community?

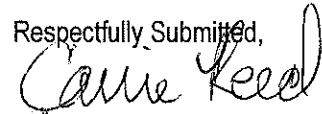
- Linda would like to keep the community and donors informed about progress. We have no system now. Is it possible to do a monthly report on Constant Contact? Janet answered that that is definitely possible. Lauren replied that there is also a summer info meeting on August 10<sup>th</sup>.
- Lauren added that H.E. Callahan has found housing on the island for some of their workers. They will start work earlier than originally thought, in late September.

6. Next meeting.

- No date set.

**Motion to adjourn at 5:47pm, L. Gillies, seconded by P. Anderson. No discussion. Motion passed, 4 yes, 0 no, Unanimous.**

Respectfully Submitted,



Carrie Reed

