

Islesboro Housing Committee

Agenda

August 4, 2026

5:00 PM

Town Office & Zoom

<https://us06web.zoom.us/j/86050528085?pwd=JgJMFO59vCHOswj152b25mpcSLSYfU.1>

Meeting ID: 860 5052 8085

Passcode: 854269

1. Call the meeting to order.
2. Establish a Quorum
3. Approval of the minutes from the June Committee Meeting
4. Committee membership update
5. Housing Awareness Program proposals
6. Planning Update
 - a. Island Institute Housing Coalition
 - b. IAP Activity
7. Any other business
8. Comments from visitors.
9. Set next meeting date.
10. Adjourn.

Islesboro Housing Committee
Regular Meeting
Thursday, June 4, 2026
In-Person Meeting at 5:00 PM, Town Office

DRAFT MINUTES

1. Call to Order

Chair Michael Nelson called the meeting to order at 5:06 PM.

2. Establishment of a Quorum

Quorum was established with over 3 members present

Members Present: Chair Michael Nelson, Cate Blackford, Peter Rothschild, Ex Officio

Members Present via Zoom: Tom Tutor, Ginnie Hess (5:10), Lindsey Govoni (5:05)

Members Absent: Susan West, Jennifer Selendy

Others Present: Secretary Carrie Reed

Others Present via Zoom: Elana Kehoe, Steve Pendleton, Elizabeth Hayden, Pete Anderson

3. Approval of minutes of May 5, 2026

Motion: To approve Minutes of May 5, 2026, as written, C. Blackford, seconded by L. Govoni. No discussion.

Roll Call. Motion passed, 4 yes, 0 no.

4. Off Season / School Term Rental Opportunities

- Tom distributed a list of potential rental options and explained that this is a process that he and his wife Sue have done in the past, when new teachers have come to the island. They did some detective work in conjunction with a real estate agent to find places that may never have been rented, but the owners would be willing to rent to a teacher. This process has been successful in the past, and perhaps might be workable on a larger scale.
- Tom confirmed that he sent this list to Jennifer Selendy and Superintendent Connie Brown.
- Cate reported that her family is moving to Camden for the school year and is considering renting out their island house. She has told Principal Kate Legere.

5. Planning Update

- Michael reported that IAP has started heavy-equipment and infrastructure work on next duplex. IAP has also started its annual campaign and outreach, the capital requirements for the duplexes.
- The line item on the budget of \$15,000 for housing was approved at Town Meeting.
- Mike asked for volunteers to put together a proposal for what the committee will use the money for.
- Cate asked if there is anything in what we were proposing with the Island Institute that we might want to explore.
- Michael replied that the potential grant was going to involve interaction with IAP, and this budget money won't, so probably the only thing that would apply from those conversations would be the marketing. He added that it should be spent on something that the Select Board agrees with.
- Peter stated he thinks the idea was that it would be unrestricted. There were no solid guidelines.
- Cate and Lindsey volunteered to work with Michael on ideas.

6. Other Business

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- Michael reported that Island Institute does not have a housing coordinator. The meeting that was scheduled for last Thursday was cancelled. Michael spoke with Skye Butterson-Dunn today at the Island Institute, who said that they are interviewing candidates.
- Michael added that he also talked with some folks from Chebeague Island. They are exploring putting together a Housing Committee there, and are looking at a “build & sell” model. They don’t want the town to own and rent housing, nor have a non-profit to build and manage. They would like to build with a workforce-base price, with no covenants in the sales documents to keep it affordable. The first buyer must be a year-round resident. They have the same set of issues that we have relative to cost of building and attracting people.
- They talked about exploring ways for islands to coordinate. However, coordinating a contract for 6 or 8 houses among various islands does not excite developers. The developers that Michael has talked with have indicated they want a minimum of 5 or 6 houses, all in the same place.
- Cate referred to the water and sewer barriers to density and larger projects that we face, and asked if other islands face these issues.
- Michael replied that other islands do face these issues, as well as other building code issues. The smaller the island, the tougher it is. Monhegan generates its own electricity because they can’t bring fuel over. A lot of people rely on wood stoves. Then insurance rates go up. There are waste management systems coming to the forefront that are less expensive and smaller than a traditional septic system, with pre-processing units.
- Cate stated that, given the responses to our survey that people don’t want to move here, she’s wondering if we want to explore recruitment-style housing, or ways to provide more affordable and better housing for people who are here and underhoused.
- Michael replied that both are needed. We would like tradespeople to come to the island. We also have underhoused people here. IAP had many applicants for the available housing.
- Michael added that we need to finalize the survey report, publish it, and present it to the Select Board. The community deserves to see the results. The lack of interest from non-islanders is data in itself.

7. Visitor Comments

- None.

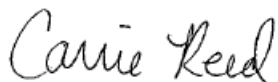
8. Next Housing Committee meeting date

- Regular meeting: Tuesday, August 4th, 5:00 PM.

9. Adjourn

Motion by L. Govoni, seconded by C. Blackford, to adjourn at 5:33 PM. Motion passed, 4 yes, 0 no, Unanimous.

Respectfully Submitted,



Carrie Reed, Secretary