

Islesboro Housing Committee
Regular Meeting
Tuesday, May 5, 2026
In-Person Meeting at 5:00 PM, Town Office

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, Susan West, Cate Blackford

Members Present via Zoom: Ginnie Hess, Lindsey Govoni (5:13), Peter Rothschild, Ex Officio

Members Absent: Tom Tutor, Jennifer Selendy

Others Present: Secretary Carrie Reed, Kathy Kerr, Linda Gillies, Earl MacKenzie

Others Present via Zoom: Elizabeth Hayden, Daniel Frohling, Ted Pendleton (5:11)

3. Approval of minutes of April 9, 2026

Motion: To approve Minutes of April 9, 2026, as written, S. West, seconded by C. Blackford. No discussion. Roll Call. Motion passed, 3 yes, 0 no. S. West abstained.

4. Housing Survey Update

- Cate reported that there haven't been any additional responses.
- Michael stated he will draft a final report and share with the group.

5. Island Institute Housing Coalition Activity

- Michael reported that the Coalition met last week. They are floundering a little because the housing individual at Island Institute has left. They are searching for someone to take over that role. Nothing to report from the meeting.

6. Off-season/School Term Rental Opportunities

- Tom Tutor was not present to talk about his research.
- Peter stated he was hoping someone from the school board would report on this, but his understanding is that there are five new faculty members who will be seeking housing, plus a new principal. Kate Legere has resigned her position and is going back to teaching. This is a very critical problem.
- Michael stated that we will pin this for the next meeting.
- Cate suggested that this committee do some brainstorming, either in session or over email, about housing options that we may want to try to connect the incoming staff with.
- Michael stated that this would be a good task for offline, as Tom is putting together a list of potential rental options. He asked Cate to start an email thread to the committee.
- Susan asked if we know whether any of the faculty who are retiring are planning to leave Islesboro. Perhaps a home would become available. If so, we should try to put a hold on those properties.
- Earl MacKenzie stated he may have 1 – 2 possible rentals that will be available.
- Michael suggested going to the school administration to see if they have that information.

Islesboro Housing Committee
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Tuesday, May 5, 2026
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7. Planning Update

- Michael stated that Earl MacKenzie heads up the construction committee for Islesboro Affordable Properties (IAP).
- Earl reported that IAP is starting construction within the next two weeks on a second duplex. They have the funding for the foundation and septic, and hope through fundraising in early summer to be able to complete it.
- IAP has also developed a long-term plan for that property. They hope to have three more duplexes on the property. They are in the process of refining the plan. Handouts are available that show the road system and rough locations of the proposed duplexes.
- Earl added that IAP has had a successful year with four new units now filled. They hope to keep the momentum going.
- Peter stated that he has created an Islesboro Forum meeting devoted to Housing. He believes it's scheduled for August 9th. He would like Earl's and Michael's help with planning a presentation on the plans for developing housing.
- Peter asked Michael for a rendering of the IAP plans. Michael will send the drawing.
- Michael explained that the next duplex that will be started soon has already had a perc test, and the building permits have been issued. He stated that the next three buildings will need a perc test.
- Earl added that they will need to engineer the road, and will need more survey work.
- Peter stated that there is now a line item in the municipal budget to support affordable housing. He thought it might be used to help IAP, and hopes this is the beginning of what will be expanded public support for building affordable housing on Islesboro.
- Ted Pendleton asked if the taxpayers have a say when public money is introduced to nonprofit, private organizations. Peter answered that it is part of the Town budget and will be presented at Town Meeting, where the voters will be able to have a say.
- Cate clarified that when the Housing Committee went to the Select Board and asked for a line to be created in the budget, it was not for IAP. This committee did not put forward a recommendation to provide funding for IAP. The \$10,000 line item is for this committee to be able to do things that will further our goals around housing, anything from marketing to planning to other things.
- Kathy Kerr asked for clarification on whether the three duplexes mean six units. Michael replied that the 6-acre property is part of a Town Center and can have higher density building. It currently has two 3-bedroom single-family homes, and the plan is that it will have a total of five duplexes with 10 units.
- Susan added that 11 people now have housing from IAP's most recent building of four units.
- Michael stated that for the recently completed homes, the number of applicants was four times the units available. There's still a demand.

8. Other Business

- Michael stated he was approached last week regarding the possibility of creating a noise ordinance for Town Center areas. Is the Housing Committee the right group to assess whether or not a noise ordinance is required?

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- Discussion about bringing the proposal to the Select Board. Members agreed that it isn't the purview of this committee. It sounds more like a public safety issue.
- Micheal will check with Public Safety.

9. Visitor Comments

- Kathy Kerr stated that the Energy Committee is trying to more actively liaise with the Housing Committee, IAP, and the Islesboro Community Fund to assist island residents who may need help to weatherize their homes and reduce energy expenses. Kathy is heading up this initiative and has several people working with her. The Energy Committee is trying to be more proactive in helping this segment of the population. This will include following up on Window Dressers and energy audits that took place in the last couple of years. We are applying for funding to help with getting materials.
- Michael added that the Energy Committee has offered to look at IAP's building specs from an energy point of view on the next set of builds. IAP is grateful.

10. Next Housing Committee meeting date

- Regular meeting: Thursday, June 4th, 5:00 PM.

11. Adjourn

Motion by S. West, seconded by L. Govoni, to adjourn at 5:41 PM. Motion passed, 5 yes, 0 no, Unanimous.

Respectfully Submitted,



Carrie Reed, Secretary