

Islesboro Housing Committee
Regular Meeting
Tuesday, January 23, 2023
In-Person Meeting at 5:00 PM, Town Office

APPROVED

3/26/24

MINUTES

1. Call to Order

Chair Mike Nelson called the meeting to order at 5:04 PM.

2. Establishment of a Quorum

Quorum was established with 4 members present

Members Present: Mike Nelson, Tom Tutor, Ginnie Hess, and Melissa Burns, Ex Officio.

Others Present: Cate Blackford, Ellen Berry, Cory Hua.

Mike presented the mission of the committee. The committee has struggled to find the right path, but we've got some things we're doing now. Without money, it's hard. The Town doesn't want to get into the development business. It's a struggle to figure out how to create workforce housing. Affordability is a huge issue. There was an article in the Portland newspaper on Monday. Across the state, the median housing price is now up to \$360,000, double what it was in 2012. Ginnie shared a graph of the breakdown of interest rates and how that affects affordability of homes.

3. Approval of minutes of December 19, 2023

Motion: To approve Minutes of December 19, 2023, as written, G. Hess, seconded by T. Tutor. Motion passed, 3 yes, 0 no, Unanimous.

4. Committee Membership—Filling Vacancies

- The committee has four vacancies.
- Melissa has spoken with Carter Jerman, and he is unable to provide the time for commitment.
- Melissa cannot be a voting member because she is the Ex Officio from the Select Board.
- Michael Hutcherson and John Kauer are no longer members.
- Cate asked about the responsibility of the members. Mike answered that the biggest responsibility is to show up and be part of the group. There is a lot of discussion and brainstorming.
- Rick was instrumental in keeping us up-to-date on what's going on with the State. Ginnie keeps us up-to-date on the Real Estate market.
- Tom added that the discussions and information gathered has been very helpful. Last meeting we heard a presentation from Midcoast Council of Governments (MCOG).
- Melissa is working with Alex from the Island Institute, and also working with Page regarding the creation of a Resource Website.
- Ginnie has someone in mind as a new member. This person was interested in the summer, but just lost a pet and hasn't responded recently. Ginnie will follow up.
- Carrie offered to send out an announcement on Constant Contact.

5. Up-Island Town Center Update.

- Mike gave a background on this project and how we're working with the Planning Board as they implement the requirements of LD 2003

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- Tom explained that he was the chair of the Town Centers Committee several years ago. They were able to amend the Town Ordinance and establish the Dark Harbor and Post Office Town Center Districts, which basically reduces the minimum lot size to less than a half-acre. Ginnie has informed him that a couple people have taken advantage of this.
- Tom explained the boundaries of the current Town Centers districts and how the Planning Board is planning to recommend changes to the Select Board and the Town.
- Tom is pushing to have the Town reconsider the Up-Island Town Center around Durkee's Store that was proposed 5 or 6 years ago. We returned to the draft map and have expanded it a little. Tom has been working with the Planning Board Subcommittee and presented this map and list of property owners and abutters to them.
- Today, Jennifer West from the Planning Board informed Tom that the Board would like the Housing Committee to vote on a motion to approve the proposed plan for the third Town Center and have a member present it to the Select Board on February 14th. Tom will be out of Town. Mike will be there to present the proposal. We can communicate with Jennifer about our vote.
- Tom will also write something up for the Island News for the April edition.
- We would like to roll our proposal in with the Planning Boards for efficiency of Public Hearings. The Town vote will happen at Town Meeting on June 15th.

Motion by T. Tutor, seconded by M. Nelson, to approve the proposal for establishing a Town Center around Durkee's Store. Discussion about the procedure for notifying the property owners. Motion passed, 3 yes, 0 no, Unanimous

6. Comments from visitors

- Ellen Berry stated that she would like to see some people from the island who have a lot of money create 10-12 more houses, via a committee that spearheads looking for land and requesting donations. Holding that vision for working families.

7. Next meeting date

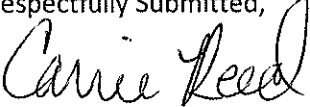
- Next meeting Tuesday, March 26, 5:00 PM

Motion by M. Burns, seconded by M. Nelson, to recommend Cate Blackford be appointed to the Housing Committee. Motion passed, 3 yes, 0 no, Unanimous

8. Adjourn

Motion by T. Tutor, seconded by M. Burns, to adjourn at 5:49 PM. Roll Call. Motion passed, 3 yes, 0 no, Unanimous.

Respectfully Submitted,



Carrie Reed, Secretary