

Islesboro Housing Committee  
Regular Meeting  
Tuesday, May 3, 2022  
In-Person Meeting at 4:15PM, Town Office

MINUTES

1. Call to Order

Chair Lauren Bruce called the meeting to order at 4:15pm.

2. Establishment of a Quorum

Quorum was established with 5 voting members present

Members Present: Lauren Bruce, Rick Rogers, Tom Tutor, Mike Nelson, and Ginny Hess, as alternate.

Members Absent: Michael Hutcherson, Dave Dyer, John Kauer

Others Present: Melissa Burns, liaison to the Select Board, Page Clason, and Carrie Reed

3. Approval of minutes of April 4, 2022

T. Tutor requested the extraneous "k" under Old Business be removed.

**Motion: To approve Minutes of April 4, 2022, as amended, M. Burns, seconded by R. Rogers.  
Motion passed, 5 yes, 0 no, Unanimous.**

4. Update from Rick Rogers regarding new Legislative Initiatives.

- On April 27<sup>th</sup>, Governor Mills signed into law Maine LD 2003, "An Act To implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions."
- Municipalities can get support in rewriting zoning laws and restrictions.
- Highlights for affordable housing: Section 9, 4364-B, Affordable Housing Density: For an affordable housing development approved on or after April 20, 2022 a municipality shall apply density requirements in accordance with this section.
  - Definition of affordable housing development... For rental housing, a development in which a household with an income at 80% of the local area median income can afford a majority of the units without spending more than 30% of the household's monthly income on housing costs. For owned housing, a development in which a household with an income at 120% of the local area median income can afford a majority of the units without spending more than 30% of the household's monthly income on housing costs.
  - Density requirements. A municipality shall allow an affordable housing development to have a dwelling unit density of at least 2 ½ times the density that is otherwise allowed in the zone where the affordable housing development is located and may not require more than 2 off-street parking spaces for every 3 units.
  - Long-term affordability. Before approving an affordable housing development, a municipality shall require that the person proposing the development as agreed to ensure that for at least 30 years: A. For rental housing, occupancy of the development will remain limited to households at or below 80% of the local

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area median income and, for owned housing, occupancy of the development will remain limited to households at or below 120% of the local area median income. B. A unit will not be rented to a person for less than a 30-day period.

- Section 4364-D para 1. requires municipalities to allow ADUs to be located on the same lot as a single-family dwelling in any zone in which housing is permitted.
  - At least one ADU must be allowed on any lot where a single-family dwelling unit is the primary structure.
  - Benefit to those looking to build affordable housing on Islesboro is that we no longer need to find properties with a 1.5 acre minimum. Affordable housing now only requires 6/10 acre.
  - If we use Maine Housing for funds to develop housing, they allowed 120 AMI. IAP might not use LD 2003, we might use standard density and use Maine Housing money.
  - T. Tutor asked if IAP will build two units in the next couple of years. R. Rogers answered that IAP may acquire some donated land, and if so, and if Maine Housing comes through, the answer is yes.
  - T. Tutor spoke about the mission of this committee. This committee and the Town are supporting the IAP however possible. It is incumbent that we inform the community that an ADU is now allowed on everyone's property. That in itself could be a motivator to have more housing available.
  - M. Burns stated that we should make this information available to the Planning Board and Select Board.
  - R. Rogers stated that there are many other items in the new law that Planning Board will be interested in. Resources will be made available to communities to develop new zoning, etc.
  - Discussion about the potential to build an ADU and divide and sell property. Cannot split off property unless it meets minimum standards.
  - G. Hess asked about building ADUs if they are in the subdivision covenant.
  - T. Tutor: phrase this as a query to the Planning Board that when they have digested the new provisions, to alert the Housing Committee so that we can communicate with the Town in general that this is now an option.
  - Maine is going to set up a commission, Municipal Housing Development Permit Review Board, to review municipal decisions and help communities implement new zoning laws.
5. New Business: Approval of Mission and Goals of the Housing Committee—Mike Nelson.
- It's typical for organizations to have mission statements. It describes the function of this committee; stakeholders are residents and tradespeople.
  - Agenda had draft of mission statement. M. Nelson feels that the role of this committee is to *facilitate* finding or building housing, rather than find or build, for current or potential residents. Not the same target audience as the IAP. Not tied to income requirements. IAP serves low- to moderate-income residents, but has limited amount of housing.

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- Discussion about market value of affordable housing, and investment in asset. IAP will take on debt to build two new houses.
- Second priority on draft of mission statement is to assist businesses to provide housing for their employees. Maybe discuss with employers to find solutions. Discussion about short-term rentals for workforce.
- L. Bruce: the first priority covers workers who will live on Islesboro. We want to support/assist those who want to live here and raise families. Maybe businesses could combine forces and build a multiplex.
- M. Burns suggested removing second priority and incorporating first priority with the main paragraph. Discussion about simplifying mission statement. Discussion about using the term "workforce housing," which may exclude seniors who are retired.
- T. Tutor suggested using the term "year-round" residents. Mission Statement to read, **"The Mission of the Islesboro Housing Committee is to facilitate finding or building housing for current and future year-round residents of Islesboro."**

**Motion: To accept Mission Statement as amended, T. Tutor, seconded by M. Nelson. No further discussion. Motion passed, 5 yes, 0 no, Unanimous.**

6. Other Business

- Get educated on new law, LD 2003. After Town Meeting, we will convey to the Planning Board that we're ready to get the word out to the public when the Planning Board has had time to study new law.
- Lauren spoke with Michael Hutcherson who asked that the meeting be changed to 5:00pm.

**Motion: To move meeting time to 5pm, M. Burns, seconded by M. Nelson. No further discussion. Motion passed, 5 yes, 0 no, Unanimous.**

7. Comments from visitors

- Page Clason mentioned that Durkee's Store with 18 acres may be going up for sale, which seems like a good opportunity for the IAP or the Housing Committee to use for its housing goals.

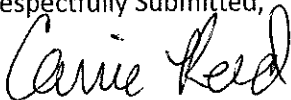
8. Set next meeting date

- June 7, 5:00pm. It will be Lauren's last meeting.

9. Adjourn

**Motion to adjourn at 5:25pm, T. Tutor, seconded by M. Nelson. No discussion. Motion passed, 5 yes, 0 no, Unanimous.**

Respectfully Submitted,



Carrie Reed, Secretary

