

SELECT BOARD MEETING

TOWN OFFICE at 6PM

WEDNESDAY, JUNE 5, 2024

Join Zoom Meeting
<https://zoom.us/j/96374295063>

Meeting ID: 963 7429 5063
 Passcode: 942416

REVISED 6/3/24

1.	Call to Order:	Establish Quorum:
2.	Accept Minutes of the May 22, 2024 Regular Meeting.	
3.	Visitor's Comments:	<ul style="list-style-type: none"> • <i>Ferry Service Update</i> • Sea Level Rise Update • Update on Municipal Building Project
4.	Upcoming Meetings and Subcommittee Reports: Planning Board: June 17, 2024	
5.	Town Manager Report:	6. Correspondence:
6.	<u>Old Business:</u> 1.	
7.	<u>New Business:</u> 1. Sign MDOT Request for Letter of Support for Lincolnville/Islesboro Ferry Terminal Upgrades. 2.	
8.	<u>Other Business:</u> 1.	
9.	Approve Warrant: FY24 #25	
10.	Appointments:	
11.	Chair Comments:	Individual Selectmen's Comments:
12.		
13.	Adjourn	

W: AGENDA 6 5 2024

MEMBERS:

CHAIR Shey Conover
2026

Lauren Bruce
2025

V A C A N T
2025

Melissa Burns
2026

Peter Anderson
2024

Islesboro Select Board
Regular Meeting
Town Office Meeting Room & via Zoom
Wednesday, May 22, 2024 @ 6:00 PM



DRAFT MINUTES

Members Present:

Chair Shey Conover and Peter Anderson

Via Zoom: Vice Chair Lauren Bruce

Members Absent: Melissa Burns

Others Present:

Town Manager Janet Anderson, Cressica Brazier, Kizzi Barton, Frank Start, Paul (Babe) Hatch, Bill Thomas

Call to Order: Chair Shey Conover called the meeting to order at 6:00 PM, and a quorum was established.

MOTION BY P. Anderson, seconded by L. Bruce, to approve the minutes of May 8, 2024 Regular Meeting, as written. No discussion. Roll Call. Motion passed, 3 yes, 0 no.

MOTION BY P. Anderson, seconded by L. Bruce, to approve the minutes of May 14, 2024 Special Meeting, as written. No discussion. Roll Call. Motion passed, 3 yes, 0 no.

VISITOR COMMENTS/PETITIONS

Babe Hatch stated the loader on his trailer snagged some wires, and asked if there's a way to get the telephone companies to lift them. The wires are low and sagging in some places on the island. He stated he called Fred. This happened on County Road, near the Burns' house. J. Anderson replied that we can locate them and Page Clason will help identify the telephone and internet lines. The minimum height is 15'.

Frank Start asked about the draft minutes of the May 14th Special Meeting, regarding Article 56, the GWI agreement. Is that agreement available anywhere to view? Did the IMB meet and recommend that it be accepted? J. Anderson answered that the agreement is not ready yet, but the article gives the Select Board the option to not put it out to bid. S. Conover added that the Article allows us to approve a contract with GWI once it is ready to review. The IMB Committee is working on it, and they anticipate that there will be an agreement. John Rex-Waller will talk about this at Town Meeting. This Article will be a placeholder to allow the Select Board to accept the agreement, and waives the requirement to go out to bid. Frank asked if this also waives the right of a Public Hearing for the townspeople to talk about it. Will there will be an opportunity for public input? S. Conover will get information and make sure that question gets to John so he can be prepared to speak about it at Town Meeting. Pete Anderson offered to get in touch with John.

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MOTION BY P. Anderson, seconded by L. Bruce, to take the agenda out of order. No discussion. Roll Call. Motion passed, 3 yes, 0 no.

NEW BUSINESS

1. Energy Committee Proposal for Technical Assistance Program.
 - Cressica Brazier stated the Energy Committee and Energy Coordinator are here to ask permission to move forward with applying for the Technical Assistance Program, which will allow us to have funding to continue the work that was started with the Energy Prize, as well as hopefully work with other groups on more integrated planning. For example, we would like to work with the Sea Level Rise Committee, as well as workforce planning and housing planning, that all relate to our energy issues on the island.
 - We would work in phases, and have deliverables over the next three years. NREL would be working side-by-side with us over those three years, with in-depth technical assistance, as opposed to the ETIPP project, which was a feasibility study for solar and microgrids on the island.
 - This would allow us to do more community engagement, and more development with implementation partners, as well as with island organizations.
 - We've been meeting with CMP and a microgrid developer, as well as with NREL to identify some of the upcoming challenges for grid resilience on the island, such as increasing outages and potential electricity supply cost increases, that we might be able to mitigate with clean-energy storage, but we need to do further grid capacity planning in order to be able to have enough space for clean energy on our limited grid along with our limited underwater cable connection. Another challenge is load-growth due to electrification and EVs, which will create more of a burden on our grid. We are already at zero allowable load-growth on our cable. If we're able to do a non-wires alternative, which is to develop additional energy sources on the island, as well as storage, we might be able to avoid the need for an additional underground cable.
 - We'd also be able to coordinate any other kind of microgrid development with the impacts of sea-level rise, up-island, as well as at the Town Center. We've started to do this with the Prize, but we're learning that we need to do a lot more to understand how those microgrids need to be situated and connected to each other in order to serve the population centers as well as the whole island.
 - There is also the question of where the new hybrid ferry might be allowed to charge overnight. We might be able to come up with alternative options through this program, in order to make it easier for us to have more access to the ferry in the future.

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- We need to study the workforce, housing needs to support that workforce, and how we can improve the housing that we have so it doesn't become a further energy burden.
- Bill added that the more we learn, the more we realize we have to learn. It gets more complicated as we learn. This is an opportunity to get expert advice for a long period of time to help us develop a complex plan in cooperation with other people on the island.
- We would like a letter of support from the Select Board; we can draft a letter.
- Janet Anderson asked if this is going to cost anything. Cressica answered that it will cost volunteer time. They are also spreading out the funding from the Energy Prize so that Kizzi can move forward into the next year while we wait for this highly competitive funding to come through. At that point we will be able to start to augment the funding. We will not ask for any funding from the Town for this capacity building project. We get to include overhead costs in the grant, so we can contribute back to the Town if we get the funding.
- L. Bruce asked if there are any other things that the Select Board can do to support this project. Cressica said they would like to speak with each Select Board member individually and also provide the plan for deliverables, and find out what each member is interested in incorporating.
- Bill added that we need general support. We have to bring this to the community. We are unique in that our effort grew from a committee without the Town's understanding of the need. Every other community represented at the ETIPP conference recognized the need and created a spearhead group. The biggest help would be to come to an understanding of the program and help us explain this program to the community.
- Kizzi added that we want to be extremely transparent. We want everyone to know about this project, and that it's good for the whole community.
- S. Conover stated she would be happy to sign a letter of support.
- J. Anderson asked about an NDA (non-disclosure agreement). Cressica replied that in order to work with the microgrid developer, to flush out this proposal, they would like us to sign an NDA. It helps them make sure that we're treating their confidential info with respect, but it is still subject to Maine's Freedom of Access laws. J. Anderson stated the Town's attorney has made some adjustments to the NDA, and the company has agreed to the changes. We're just waiting for one more round of adjustments.

MOTION BY L. Bruce, seconded by P. Anderson, to enthusiastically support the proposal for the Technical Assistance Program and sign the Letter of Support when it is available. No further discussion. Roll Call. Motion passed, 3 yes, 0 no.

MOTION BY P. Anderson, seconded by L. Bruce, to enter into Public Hearing for the Victualer Renewals. No discussion. Roll Call. Motion passed, 3 yes, 0 no.

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Public Hearing for Victualer Renewals:

- Dark Harbor Shop
- Island Market
- Sand Castle Grille
- Island Made Treats
- Islesboro Community Center
- Big Island Grille
- Tarratine Golf & Yacht Clubs

J. Anderson stated the applicants have information that we will be receiving soon. We don't generally release the permits that we sign tonight. They're all under contingency of other permits received. We will hold onto those that aren't complete until they have all the necessary permits. Durkee's store didn't have his application ready for tonight. We may see that in two weeks.

MOTION BY P. Anderson, seconded by L. Bruce, to exit Public Hearing. No discussion. Roll Call. Motion passed, 3 yes, 0 no.

MOTION BY L. Bruce, seconded by P. Anderson, to approve the slate of requests for Victualer Licenses. No discussion. Roll Call. Motion passed, 3 yes, 0 no.

FERRY SERVICE UPDATE

No updates from John King. J. Anderson reported that she received an email from Bill Geary in response to her inquiry about new parking at Lincolnville Beach. They are looking at temporary measures, and the full parking solution won't be ready until next year. A study is being conducted now on the best use of the land and will be proposed to use this fall. Construction will begin in the spring of next year. Demo of the current building will happen in late June, and the DOT is working on getting the area ready for temporary parking for this summer season.

Frank Start reported that he believes Lincolnville has extended their moratorium on building in that area.

S. Conover suggested scheduling a joint meeting with the Lincolnville Select Board in the fall, so that we understand each other's concerns and interests in the project.

SEA LEVEL RISE

S. Conover reported that the next committee meeting will be on June 4th, followed by a meeting on June 12th in the evening with GZA Engineering, where they are going to present their alternative options for the Narrows. We'd like to have room for as many members of the public to attend as possible. We've set aside over two hours to hear a presentation from them and have time for questions. Location to be determined. More info coming soon.

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MUNICIPAL BUILDING PROJECT

L. Bruce reported that the well for the new Health Center building will be drilled this week, and construction will begin in June. For the Up-Island Public Safety Garage, the committee is in the process of selecting a metal building company and establishing a cost for purchase, and we're also exploring a construction company for the sitework and slab, and to construct the building. We will have more info as we go along.

J. Anderson reported that two people from Ledgewood came out today. They are making a plan for moving the container and leveling off that area.

UPCOMING MEETINGS AND SUBCOMMITTEE REPORTS

- Planning Board: June 3rd, 5:00pm.
- Energy Committee: June 11th, 5:15pm.
- Annual Town Meeting: June 15th, 9:00am.

P. Anderson reported that the Harbor Committee met on Monday to address the two vacancies.

TOWN MANAGER REPORT

- Packet included Agenda for 5/22/24 and Minutes of 5/8/24 and 5/14/24 Select Board Meetings.
- Committee Minutes/Correspondence:
 - April 25th minutes from Lighthouse Committee.
 - May 6th funding request from Lake Stewards of Maine in the amount of \$500.
 - S. Conover asked if we have any connection with this group or if they do anything out here. J. Anderson stated she'd never heard of them.
 - S. Conover stated it's worth letting them know we've already taken all requests, and we usually need to receive requests before March 1st, ahead of the budget process. We'd also like to understand how Islesboro can be more involved in the program.
 - L. Bruce added that it has the potential to be an interesting program that our students might want to be involved in. We can let them know that we'd like to know more.
 - May 9th Caucus Budget Year 2025 Waldo County Budget Committee Invitation.
 - If anyone is interested in being on that committee, there's one 3-year term open for nominations. Gabe Pendleton was the last person from here who was on the budget committee.
 - No current members are interested in participating.

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- May 15th email from William Geary regarding update on new parking spaces in Lincolnville.
- May 15th email from Mac Smith, Stockton Springs Town Manager, regarding letter we sent requesting Stockton Springs to adopt affirmation regarding the placement of offshore wind manufacturing at Mack Point.
 - They considered our request but declined to undertake letters of support.
- May 16th Bar Harbor Wealth Management Capital Reserves ending 4/30/24, plus a 5-year comparison.
- May 17th, Fred Porter and Janet Anderson interviewed (via Zoom) Alsina Brenenstuhl of Dynamic Consulting in Dover-Foxcroft.
 - We feel she is capable of taking on our Hazard Mitigation Planning. She planned for the Piscataquis County Hazard Mitigation Plan in 2023, which received approval from FEMA, and all the towns in the county adopted it.
 - This is through the BRIC (Building Resilient Infrastructure and Communities) Grant.
 - We will make sure she connects with the Sea Level Rise Committee.
 - Meeting 3:00 Tuesday, May 14.
- May 21st email from Kristi Moses, our assigned Program Delivery Manager for FEMA and the storms of January 9-13, 2024. She will help us navigate the FEMA Grants process for reimbursement of our eligible damages.
- May update from the Rural Energy Prize
- Energy Committee proposal for Technical Assistance Program (Cressica)
- Legal Services: Date set for meeting with Patrick Lyons, Esq., Thursday, May 30th at 2pm.
- Paving: Estimate today, will find out a date for the Narrows and Ruthie James Road. J. Anderson will check with Rick Rogers at IAP about when they are moving the new houses in.
- Warrant #24

CORRESPONDENCE

No other correspondence.

OLD BUSINESS

1. None.

OTHER BUSINESS

1. None.

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APPROVE WARRANT: FY24 #24

MOTION BY P. Anderson, seconded by L. Bruce, to approve Warrant FY24 #24. No discussion. Roll Call. Motion passed, 3 yes, 0 no.

APPOINTMENTS:

Harbor Committee: George Evans and Gregory Janney.

MOTION BY P. Anderson, seconded by L. Bruce, to appoint George Evans and Gregory Janney to the Harbor Committee. No discussion. Roll Call. Motion passed, 3 yes, 0 no.

CHAIR COMMENTS

S. Conover: No comments.

VICE-CHAIR COMMENTS

L. Bruce: No comments.

INDIVIDUAL SELECT BOARD MEMBER COMMENTS

P. Anderson: Please come out and support the Junior Class Auction on June 1st.

M. Burns: Absent, no comments.

MOTION BY P. Anderson, seconded by L. Bruce, to Adjourn Meeting at 6:45 PM. No Discussion. Roll Call. Motion passed, 3 yes, 0 no.

Respectfully Submitted,

Carrie Reed
Secretary



DRAFT MINUTES

Members Present:

Chair Shey Conover, Vice Chair Lauren Bruce, Melissa Burns, and Peter Anderson

Others Present:

Town Manager Janet Anderson, Patrick Lyons, Esq.

Call to Order: Chair Shey Conover called the meeting to order at 2:00 PM.

Meet with Patrick Lyons, Esq., of Eaton Peabody Attorneys at Law, regarding becoming the Town's legal counsel.

Patrick Lyons, Esq. of Eaton Peabody introduced himself and shared some of his background. He practices and lives in Ellsworth.

Eaton Peabody has four offices in Maine: Bangor, Augusta, Portland, and Ellsworth. The firm has just under 50 attorneys; a big enough firm that there are people who specialize in the major areas of the law. Patrick's group specializes in municipal, land use, and environmental law. Patrick represents a number of municipalities, many coastal and island communities, as well as the City of Gardiner.

Patrick grew up in South Portland, went to Bowdoin for undergrad, did a masters in Environmental Science in Forestry at UMaine before going to UMaine School of Law. He graduated law school in 2015, worked for a judge as a clerk for a year, and has been with Eaton Peabody since 2016. He has an environmental background, and serves on the Ellsworth City Council. He loves municipal practice because every town is different, and spans many areas of the law. He also represents folks who are trying to get permits from the municipality, state, or federal agency, with a fair amount of work in aquaculture, as well as pier permitting. He represents the Maine Maritime Academy and has helped with their new pier.

Shey Conover stated that what she values most about a strong relationship is being able to have access. Occasionally there's a fire drill—how quickly can we jump on the phone or respond to an email—though we prefer not to have fire drills. Patrick replied that he tries to be as responsive as possible, and gauges the level of emergency. If it's an emergency, he responds right away. If not, he usually responds to an email within 24 hours. If we need to get a meeting together quickly, we have Zoom and other options. He has associate attorneys who work for him and help with research. This allows him to be more responsive.

Melissa Burns asked about his experience with LD 2003. Patrick replied that he has helped multiple clients amend their ordinances to be in compliance LD 2003. Discussion about Islesboro's zoning. Before Patrick was on the Ellsworth City Council, he was on the Planning Board and was involved in updating their ordinances for LD 2003. He went to presentations by DECD and is very familiar with the subject. He wouldn't be surprised if more legislation comes

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out in the next couple of years related to that. Eaton Peabody has two attorneys who are also lobbyists at the State level, and they keep an eye on any legislation that's relevant to work that the firm does. Patrick is also a member of the Maine Municipal Association, and gets all their updates. Patrick is doing a lot of work with communities on new housing development. In Ellsworth, they are trying to incentivize development and get more housing stock.

Patrick asked if Islesboro has any organizations that address workforce housing. Discussion about the Housing Committee, and Islesboro Affordable Properties, our local non-profit. Melissa Burns explained what the Housing Committee is working on and the groups they are working with. It's important to have workers and families on the island.

Related to that is the working waterfront. Discussion about sea level rise and infrastructure. Patrick has many municipal clients who are dealing with shoreline infrastructure damage.

Patrick asked about the big issues for the Town, and terminology. He would also like to know how the Town envisions working with the attorney, and ways he can help now with long-term items.

Janet Anderson asked how the records from Jensen Baird get transferred. Physical documents will be picked up from the Portland office, and electronic files will be shared. Melissa Burns asked about the Public Safety office and how they would work with the new law firm. Patrick answered that all departments fall under the Town, and he has experience working with Public Safety. Anything related to employment would be with our employment group; Sarah Newell in the Bangor office is usually the one who works with municipalities. Real estate issues would go to other partners. Patrick works with Fire, EMS, Police, Roads, Harbor Committees, Planning Boards, CEO, and Boards of Appeals. For Bond counsel, that would go to Dan Pittman. Janet asked about HR training. Sarah Newell could come out to the island to do that.

They Conover talked about the intersection between State and Town infrastructure. The infrastructure at the ferry terminal is rife for problems, particularly as we deal with coastal infrastructure. The ferry service is building us a new hybrid electric ferry, which will require upgrades to the electrical system. We have an active Energy Committee, which is monitoring that. The parking area is partly owned by the State, and partly by the Town. We may not have a shared understanding of how we view the priorities and how we make infrastructure investments.

Patrick spoke about how he works with the general counsel of the DOT. He looks forward to learning about the ferry service. She explained that by Maine law, 50% of ferry operating expenses are supposed to be covered by ticket fares, so about every three years, rates go up. Six years ago, Islesboro got involved in fighting the way that the DOT handled that process, and we were somewhat successful with appeals. However, we prefer to have a strong working relationship, rather than an adversarial lawyer-based relationship. John King is our representative on the Ferry Service Advisory Board, and he does an amazing job of trying to both push on important issues and also build as much goodwill as possible. Patrick talked about how he also prefers to build positive relationships, and avoids pure adversarial situations. He

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likes to represent municipalities by taking advantage of opportunities to be involved in conversations early on, and build relationships. This is a good investment for municipalities.

She Conover asked about suggestions or preferences in how he likes to get to know a community. How can we help most efficiently? Patrick replied that he can Zoom in on a Planning Board meeting to get to know people. If there's a major relationship, such as with the DOT or the Island Institute, he'd like to be looped in on the call. The more he knows, the better he can respond when needed in the future. He won't go through old files, unless there's a reason to research a specific issue. Janet offered to show him an invoice from Jensen Baird, which lists all the different things she's called about. Patrick thought that would be helpful. He is a planner, and tries to foresee what he can.

They talked about the Islesboro Economic Sustainability Corporation. This is a purview where we may be reaching out. Janet stated they have their own lawyer, and operate independently, but if they went defunct, all their assets and liabilities would come to the Town.

Patrick asked about the Mil rate, which is \$11. Patrick thought it's a little low for Maine, but it seems reasonable for a community this size. Janet stated she thinks it will be \$12 this year, as the budget is going up. He asked what we typically allocate for professional services. Janet answered it's about \$12,000, and we haven't gone over. He anticipates Islesboro won't be need a lot of hours, it sounds like it's more as-needed. However, there are some good opportunities to include him in some conversations with certain people, or keep him up-to-date, so he has awareness and can give better guidance.

Janet asked about conflict of interest. Jensen Baird also represented Lincolnville, and there was a problem in the past. Patrick doesn't represent Lincolnville. Eaton Peabody has a conflict check system. If someone gets a new client that for some reason is averse to the Town, they will not be a client. If an existing client becomes averse to the Town, we would do informed consent, and make the Town aware. The Town would have say over whether or not it could proceed, or the firm wouldn't represent either party in a conflict.

Patrick would like to talk with people like John King and Gabe Pendleton to learn about the ferry service, as well as the CEO, Town staff, and other people in Town.

Patrick stated it would be his pleasure to represent the Town of Islesboro. If Islesboro would like to proceed, we will get the engagement letter signed. This will go on the Agenda for the Select Board meeting on June 5th.

Meeting Adjourned at 3:08 PM. No Discussion.

Respectfully Submitted,

Carrie Reed
Secretary

Janet Anderson

From: Cole, Stephen <Stephen.Cole@maine.gov>
Sent: Monday, June 3, 2024 1:49 PM
To: manager@townofislesboro.com
Subject: Letter of Support, Rural Ferry Grant Program
Attachments: LOS Template DRAFT v1.docx; DRAFT MaineDOT Rural Ferry Program Project One Pager.pdf

Good afternoon, Janet—This request of the Islesboro selectboard will sound familiar, as it's a follow on from last year's request. In 2023, MaineDOT received half the funding needed for the ferry terminal upgrade project, so is requesting the remaining dollars this year. Attached is a one-page refresher on the project and a letter of support template. We'd appreciate your bringing the letter of support request to the board on June 5th if possible, and if not on June 18th. If the selectboard is willing to sign on, please return to me on town letterhead with board signature. Thanks again for your help and I'm glad to answer any questions you have.

Sincerely,
Steve Cole

June 5, 2024

The Honorable Pete Buttigieg, Secretary
United States Department of Transportation
1200 New Jersey Ave, SE
Washington, DC 20590

Dear Secretary Buttigieg:

We are pleased to send you the following letter in strong support of the Maine Department of Transportation's (MaineDOT) application for the U.S. Department of Transportation's Ferry Service for Rural Communities Program. MaineDOT is requesting funding from the Ferry Service for Rural Communities Program to modernize two aging, rural ferry terminals linking the mainland to a year-round island community. The two ferry terminals were built in 1959.

This project will support the safe and efficient operation of a new plug-in hybrid ferry that is scheduled for delivery in 2028 providing a vital link between the mainland and an island community that is three miles off the Maine coast.

The proposed work will expand the capacity of the terminals to accommodate a new hybrid ferry that is 37 feet longer than the vessel that it will replace. The ferry will accommodate 10 more vehicles than the vessel it is replacing in order to keep up with demand for the service. The work also will upgrade the electrical infrastructure at the terminals to allow for high-speed charging of the new ferry, which will run primarily on battery power with diesel backup. The ferry is expected to be delivered in 2028. **We fully support Maine DOT's application for the Rural Communities Program.** This funding would enhance a crucial transportation service to and from Lincolnville to the Maine island community of Islesboro.

Sincerely,

Shey V. Conover

Lauren K Bruce

Melissa A. Burns

Peter H. Anderson

Islesboro Select Board

FY24 Ferry Service for Rural Communities Program



Lincolntonville/Islesboro Ferry Terminal Upgrades

The Project will modernize two aging, rural ferry terminals linking the mainland to a year-round island community. This project will support the safe and efficient operation of a new plug-in hybrid ferry that is scheduled for delivery in 2028

The Project will:

- **Create Jobs:** Work to upgrade the Lincolntonville and Islesboro ferry terminals would take place over two construction seasons, which would maintain and possibly create jobs.
- **Increase Reliability:** The hybrid vessel now being designed for the Islesboro route will replace a ferry at the end of its useful service life and maintain reliable, sustainable service for the residents, workforce, and school children on the island.
- **Modernizing Rural Transportation Assets:** The ferry terminals in Lincolntonville and Islesboro embodies MaineDOT's commitment to invest in essential rural ferry service, reduce greenhouse gas emissions from transportation, maintain good-paying jobs, and connect communities by increasing access to affordable transportation options.



Islesboro ferry terminal.

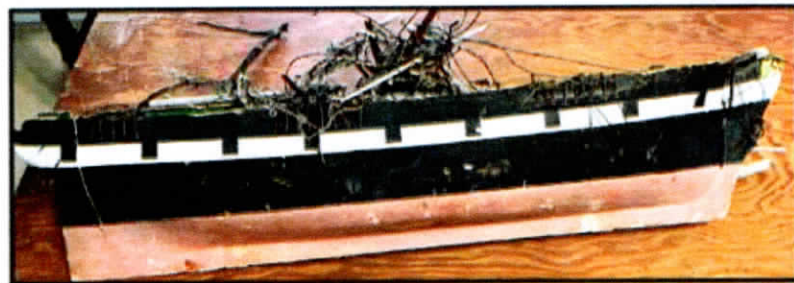


"Dolphins" with fenders at the Lincolntonville terminal.

Application Deadline: June 17, 2024

Grant Award Selections: Anticipated Fall/Winter 2024

Grindle Point Light Station



This is the poor *Puma* after the storm attempted to send her out to sea—this is the challenge Wally took on! Thank you Wally!

**The Sailors' Memorial Museum
opens on July 1st**

Look what's happening at YOUR Light Station Lighthouse and Sailors' Memorial Museum at Grindle Point!

MORE PROGRESS!! Wally Veazie is now about 75% through with the *Puma* project!

We currently have on display another ship model Wally made of the *Caroline Eddy*, which was built in Brewer, Maine during the Civil War, and was wrecked off the coast of St. Augustine, FL in 1880.

This ship model was made by Emery F. Williams (b. 1828 - see portrait to left). The ship PUMA is a three-masted square-rigged ship, ostensibly a man-o-war. It is possible that she was a merchant ship with gunports painted on, as was some times done to warn off pirates. The model was made in the mid-nineteenth century; it is not known whether Mr. Williams had an actual ship in mind, and if so, whether he served on her.

The history of the Puma ship model.

Please consider making a donation — visit Grindle Point Light Station Restoration Project website <https://grindlelight.com>

RECEIVED
MAY 23 2024
BY: _____

#2



COPY

**WALDO COUNTY COMMISSIONERS COURT
PETITION #383 DECISION/DECREE
JULIE W. BUTLER & HENRY WARREN vs. TOWN OF ISLESBORO
ADJOURNED SESSION MAY 16, 2024**



May 23, 2024

To: Julie Butler and Henry Warren, III

Re: Property Tax Abatement Application
1089 Deep Cove Lane, Property Map 26/Lot 4, Islesboro, Maine

The Board of Waldo County Commissioners met on May 16, 2024 at 10:15 a.m. to review the application for appeal of property taxes of Julie Butler and Henry Warren, III, received May 10, 2024, regarding the residential property at 1089 Deep Cove Lane, Property Map 26/Lot 4, Islesboro, Maine. Ms. Butler and Mr. Warren requested an abatement in the amount of \$266,200.00 for the 2023 property taxes.

The County Commissioners reviewed the packet of information that was submitted by the plaintiffs, including copies of: the Application for Abatement of Municipal Property Taxes submitted to the Town of Islesboro by the Plaintiffs, Appraisal of Real Property by Lighthouse Appraisal dated 9/1/2023, the decision of the Town of Islesboro Assessors dated March 18, 2024 denying the appeal, 2023 Real Estate Tax Bill, 2022 Real Estate Tax Bill, 1089 Deep Cove Lane Map Lot Card Dated 12/13/2023 (2 pages), and Deed of Distribution by Personal Representative Bk. 4586 pages 256 – 258.

After reviewing these documents, the Board of Waldo County Commissioners made the following decision and motion:

Amy Fowler moved, William Shorey seconded to deny the Warren/Butler abatement request. We, the Commissioners, are in support of the current denial on behalf of the Town of Islesboro. Unanimous.

You have the right to appeal this decision to the Superior Court of the State of Maine in accordance with 36 M.R.S.A. §844 and Maine Rules of Civil Procedure, Rule 80B.

BOARD OF WALDO COUNTY COMMISSIONERS

Betty A. Johnson, Chairman

Amy R. Fowler, Commissioner

William D. Shorey, Commissioner

cc: Board of Islesboro Selectmen
File

#1

RECEIVED
MAY 28 2024

COPY

WALDO COUNTY COMMISSIONERS COURT
PETITION #383 DECISION/DECREE
JULIE W. BUTLER & HENRY WARREN vs. TOWN OF ISLESBORO
ADJOURNED SESSION MAY 16, 2024



May 23, 2024

To: Julie Butler and Henry Warren, III
Re: Property Tax Abatement Application
1089 Deep Cove Lane, Property Map 26/Lot 4, Islesboro, Maine

The Board of Waldo County Commissioners met on May 16, 2024 at 10:15 a.m. to review the application for appeal of property taxes of Julie Butler and Henry Warren, III, received May 10, 2024, regarding the residential property at 1089 Deep Cove Lane, Property Map 26/Lot 4, Islesboro, Maine. Ms. Butler and Mr. Warren requested an abatement in the amount of \$266,200.00 for the 2023 property taxes.

The County Commissioners reviewed the packet of information that was submitted by the plaintiffs, including copies of: the Application for Abatement of Municipal Property Taxes submitted to the Town of Islesboro by the Plaintiffs, Appraisal of Real Property by Lighthouse Appraisal dated 9/1/2023, the decision of the Town of Islesboro Assessors dated March 18, 2024 denying the appeal, 2023 Real Estate Tax Bill, 2022 Real Estate Tax Bill, 1089 Deep Cove Lane Map Lot Card Dated 12/13/2023 (2 pages), and Deed of Distribution by Personal Representative Bk. 4586 pages 256 – 258.

After reviewing these documents, the Board of Waldo County Commissioners made the following decision and motion:

Amy Fowler moved, William Shorey seconded to deny the Warren/Butler abatement request. We, the Commissioners, are in support of the current denial on behalf of the Town of Islesboro. Unanimous.

You have the right to appeal this decision to the Superior Court of the State of Maine in accordance with 36 M.R.S.A. §844 and Maine Rules of Civil Procedure, Rule 80B.

BOARD OF WALDO COUNTY COMMISSIONERS


Betty J. Johnson, Chairman


Amy R. Fowler, Commissioner


William D. Shorey, Commissioner

cc: Board of Islesboro Selectmen
File

Islesboro Housing Committee
Regular Meeting
Tuesday, March 26, 2023
In-Person Meeting at 4:30 PM, Town Office

MINUTES

RECEIVED
MAY 23 2024

BY:
 APPROVED
5/21/24

1. Call to Order

Chair Mike Nelson called the meeting to order at 4:37 PM.

2. Establishment of a Quorum

Quorum was established with over 4 members present

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

Others Present via Zoom: Cressica Brazier, Barbara Talamo, Laura Staines Giardino.

3. Approval of minutes of January 23, 2024

Motion: To approve Minutes of January 23, 2024, as written, T. Tutor, seconded by C. Blackford. Motion passed, 4 yes, 0 no, Unanimous.

4. Up-Island Town Center Update.

- Tom Tutor reported that the Housing Committee has been in conversation with the Planning Board for many months. Tom is unclear on what the Planning Board is supposed to do. They have endorsed the idea of a third Town Center unanimously. The Planning Board has urged the Housing Committee to present to the Select Board.
- Tomorrow, Tom and Mike will present information to the Select Board.
- The Planning Board will then schedule informational meetings and a Public Hearing. After the Public Hearing, the Planning Board goes to the Select Board for approval to put it on the Warrant for the June 15th Town Meeting.
- The Planning Board has scheduled a Public Hearing for April 22nd. Not clear on whether or not it will include the Up-Island Town Center proposal. Mike has a note from Isabel Jackson from the Planning Board stating that if the Select Board endorses it, it would be bundled with LD 2003 for a Public Notice.
- The Planning Board will put a Public Notice in the Bangor Daily News. They also had an article in the Islesboro Island News (IIN). Tom has drafted an article for the IIN, but doesn't feel it's right to submit it before talking with the Select Board about it.
- Melissa suggests asking the Select Board for permission to push this to the Planning Board.
- Tom has emailed Jennifer West asking how much the Planning Board has informed the Select Board about the maps of the two existing Town Centers. Jennifer said she will be speaking to the Select Board also. Tom hopes to coordinate with Jennifer tomorrow night and get clear about the sequence of events. We will need to send out letters to property owners and abutters.
- If there are changes to be made after the Public Hearing, another Public Hearing will be required.
- Melissa reported that we might be having a Special Town Meeting on April 10th or 24th.
- Mike has a list of names and addresses of property owners in the proposed Town Center and abutters. It will need to be validated against the tax roll. Ginnie suggested utilizing the Commitment Book.
- Cate asked if there is anything needed in terms of putting together a packet of information to go along with the letters. Mike answered that the letter he has drafted has basic information and what it means.

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He included that the designation of a Town Center has no monetary impact on any property owners, unless they decide to take advantage of the new rules and change their property.

- Tom suggested it might be useful to refer to the Land Use Ordinance in the letter and at the Public Hearing.
- Melissa suggested we link the Ordinance and publish all the info on the website.

5. Housing Trust

- Mike stated that he did some research and found that everything indicates that housing trusts are a governmental thing.
- Melissa stated that her overview and thought process follows the example of IIT. If we had a designated pool (trust) for donated land, the Town would own the land, but the organization/trust could lease it (for 100 years or other terms) to someone who wants to build on it, with the guideline that it has to match and conform to affordable housing guidelines. In wondering if this was possible, Melissa's research led to the advice to talk to an attorney. We would need appropriate Ordinances.
- Mike found that this might conflict with what Islesboro Affordable Properties (IAP) does.
- Tom stated that IAP as a nonprofit has done a great job of providing some affordable housing stock. If a developer wants to develop affordable housing stock, the Town, or maybe this committee, could interface with them more appropriately than IAP.
- Barbara Talamo stated she's been thinking about mixed-unit housing, some affordable and some market- or near-market value. She wonders if that would restrict development, if you made it into a trust that was restricted to only HUD guidelines in income. Mike answered that a lot of that might depend on the source of funding. If it was government funding, it would come under the guidelines. Barbara stated you could put restrictive covenants on the units for affordable housing, and have mixed units together.
- Cate stated that there is an interesting model that's being used in Maryland and in Seattle where they have what Missa was just describing, in terms of some control or ownership held by the public, by the Public Housing Authority or by the Municipality, and they do mixed-income development and have alternative funding sources so they don't have some of those restrictions. There are some interesting ideas around different structures of community land trusts. Some own the land, and provide affordable units for rent and for home ownership, which is similar to some of what IAP does.
- Mike stated that the agency he worked for on the west coast would, as part of their development process, base approvals upon a designated percentage that was deemed affordable, and that provided limits on how much the units could be leased for, based on the covenants. If we have the money, developer, building codes, etc., the Town could determine what those percentages and restrictions would be.
- Tom stated that some of those issues are addressed in the amendments that the Planning Board is developing in response to LD 2003, that affordable housing has greater latitude for greater density inside designated growth areas, which are the Town Centers. Affordable housing developments would require at least 51% of the units qualify as affordable housing.
- Barbara asked if it would be possible to examine some of the property in the Up-Island area that's being considered to see if it's realistic to do this there. Tom stated that this step may be premature, but there are some properties that have been determined to be perc-able.

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- Melissa thinks that if we can get a developer, we can encourage development by helping with the cost of land, and maybe incentivize land donations for housing, with tax breaks, etc.
- Discussion about local taxes, business development, land trusts.
- Melissa stated that Alex alerted her to new legislation that may move forward regarding municipalities charging different tax rates for short-term rentals.
- Tom went over the proposed Planning Board developments: In Town Centers, the minimum lot size is reduced generally to 20,000 sf, slightly less than half an acre. If it's an affordable housing development, it is reduced significantly more, to 8,000 sf. An affordable housing development will have restrictive covenants. All this is being codified.

6. MCOG Housing Working Group

- Mike stated that the Midcoast Council of Governments (MCOG) received a grant to do some extensive housing studies. They came to one of our meetings and gave a presentation.
- They have set a time frame for the first meeting, sometime in the first two weeks of April. Mike has been in touch with Adi Philson, and has put his name in to attend the meeting.
- Tom stated the presentation had so much information that it was difficult to follow. Their website has more in-depth information that is easier to digest.
- Melissa asked if she should add MCOG to the website. Mike stated that MCOG and the Island Institute are both good sources of information.

7. Comments from visitors

- Cressica Brazier from the Energy Committee thanked the Housing Committee for their work.

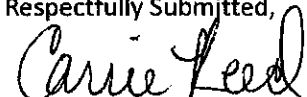
8. Next meeting date

- It would be helpful for Housing Committee members to attend the info meetings and the Planning Board Public Hearing.
- Discussion about points to include in the presentation to the Select Board tomorrow night.
- Discussion about informal surveys and housing needs on the island. MCOG has the best data.
- Next meeting Friday, April 26, 4:30 PM, depending on the outcome of the Public Hearing.

9. Adjourn

Motion by G. Hess, seconded by M. Burns, to adjourn at 5:34 PM. Motion passed, 4 yes, 0 no, Unanimous.

Respectfully Submitted,



Carrie Reed, Secretary