

SELECT BOARD MEETING

TOWN OFFICE at 5:30PM

Wednesday, October 21, 2026

<https://us06web.zoom.us/j/82522918341?pwd=ZCbet1X1p7T2zClhArQiUmk3Y7H6Js.1>
 Meeting ID: 825 2291 8341 Passcode:382224

****AMENDED 10/19/2026**

1.	Call to Order:	Establish Quorum:
2.	Accept Minutes of the October 7, 2026 Regular Meeting.	
3.	Visitor's Comments & Petitions: Trevor Dakers Presentation on his Air Curtain Burner. <u>PUBLIC HEARING:</u> 2026 Annual Adoption of General Assistance Maximuns-Waldo County	• Ferry Service Update • Sea Level Rise Update • Update on Up Island Public Safety Garage • Update on Public Safety Renovations
4.	Upcoming Meetings and Subcommittee Reports: • Planning Board: November 9, 2026	
5.	Town Manager Report:	Correspondence:
6.	<u>Old Business:</u> 1. Energy Committee: Presentation to the Select Board on Proposal to Hire a Planner for One-Year.	
7.	<u>New Business:</u> 1. **Presentation by Daniel Frohling on "Sustaining and Invigorating Islesboro's Community and Culture: Proposal to Convene a Fast Track Comprehensive Plan Committee with a Sustainability Focus.	
8.	<u>Other Business:</u> 1.	
9.	Approve Warrant: FY27 - #9	
10.	Appointments: Housing: Jennifer Selendy	
11.	Chair Comments:	Individual Selectmen's Comments:
12.		
13.	Adjourn	

W: SB AGENDA 10 21 26
AGENDA DEADLINE 10/16/26
AMENDED 10/19/26

MEMBERS:

Peter Anderson 2028	Stephen Pendleton 2027	Peter Rothschild 2028	Dylan Purington 2029	Amy Mulnix 2029
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Mr. Peter Rothchild, Chair
Mr. Peter Anderson, Vice-Chair
Mr. Stephen Pendleton, Member
Mr. Dylan Purington, Member
Ms. Amy Mulnix, Member
Select Board, Town of Islesboro
150 Main Road
Islesboro, ME 04848

October 16, 2026

Re: **Sustaining and Invigorating
Islesboro's Community and Culture:**
Proposal to Convene a Fast Track Comprehensive
Plan Committee with a Sustainability Focus

Dear Members of the Islesboro Select Board,

Based on input and support from residents across the Islesboro community, I respectfully request that the Select Board convene a fast track comprehensive plan committee with a community sustainability focus ("The Committee").

The Committee's goal will be to enhance the vibrance and ensure the long-term viability of our island and island community. It will take stock of Islesboro's history, current state and challenges, look at local, regional and broader trends and identify opportunities, responsible innovation and areas for greater collaboration. Its members should be drawn from all segments of our community. In keeping with past practice and our democratic values, the Committee's findings, recommendations and a concrete roadmap will be submitted for the Board and community's review and approval.

I. The Case for The Committee.

Islesboro is a special place. Its natural beauty is unsurpassed. Its people are ever ready with their time, energy and resources. The town and community already have the customary as well as several unique groups and constituencies that power progress (e.g., the Board, various committees, the NGA/quasi-NGA organizations, tireless volunteers and generous donors).

Moreover, Islesboro has achieved and continues to achieve extraordinary feats. Examples include Boardman Cottage, building affordable housing, the ICC, IIT, preserving the Island Market, community broadband, the health and public safety centers, the up-island garage, providing high-season ferry ticket cost support, managing sea level rise, and working toward energy independence. It's no accident Islesboro is among the handful of remaining Maine island communities.

That said, epic transformational forces buffet Islesboro. Some have remained intractable for decades; some grew stronger and swifter during COVID, some are relatively new.

Putting Dan Tutor's July 2025 article "Priced Out of Paradise" in historical context provides one example (*Islesboro Island News*, July/August issue, pg. 1). Dan spotlighted the impossibly high and rising cost of year-round housing as compared to resistantly flat island incomes. Dan's article was timely and important, but comprehensive plan authors flagged this trend almost twenty-five years earlier. The 2002 Comprehensive Plan authors reported that the median island home price had outpaced the median island income by 13%.

The 2002 Plan and Maine DOT's April 2025 White Paper (on the ferry system) frame another long term challenge. The 2002 Plan authors raised an alarm and called for action regarding the shift in property ownership to off-island-based interests. They asserted that "...avoiding becoming exclusively a resort community..." was a serious challenge, and they proclaimed, "A major recommendation of this Plan calls for more restrictive growth management ordinances and policies" 2002 Comp. Plan, pp. 2, 5. (emphasis added). Regrettably, Maine DOT's 2025 review of the "entire property tax commitment on Islesboro" revealed that the number of island properties owned by people who are not year-round residents has reached nearly 75%. White Paper Regarding the Maine State Ferry Service, prepared by the Maine Department of Transportation, Bruce A. Van Note, Commissioner (Draft – April 26, 2025), pg. 17.

Other well-known challenges include the persistent shortage of affordable housing, an aging population and shrinking community of young people, declining school enrollment, skyrocketing ferry ticket costs, a flat standard of living, stagnant island economy/drain of island generated revenue to off-island interests and the continued absence of services that support quality of life. Other challenges simmer under the general radar. For example, respect for and adherence to laws and ordinances protecting our island's natural beauty just recently resurfaced at a Select Board meeting.

Complicating Islesboro's responses is the human tendency to identify and address issues in isolation. This inevitably leads to gaps, missed opportunities, and inefficiencies. Relatively unique to Islesboro are the dynamics of wealth and at-times diverging interests of the year-round, "year-round seasonal," truly seasonal, and real estate investment sectors.

II. The Committee is the Appropriate and Right Body to Illuminate a Higher and Stronger Collective Response.

The Committee is the appropriate and right vehicle to illuminate a higher and stronger response to the multiple, interconnected challenges. As the 2018 Comprehensive Plan Committee stated, the specific charge of these committees is to:

...create[e] a blueprint ... that draws inspiration from the goals and aspirations of Islesboro Residents ... and point[s] our town's development process in the right direction. (Town website)

Further, the last community-adopted Comprehensive Plan (2018) expressly stated that community sustainability was an Islesboro Town goal:

It is the Goal of the Town of Islesboro to create a sustainable year-round population. (2018 Plan, p. 23)

It recommended the Town:

Establish a Comprehensive Plan Implementation Committee to oversee implementation of the Comprehensive Plan. (2018 Plan, p. 49)

Moreover, consistent with past plan committees, The Committee's authority and charge will be limited to review, analysis and recommending. This essential and existential limitation will ensure it does not interfere in the work, or usurp the role or authority, of any town or community committee, organization or group. Indeed, The Committee must welcome, listen to and draw upon the experience, current work and vision of the above committees, organizations and groups (e.g., the School Committee and IAP). It can and must also listen to and give voice to the concerns and aspirations of people from all sectors of the year-round community, and it can and should consider other groups' perspectives.

III. The Need to Act Now.

Our community is losing ground to multiple defining challenges, some of which have tipping points in the near term.

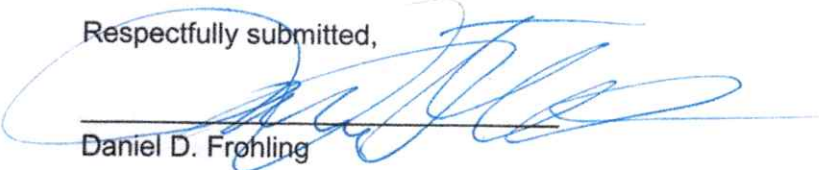
Islesboro is also in competition with other Maine communities. For example, school enrollment is falling up and down the coast. As a result, all these communities are competing for students from the same shrinking pool. Competition among communities - island, mid-coast and beyond - ensures there will be winners and losers. Some communities will not see or rise to their challenges; others are already on the move. Islesboro can and must ensure it is on the winning side of the ledger.

IV. Conclusion.

Islesboro is a remarkable place to live with a remarkable community of people. Without a doubt, we have the will and wherewithal to tackle our challenges; indeed, this is well underway. Empowering The Committee and benefiting from its review, analysis and recommendations will help ensure we meet the best future possible, certainly one that surpasses the one we will meet without it.

I thank the Board in advance for considering this proposal. I, and I believe many others, look forward to discussing it with you.

Respectfully submitted,


Daniel D. Frohling