

4/10/24

MINUTES

**Members Present:**

Chair Shey Conover, Melissa Burns, and Peter Anderson

**Members Present via Zoom:** Vice Chair Lauren Bruce

**Others Present:**

Town Manager Janet Anderson, Murt Durkee, Frank Start, Tom Tutor, Mike Nelson

Via Zoom: Jennifer West, Maggie Willcox, Dorie Henning, Roger Heinen

Call to Order: Chair Shey Conover called the meeting to order at 6:25 PM, following a budget workshop that went overtime, and a quorum was established.

**MOTION BY M. Burns, seconded by P. Anderson, to take the Agenda out of Order in order to hear the Town Centers discussions together. No discussion. Roll call. Motion passed, 4 yes, 0 no.**

**VISITOR COMMENTS/PETITIONS.**

Jennifer West gave an update from the Planning Board on the Public Hearing on April 22<sup>nd</sup> for the Proposed Amendments to the Ordinance. The Planning Board will make a recommendation to the Select Board after the Public Hearing. The Planning Board has been working on the mandated legislation through LD 2003. If the Town does not vote to approve the changes, we will be out of compliance with the state. We have 5 Articles associated with the changes to the Ordinances, and 2 Articles regarding Town Centers:

1. Affordable Housing Development, which can occur in Town Centers with increased density, up to 8,000 square feet per dwelling unit. The development must have at least 51% affordable housing units.
2. Accessory Dwelling Units (ADUs), which will allow an ADU on every lot that's allowed to have a primary dwelling unit. The ADU does not have to meet the 1.5-acre minimum lot size. We are also proposing to change the owner-occupied requirement for properties with ADUs, and they will not need a covenant. We are going to require that the ADU be leased for a minimum of 60 days.
3. Water Quality, which will require that new swimming pools and fire-suppression cisterns be filled with water from off-island.
4. Definitions updates.
5. Chapter 45, Updating the Development Review Ordinance with the new language, just a few minor things.
6. Post Office Town Center, updating the boundary lines to follow property lines. Islesboro Affordable Properties has requested that their Lot 9A be included in the Town Center as well.

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7. The Proposed Up-Island Town Center.

The Amendments will be on display at the Town Office once they are printed.

Tom Tutor and Mike Nelson of the Housing Committee addressed the Select Board. They are proposing to include a third Town Center in the amendments to the Land Use Ordinance. They have worked with the Planning Board in their LD 2003 workshops. As we saw they were tweaking the boundaries of the existing Town Centers, it became apparent that another positive step would be to create a third Town Center. This is motivated by LD 2003, which is trying to create housing stock across the state. There is a lack of workforce housing on Islesboro. We feel that housing for essential workers, after climate change and sea-level rise, is the most pressing issue for the long-term health of our community. Some of the LD 2003 provisions apply only to designated growth areas, which are the Town Centers on Islesboro. Town Centers allow smaller lot sizes and increased opportunity to build affordable workforce housing. As we looked at possibilities, we drew up a map (on the back of handout) with properties in the Durkee Store neighborhood. The Planning Board has unanimously voiced their approval of establishing a third Town Center. The Housing Committee hopes the Select Board will put the new Town Center map on the Warrant for Town Meeting, and hope the Informational Meetings and Public Hearing will include this map as well. Tom and Mike are here to get advice on the process.

J. Anderson stated that the property owners and abutters of the proposed Town Center will need to get a notice regarding the Public Hearing. We'll look into whether or not they need to be certified letters.

Discussion about feedback from the community, setback requirements, buildable lots, and Public Hearing process. This will require no change in the language of the Ordinance, but this will need to be a separate article for the Warrant. We need a map and written description. The lawyer gave us language for the Post Office Town Center, and perhaps we can use that language for the Up-Island Town Center. Tom asked Jennifer if this proposal can be included in the Public Hearing on April 22<sup>nd</sup>. There has been some confusion on the process and whether to present these pieces together.

S. Conover suggested the Select Board support having one Public Hearing to address all of these issues together. Perhaps the Planning Board should hold a special meeting for a vote to include this in the Public Hearing. J. West stated the Planning Board has been reluctant to do that, and does not want to set a precedent for that kind of request. It's critical that we get the first six amendments done. If the Town Centers have to be delayed to another Public Hearing, we can do that another time. Carrie stated the Planning Board has not voted on whether or not to include the third Town Center in the Public Hearing.

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**MOTION BY S. Conover, seconded by M. Burns, that since there was unanimous approval from the Planning Board to support the Up-Island Town Center proposal, the Select Board supports including that in the Planning Board Public Hearing on April 22<sup>nd</sup>. Discussion about Public Hearings and whether they need Select Board approval. Roll call. Motion passed, 4 yes, 0 no.**

**MOTION BY M. Burns, seconded by P. Anderson, to go back to the Order of the Agenda. No discussion. Roll call. Motion passed, 4 yes, 0 no.**

**MOTION BY P. Anderson, seconded by M. Burns, to approve the minutes of March 13, 2024 Regular Meeting, as written. No discussion. Roll call. Motion passed, 4 yes, 0 no.**

### **FERRY SERVICE UPDATE**

No update from John King. M. Burns asked if the new tariff or the peak rates go into effect with the summer schedule. S. Conover answered that her understanding is the summer schedule and the rates are separate. Publishing a new schedule does not necessarily mean new rates.

### **SEA LEVEL RISE**

S. Conover reported that the committee got a preliminary presentation by GZA yesterday about the alternatives analysis for the Narrows. They are likely to advise a combination of raising the road up to 2 feet and additional sea wall revetments. The committee discussed making sure the design plans for 3.9 feet of sea level rise plus storm surge.

### **MUNICIPAL BUILDING PROJECT**

L. Bruce reported that the Committee will be presenting the Guaranteed Maximum Price (GMP) to the Select Board on April 10<sup>th</sup>. They will be asking the Select Board to approve a Warrant to request the additional funds needed to complete the building. The HHS Grant through Senator Collins office that Cressica Brazier wrote was approved. Getting that grant effectively brought down the GMP by \$3,000. In addition, we get \$845,000 for solar panels, heat pumps, lab equipment, etc.

P. Anderson asked for a ballpark for the Warrant for additional funding. L. Bruce replied that they are still working on getting the final number.

S. Conover suggested that we thank Senator Collins staff and all our delegation for going to bat for us on this. J. Anderson stated there is a letter already drafted by Linda Gillies for the Board to sign.

### **UPCOMING MEETINGS AND SUBCOMMITTEE REPORTS**

- Select Board Budget workshop: April 3<sup>rd</sup>, 5:00pm.

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- Planning Board: April 8<sup>th</sup>, 5:00pm.
- Municipal Building Project Committee: Info Meeting in Town Office April 10<sup>th</sup> at 6:00pm following the Select Board meeting at 5:00pm.

**TOWN MANAGER REPORT**

- Packet included Agenda for 3/27/24 and Minutes of 3/11/24 Regular Meeting.
- Committee Minutes/Correspondence:
  - Minutes of 12/18/23 and 3/26/24 IMB Committee meetings.
  - Minutes of 3/5/24 and 3/29/24 Lighthouse Committee meetings.
  - 3/23/24 email from Senator Susan Collins on Senate Appropriations update—the bill heads to the President’s desk to be signed. Amount requested: \$845,000.
- New:
  - Housing Committee handout
  - Invitation to bid on: Roadside Mowing and Landfill & Septage Field Mowing
- Misc:
  - Ferry Schedule effective April 15<sup>th</sup>.
  - Draft Spring Info Meeting Agenda for April 10<sup>th</sup> at 6pm in the Town Office following the 5pm Select Board Meeting.
  - Invitation/Notice of Kathy & Don’s retirement party Thursday, March 28<sup>th</sup>, 5pm. Stop by and wish them well and share some cake.
- Warrant #20
- Manager Report
  - Appointment recommendation for 3/27: I propose the Board appoint Dave Dyer as Deputy Road Commissioner. I would like to budget a stipend to go along with this. Dave has been extremely helpful and it’s time to compensate him for this.
  - Legal Services search: only one reply, from Bill Kelly stating he does not have time to help. Jensen Baird will cover us through June 30<sup>th</sup>.
  - Lincolnville Inclines: eastern incline (wider ramp) is now in service for pedestrian traffic. End of next week for other inclines.

**MOTION BY M. Burns, seconded by S. Conover, to appoint Dave Dyer as Deputy Road Commissioner. Discussion about stipend. Roll Call. Motion passed, 4 yes, 0 no.**

**CORRESPONDENCE**

Discussed in Town Manager’s Report.

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**OLD BUSINESS**

1. None.

**NEW BUSINESS**

1. Housing Committee discussion on Town Centers.
  - Discussed in Planning Board Presentation, Visitors Comments/Petitions.
2. Open bids on Roadside Mowing.
  - No bids. Put it back out and extend the deadline.
3. Open bids on Landfill & Septage Field Mowing.
  - One bid, from Bob Achorn.
  - Two-year contract for \$6,400. Budgeted \$3,500/year.

**MOTION BY M. Burns, seconded by P. Anderson, to approve the contract for Landfill & Septage Field Mowing by Bob Achorn at the price he proposes. No discussion. Roll Call. Motion passed, 4 yes, 0 no.**

**OTHER BUSINESS**

1. None.

**APPROVE WARRANT: FY24 #20**

**MOTION BY S. Conover, seconded by M. Burns, to approve Warrant FY24 #20. No discussion. Roll Call. Motion passed, 4 yes, 0 no.**

**APPOINTMENTS:**

Barry Wherren, Islesboro Municipal Broadband Committee

**MOTION BY L. Bruce, seconded by S. Conover, to appoint Barry Wherren to the IMB Committee. No discussion. Roll Call. Motion passed, 4 yes, 0 no.**

**CHAIR COMMENTS**

S. Conover: Thank you, all, for hanging in with us for a long series of meetings.

**VICE-CHAIR COMMENTS**

L. Bruce: Thank you for letting Jennifer pop in on Zoom!

**INDIVIDUAL SELECT BOARD MEMBER COMMENTS**

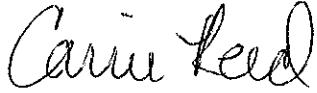
M. Burns: No comments.

P. Anderson: No comments.

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**MOTION BY M. Burns, seconded by P. Anderson, to Adjourn Meeting at 7:22 PM. No Discussion. Roll Call. Motion passed, 4 yes, 0 no.**

Respectfully Submitted,

A handwritten signature in cursive script that reads "Carrie Reed".

Carrie Reed  
Secretary