

Islesboro Select Board  
Regular Meeting  
Town Office Meeting Room & via Zoom  
Wednesday, May 8, 2024 @ 6:00 PM

APPROVED

5/22/24

MINUTES

**Members Present:**

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

**Others Present:**

Town Manager Janet Anderson, Isabel Jackson, Peter Rothschild

Via Zoom: Maggy Willcox, Jesse Burns

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

**MOTION BY L. Bruce, seconded by M. Burns, to approve the minutes of April 24, 2024 Regular Meeting, as written. No discussion. Motion passed, 4 yes, 0 no.**

**VISITOR COMMENTS/PETITIONS**

None

**MOTION BY M. Burns, seconded by L. Bruce, to take the agenda out of order. No discussion. Motion passed, 4 yes, 0 no.**

**NEW BUSINESS**

1. Planning Board Submits Ordinance Changes for Annual Town Meeting.
  - Isabel Jackson reported that the Planning Board Public Hearing on April 22<sup>nd</sup> went well. There were no objections to the proposed Ordinance changes, and no feedback or changes to report.
  - Articles 1, 2, and 5 are mandated, so they will go into effect no matter how the Town votes.
  - In Article 2, the lawyer recommended a non-mandated change to no longer require the owner reside in either the primary residence or the ADU.
  - In keeping with the original intention of LD 2003, we are recommending a requirement that an ADU must be rented for a minimum of 60 days.
  - Article 1 is Affordable Housing. The state is mandating that affordable housing in growth areas, which would be our Town Centers, can have 2.5 times the base density of half an acre, which is 8,000 square feet per dwelling unit, provided they meet setback and septic requirements.
  - Article 5 addresses affordable housing in the Development Review Ordinance.
  - Article 4 is a recommendation from the Groundwater Committee regarding swimming pools, geothermal heating systems, and fire-suppression cisterns. We are proposing to only allow closed-loop geothermal systems using food-

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grade antifreeze. The one current geothermal installation on the island complies with this. Future in-ground swimming pools and fire-suppression cisterns will need a permit, and will need to be filled from off-island water sources.

- Article 6 is in regards to the Post Office Town Center. Islesboro Affordable Properties (IAP) would like lot 9A to be included in the Town Center. We are also proposing that the boundaries of the Town Center follow property lines, so that would mean including the entirety of lot 24, and the owners don't mind. This would also affect the municipal building lot.
- Article 7 is the proposed Up-Island Town Center. The property owners were all notified. A couple of the property owners attended the Public Hearing, and there were no major issues.
- S. Conover thanked the Planning Board for helping the Town navigate this process.
- The attorney has approved all the article language.
- Carrie will correct spelling mistake in Article 1.

**MOTION BY M. Burns, seconded by P. Anderson, to include the Ordinance Changes in the Town Meeting Warrant. No further discussion. Motion passed, 4 yes, 0 no.**

**FERRY SERVICE UPDATE**

The Margaret Chase Smith is back in service. No other updates from John King.

**SEA LEVEL RISE**

S. Conover reported that there will be a flurry of activity over the next month. We'll be getting the final report from GZA Engineering, and there will be a series of meetings to review and provide feedback. Hopefully by June 5<sup>th</sup> we will have a draft of that report.

**MUNICIPAL BUILDING PROJECT**

L. Bruce reported that the MBPC had a brief meeting with the architect today regarding the Up-Island Public Safety Garage. We need to find someone to do sitework and put in the slab. We're honing in on a metal building construction company. The Health Center is moving forward. We're looking at everything, including design features outside the building. Peter Rothschild asked if the committee has gotten anywhere with James Nelson of Brothers in Arms. L. Bruce answered that yes, that is who they are talking to.

**UPCOMING MEETINGS AND SUBCOMMITTEE REPORTS**

- Planning Board: May 20<sup>th</sup>, 5:00pm.
- Energy Committee: May 14<sup>th</sup>, 5:15pm.
- Housing Committee: May 21<sup>st</sup>, 5:00pm.
- Health Center Advisory Board: May 16<sup>th</sup>, 3:00pm.

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P. Anderson reported that the Harbor Committee has a vacancy, and there are four people who have responded to fill it. Hopefully, there will be a special meeting to fill the vacancy.

### TOWN MANAGER REPORT

- Packet included Agenda for 5/8/24 and Minutes of 4/24/24 Select Board Meeting.
- Committee Minutes/Correspondence:
  - 5/3 emailed update from Bill Geary, Director of MSFS, as an effort to better inform their customers.
  - 4/25 copy of the fundraising letter from the “Friends of the Grindle Point Light Station.”
  - April expense and revenue summaries.
    - Brian Bohanon is doing very well.
    - Brian has also found a way to calculate what it costs the Town per employee.
  - Legal Services: One proposal from Eaton Peabody.
    - Need to make a plan for interviewing. Verifying references.
    - We can talk about scheduling an interview meeting for the Select Board.
    - Janet will forward Eaton Peabody’s response to the RFP.
- Special Select Board Meeting to approve Annual Town Meeting Warrant
  - L. Bruce will be away. She can Zoom in, but can’t sign.
  - J. Anderson is anticipating the School Budget on Friday.
  - Meeting 3:00 Tuesday, May 14.
- Warrant #23

### CORRESPONDENCE

No other correspondence.

### OLD BUSINESS

1. Approve and sign “2024 Islesboro Looking Ahead.”

**MOTION BY M. Burns, seconded by L. Bruce, to approve the “2024 Islesboro Looking Ahead” document. No discussion. Motion passed, 4 yes, 0 no.**

### OTHER BUSINESS

1. None.

### APPROVE WARRANT: FY24 #23

**MOTION BY M. Burns, seconded by P. Anderson, to approve Warrant FY24 #23. No discussion. Motion passed, 4 yes, 0 no.**

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**APPOINTMENTS:**

None.

**CHAIR COMMENTS**

S. Conover: Nice to see so many people at the Special Town Meeting on April 24<sup>th</sup>. It was nice to see so many people engaged.

**VICE-CHAIR COMMENTS**

L. Bruce: No comment.

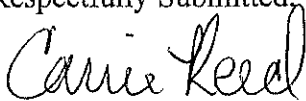
**INDIVIDUAL SELECT BOARD MEMBER COMMENTS**

P. Anderson: Thanks to Silas Babbidge from Throwing Stones Earthwork for all their hard work on the roads. Job well done.

M. Burns: No comment.

**MOTION BY S. Conover, seconded by P. Anderson, to Adjourn Meeting at 6:30 PM. No Discussion. Motion passed, 4 yes, 0 no.**

Respectfully Submitted,



Carrie Reed  
Secretary