

Islesboro Select Board
Regular Meeting
Town Office Meeting Room & via Zoom
Wednesday, September 24, 2025 @ 6:00 PM

☒ APPROVED

10/8/25

MINUTES

Members Present:

Chair Shey Conover, Vice Chair Peter Anderson, Stephen Pendleton, Peter Rothschild
(6:01)

Members Absent:

Melissa Burns

Others Present:

Town Manager Janet Anderson, Andrew (Pete) Anderson, Murt Durkee, Peter Willcox,
Albert Rolerson, Dan Frohling

Others Present via Zoom:

Donna Leone, Dan Tutor, Diane Rolerson

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

Minutes of September 10, 2025, Regular Meeting.

J. Anderson corrected the discussion about the Billy Shore Drive Stabilization project. The proposal was to raise the road by one foot, not four feet.

MOTION BY P. Anderson, seconded by S. Pendleton, to approve the minutes of August 27, 2025 Regular Meeting, as amended. No discussion. Motion passed, 3 yes, 0 no. Unanimous.

VISITOR COMMENTS/PETITIONS

None.

FERRY SERVICE UPDATE

Peter Willcox stated that there was a Ferry Service Advisory Board (FSAB) meeting last week. They asked us to consider Bruce Van Note's MDOT White Paper on the future of the Ferry Service. Peter is not ready to say anything tonight.

P. Rothschild stated John King made a suggestion via email, which is deserving of our consideration.

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S. Conover stated she heard from John today. He suggested that discussion of his memo be on the agenda for the next meeting in two weeks.

SEA LEVEL RISE UPDATE

S. Conover reported that GZA Engineering presented the draft 60% proposal for the Narrows at the last SLR Committee meeting. Our Project Manager, Shri Verrill, will be on the island next week. We anticipate having another committee meeting, potentially on Monday. GZA will get us their final 60% design by the end of October.

UP-ISLAND PUBLIC SAFETY GARAGE UPDATE

S. Pendleton reported that the subcommittee is meeting tomorrow at 4:00. The site is being re-staked in preparation for groundwork.

PUBLIC SAFETY RENOVATION UPDATE

S. Pendleton stated that the carpet has been installed and looks nice. The subcommittee will get final numbers and dates at the meeting tomorrow.

J. Anderson added that Ron Gallant is still working on sheetrock and sanding. When he's done, he will paint the accent walls. We got the plexiglass for the counters yesterday. Next will be the installation of the telephones.

UPCOMING MEETINGS AND SUBCOMMITTEE REPORTS

- Planning Board: October 6th, 5:00pm.
- Housing Committee: October 2nd, 5:00pm.

TOWN MANAGER REPORT

- Packet included Agenda for 9/24/25 and Minutes of 9/10/25 Select Board Regular Meeting.
- Minutes of 6/5/25 Housing Committee meeting.
- Minutes of 6/17/25 Library Trustees meeting.
- Minutes of 8/12/25 Energy Committee meeting.
- Handouts:
 - 10/8 Select Board Workshop with Committee Chairs @ 4:30pm.
 - 10/8 Select Board Public Hearing on 2025-2026 Annual General Assistance Ordinance Appendices A-C.
 - Chapter 505 of Select Board Policies "Video Monitoring Systems."
 - Cameras have been placed on the front of the building.
 - Signage has been ordered.
 - There will soon be a camera placed inside the Town Office.
 - This was possible through an MMA Risk Reduction Grant for \$3,000.

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- Old Business
 - Billy Shore shoreline stabilization project.
 - Discuss Health Center Facilities Manager Position
- New Business
- Other Business
- Manager
 - Public Works: Jordy Watson is still out on Worker's Comp since 8/14, return date unknown. Summer helper Neathan Sullivan's last day was 9/19. Tom Michaud will be working alone, unless we find someone who's interested in working part-time.
 - AI Policy: Other town managers have recommended waiting until a state task force on AI has issued its findings in October or November.
 - Renewable Energy Credits (RECs): Bill Thomas investigated Knollwood Energy. ReVision recommends them, and Bill has used them for ten years. The Energy Committee will review this and make a recommendation to the Select Board.
 - We will soon be buying out the solar panels on the Salt Shed from Blue Haven. Before the transfer, we need someone to sell the RECs, we need to make sure there's insurance, and there has to be an operations and maintenance plan with ReVision.
- Warrant #7

CORRESPONDENCE

Covered in Town Manager's report.

OLD BUSINESS

1. Revisit Billy Shore Drive Bid

- S. Conover stated that Pete, Peter, and Janet met with engineer Tom Fowler and John last week. As it was clarified after the last meeting, the plan is not to raise the road by four feet, but only one foot. We were not discussing the true scope of the project when we approved the bid. We should have a correct understanding before moving forward.
- P. Anderson stated that, aside from clarifying the confusion, there wasn't much explained at the meeting. It sounds like they will be pulling out of the road about 80 inches down to get to a firm spot, and building the road back up 12 inches. There was some discussion about making it more cost effective, but the prediction was that they would only be able to reduce the cost by \$20,000, and doing so would not be as structurally sound. We came to the conclusion that an attempt to shave \$20,000 off a \$340,000 project could potentially cause the repair to not hold as long. This didn't seem wise. Pete recalls that we pushed to go forward with the bid as we accepted it for the 12-inch raise.

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- P. Rothschild stated he visited the site. It's a relatively small area. \$340,000 now sounds like a lot of money, and it seems like this will only buy us a relatively short period of time before this road gets washed out again. This is still a vulnerable area. Peter is supportive of going ahead with this, but it seems it's still a lot of money for limited benefit. We're projecting sea level rise of almost five feet.
- P. Anderson stated that there was discussion about the fact that regardless of what we do to the road, the abutting properties are still at risk. Still, if it's our responsibility to fix this, we need to fix it. However, based on what the engineers were saying and the increasing amount of money we're spending, it's time to consider the true cost-benefit and whether we want to figure out a way to divest from some of these remote dead ends. Emergency access is important to maintain, but we have numerous private roads that are able to maintain their emergency services access without our help.
- S. Conover stated that in the past, there was an ad hoc committee that looked at transferring town-owned roads to private. Is there any history of this road that we should be aware of? J. Anderson replied that Steve Miller chaired that committee. The committee felt like if someone didn't want that to happen, they weren't going to push it or make a recommendation to the Town. She doesn't think Billy Shore was one of those.
- S. Pendleton suggested we as a community take this up as a topic. We need to decide what we are going to do with these extremity roads. If we didn't have FEMA grants, we wouldn't be able to do some of these projects. We can't continue to absorb this. It's only fair to those homeowners that could be at risk to give a long view into what the Town is considering, get input, and then make a decision on a proper course.
- P. Rothschild thinks we need to stand back from this problem and do an analysis of the number of people served by every road. He asked about a database showing vulnerable areas and projected sea level rise. It's going to become increasingly difficult to finance these improvements. This project is a done deal and we have a contract, but it's a dangerous precedent.
- S. Conover stated that Shri Verrill is working with Alcina, who's doing the FEMA Hazard Mitigation Plan. Soon we will have a list of vulnerable areas to evaluate. We need to maintain town roads. Now that we're doing this project, this is an opportunity to restart that conversation. We need to figure out a different ownership structure, because this is not a sustainable solution for the Town.
- J. Anderson thinks we still could negotiate this project with John. Tom Fowler was rethinking his plan and felt we could do away with the big toe stones, the oversized boulders, which would be about \$43,000. If we decided not to excavate and build up the road at all, that would save \$52,000. We do need to do the stone wall, because the road is eroding. It was completely open before we put in those little stones after the storm. Tom felt the big granite blocks held up very well.

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- S. Pendleton stated that if we knock it down to these adjustments, that leaves contingency money for this winter.
- Murt Durkee stated that there also needs to be access for CMP restoration.
- P. Anderson asked if John at JPA is aware of the proposed changes. J. Anderson stated that he has seen the adjustments. She was hoping he'd be at the meeting tonight to add input. Pete stated that he wouldn't want to cut \$100,000 out of the project without making sure John is okay with the changes. Janet thinks he understands and is okay with the changes.
- P. Anderson stated that we accepted a bid for \$343,000. If we decide that we want to pay \$249,000, we should make sure he's still willing to do this.
- S. Pendleton stated we could make an amendment based on the contractor's agreement, or we postpone it until next session.
- P. Rothschild asked what we are giving up by cutting a third of the contract. What is the impact on the vulnerability of this road in the future? J. Anderson stated some homeowners were talking about the possibility of raising their houses.
- P. Anderson stated he's comfortable with the Town Manager negotiating on our behalf as long as we reach a good agreement. Is there another step to this process, such as signing a new agreement? J. Anderson will ask Kristin.
- S. Conover stated she is comfortable giving the Town Manager authority to negotiate with the contractor based on the discussion today and discussions with the engineer to modify the scope of the work and the price.
- P. Rothschild volunteered to be at the meeting with the contractor.
- J. Anderson will email John.

MOTION BY P. Anderson, seconded by S. Conover, to allow Town Manager Janet Anderson to negotiate the contract with the understanding that \$343,486 is our ceiling, and that we would like to not skimp on quality of workmanship, but that we are willing to negotiate away some expenses that may not be necessary. Discussion as below. Motion passed, 4 yes, 0 no. Unanimous.

S. Pendleton added that we should have a parameter on that price. We have numbers around \$250,000. J. Anderson replied that it would involve removing the two items.

2. Facilities Manager Applicants

- We have no applicants. The posting was open through today.
- S. Pendleton asked if there have been any comments on why no one has applied. J. Anderson stated that someone asked Brian why it was only three months.
- A. Pete Anderson stated it was advertised for \$600/month for 12 hours, and then a certain amount per hour after that. S. Pendleton stated maybe we need to raise that.

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- P. Rothschild asked Pete if he had any insight into this. Pete answered that he's not applying because he doesn't want the job to distract him from his primary job of caretaking.
- S. Conover asked if we should keep the position open for a couple more weeks and see if we get any applications. Do we need a recommendation from the MBP Committee? There were some serious concerns raised, so we need to find a way to address those concerns and make sure the work is getting done appropriately.
- S. Pendleton added that we can't keep asking a volunteer to continue.
- P. Rothschild asked Pete if he thought we'd get more interest if we raised the pay. Pete thought there might be interest if it were a more permanent position.
- Discussion about some of the tasks that need immediate attention.
- J. Anderson stated the original plan was for the position to go through June 30th, which would tie in with the warranties.
- S. Pendleton stated we need someone to come in and build a manual on how to take care of this stuff. There aren't many people on the island who have this kind of expertise. Let's review and maybe rewrite the job description. We could make it economically advantageous to have someone come in and document the systems and help us learn it. This person could become the longtime manager. If the issue is the term, we shouldn't let it go longer than the next meeting.
- S. Conover asked who's changing the heat pump filters on this building. J. Anderson doesn't think anyone has cleaned the new heat pumps yet.
- S. Conover stated this seems like a larger problem, but we don't have money in this year's budget for a permanent position. We need to understand the scope of what's needed.
- P. Rothschild asked how we get a better handle on the larger picture.
- P. Anderson referred to a list of needs from the library. He stated we clearly have building maintenance needs. If it's a time commitment concern, perhaps we extend the term and extend the responsibilities that involve this building and the library.
- S. Pendleton stated he is researching why locals are not bidding on Town projects. He would like this topic to be on the next Agenda. He's getting feedback from many people who feel that the Town services are not what they used to be. It all comes to what we can afford to do. This one urgent requirement is a subset of a bigger requirement. He'd like to have people attend the next meeting and provide input.
- P. Anderson suggested expanding the scope of the position. We'd have more luck finding someone if they know it will be more consistent and potentially lead to something more long-term.
- S. Pendleton stated that this would require a couple of months of evaluation and discussion.

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- P. Rothchild suggested increasing the term and the pay. This doesn't address the larger issue.
- S. Conover stated she doesn't want to throw money at a position and not understand how it fits within the current pay structure of Town facilities work. She requested this be discussed at tomorrow's MBP subcommittee meeting.
- S. Pendleton stated he would like to reach out to contractors on the island and invite them to the next meeting. He's also going to set up a table at the Transfer Station this Sunday so that people can provide input about Town issues. It's our responsibility to hear concerns. P. Rothschild offered to join.
- S. Conover stated that there's a longer-term need that we don't have a budget for, and an immediate need. The MBPC might want to revisit the existing needs for the Health Center and how to accomplish that differently. We will get additional information from the other conversations regarding broader needs.
- J. Anderson stated we can learn about the needs of other facilities and committees at the Committee Chair meeting on the 8th. The Museum Committee has taken on a lot of its own maintenance and have raised money to do things that have been overlooked.

3. Grindle Point Parking

- P. Rothschild stated that the engineers have come up with two schemes for parking along Ferry Rd.
- The more generous one creates 37 spaces, in addition to the 13 spaces along the existing guardrail.
- Kristin has drafted an ordinance. Peter has talked with Fred about his willingness to enforce this. We have permission from the MDOT to have the Town administer the shoulder.
- Dave Dyer and Janet are trying to develop a rough cost estimate for paving and a steel guardrail.
- We've proposed a \$400 annual parking fee for the new spaces. This creates \$20,000 of revenue to help defray the costs.
- P. Rothschild thinks all of this is setting us up to have a reasonable negotiation with Taylor Watts, the owner of the abutting property. We can ask him to make us an affordable offer on the property.
- P. Rothschild thinks the Select Board is in a good position to recommend approval of Ordinance and have a Public Hearing.
- There is some feedback from people not wanting to pay a fee on this side. Contractors that come over every day are currently parking for free. Peter feels this is egregious.
- P. Rothschild stated he had a meeting with David Pendleton. We need a more engaged Grindle Point Parking Committee that will straighten out what is currently a chaotic situation. Someone suggested turning the line of parking

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next to Ferry Line 2 into Line 3. This would alleviate some of the conflict along the existing guardrail.

- Attorney Kristin Collins will attach this drawing to the Ordinance. Once we have a cost estimate, we can present it to the public.
- P. Rothschild will reach out to T. Watts in the next couple of weeks.
- S. Pendleton stated that moving forward with the ordinance is the first step. It shouldn't be attached to buying the property in any way. Let's do each thing individually on the merit.
- P. Rothschild expects that we will get pushback from other residents on Ferry Road, as well as from wealthy seasonal people who are hiring the contractors.
- P. Rothschild added that there is a plan to reserve three spaces for Warren Island campers, but the majority of people using this are contractors.
- Dan Frohling asked if it's possible to widen the road and create angled parking if the existing guard rail is removed. P. Rothschild explained that the wetlands pose a problem with widening the road.
- Dan Frohling added that if Line 3 were moved, perhaps the guardrail wouldn't have to be moved much to make space. If Line 3 were moved next to Line 2, the two lanes to the west of that could be used to create perpendicular parking opposite parking along the grass. There are a number of things that could be done more globally at the ferry landing to expand parking.
- Discussion about the possibility of widening Ferry Road and the history of the stones on the north side. Peter also explained his plan to add more parking along Ferry Road. The need has been anecdotally investigated.
- Dan Frohling asked about an exemption for residents. He also asked about how parking is enforced. P. Rothschild explained that Fred Porter currently enforces parking at Grindle Point. He has agreed to expand enforcement. Users go to the Town Office to buy a permit. Residents could pay a lower fee.
- S. Conover clarified that there is an existing ordinance, and we are talking about a new ordinance.
- P. Anderson stated that the proposed diagonal parking is set up for vehicles coming north, around a curve. What would it cost to implement a traffic control pattern? P. Rothschild stated he discussed this with Fred. He didn't feel this was a big problem.
- S. Conover stated we need at least one Public Hearing. J. Anderson confirmed we do not need to have a Town Meeting for this. It falls under the jurisdiction of the Select Board. It might be best to have the Public Hearing as a separate meeting. We should invite the Parking Committee to participate.
- J. Anderson stated she will push Dave to get the estimates for paving and a guard rail. She will suggest dates for a Public Hearing after we receive them.
- P. Rothschild stated that there are ways that we can make it less expensive.
- S. Conover feels it would be best to have a separate meeting for Public Hearing. This topic generates a lot of discussion.

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NEW BUSINESS

1. None.

OTHER BUSINESS

1. None.

APPROVE WARRANT: FY26 #7

MOTION BY P. Rothschild, seconded by S. Pendleton, to approve Warrant FY26 #7. No discussion. Motion passed, 3 yes, 0 no. P. Anderson was not in the room.

APPOINTMENTS:

ALP Library Board of Trustees: Kelli Connaughton

Health Center Advisory Board: Harriet Bering, Jane Wherren

Housing Committee: Lindsey Govoni

MOTION BY P. Rothschild, seconded by S. Pendleton, to approve the slate of appointments. No discussion. Motion passed, 3 yes, 0 no. P. Anderson was not in the room.

CHAIR COMMENTS

S. Conover: No comments.

VICE-CHAIR COMMENTS

P. Anderson: No comments.

INDIVIDUAL SELECT BOARD MEMBER COMMENTS

M. Burns: No comments.

S. Pendleton: No comments.

P. Rothschild: No comments.

Motion by P. Rothschild, seconded by S. Conover, to adjourn meeting at 7:23 PM. No discussion. Motion passed, 4 yes, 0 no. Unanimous.

Respectfully Submitted,



Carrie Reed
Secretary

