

SPECIAL TOWN MEETING WARRANT

TOWN OF ISLESBORO, MAINE

G.H. KINNICUTT CENTER

WEDNESDAY, SEPTEMBER 16, 2026

TO: Fred O. Porter, Constable of the Town of Islesboro, in the County of Waldo, State of Maine

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Islesboro, qualified by law to vote in town affairs, to assemble at the **G.H. KINNICUTT CENTER in said Town on Wednesday, September 16, 2026**, then and there to act upon the following articles:

ARTICLE 1. To elect a moderator to preside at said meeting.

ARTICLE 2. To elect the following Town Official:

- A. One Select Board member for a term of three years, to expires at the 2029 Annual Town Meeting. [Recently Holly Fields seat.]

ARTICLE #3. Shall the Town vote to (i) approve a capital project for the design, acquisition and construction of structural, beach, and drainage improvements and stabilization measures, to and around Main Road in the area known as the Narrows within the Town of Islesboro ("the Project"); (ii) to direct the Town of Islesboro Select Board to apply for and enter any agreements for grants or other subsidized funds to support the Project and to otherwise reduce or repay the amount of borrowed funds authorized by this Article; (iii) to authorize the Select Board to negotiate and enter into a bond or other agreement to borrow, on behalf of the Town, an amount not to exceed \$2,500,000, to finance such portion of the Project costs that are not funded by grants; and (4) to issue therefor one or more general obligation bonds of the Town, and notes in anticipation thereof, in an aggregate principal amount not to exceed \$2,500,000, and to delegate to the Town's Treasurer the discretion to fix the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, form(s) and other details of the same, including their redemption with or without premium?

FINANCIAL STATEMENT

Total Town Indebtedness:

A. Outstanding principal balance of bonds previously issued:	\$6,438,309.10
B. Bonds authorized and unissued:	\$ -0-
C. Anticipated amount of bonds to be issued:	\$2,500,000

Costs: At an estimate net interest rate of **6% for a 20-year** maturity, the estimated cost of the bonds authorized by this Article will be:

Total Principal:	\$2,500,000
Interest:	\$1,859,228
Total Debt Service:	\$4,359,228

Validity: The validity of the bonds authorized by this Article and the voter's ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bonds authorized by this Article varies from the above estimates, the ratification by the voters is nonetheless conclusive and the validity of the bonds is not affected by reason of the variance.



Janet Anderson
Town of Islesboro Treasurer

ARTICLE 4. CMP-Easement – Underground Line

WO# 10301067426

Town of Islesboro, a Maine municipality with a mailing address of PO Box 76, Islesboro, ME, 04848 (Grantor(s)), for consideration given, grants to CENTRAL MAINE POWER COMPANY, a Maine Corporation with an office at 83 Edison Drive, Augusta, Maine 04336, and Northern New England Telephone Operations LLC, a limited liability company organized under the laws of the State of Delaware, (d/b/a Consolidated Communications-NNE). with a place of business at 5 Davis Farm, Portland, Maine, and their respective successors and assigns (collectively Grantees), with warranty covenants, the right and easement to erect, bury, maintain, rebuild, respace, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of wires and cables, together with all necessary fixtures and appurtenances under a portion of the surface of the land of the Grantor(s) in the Town of Islesboro, Waldo County, Maine. The said equipment and facilities are attached to a line commencing at Pole/Pad 37, Ferry Rd, Islesboro and extending to include Pole(s)/Pad(s) 37.1, Ferry Rd, Islesboro. This easement affects land conveyed to the Grantor(s) in a deed from Secretary of Commerce, dated September 05, 1935, and recorded in the Waldo County Registry of Deeds in Book 482 Page 243. This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's land. The rights granted herein include the right to keep the surface of ground above its underground cables and other electrical equipment free from structures, improvements and growth which, in the judgment of the Grantees, may interfere with the proper operation or maintenance of said **underground cables**; and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

ARTICLE 5. CMP-Easement – Aerial Rights Only

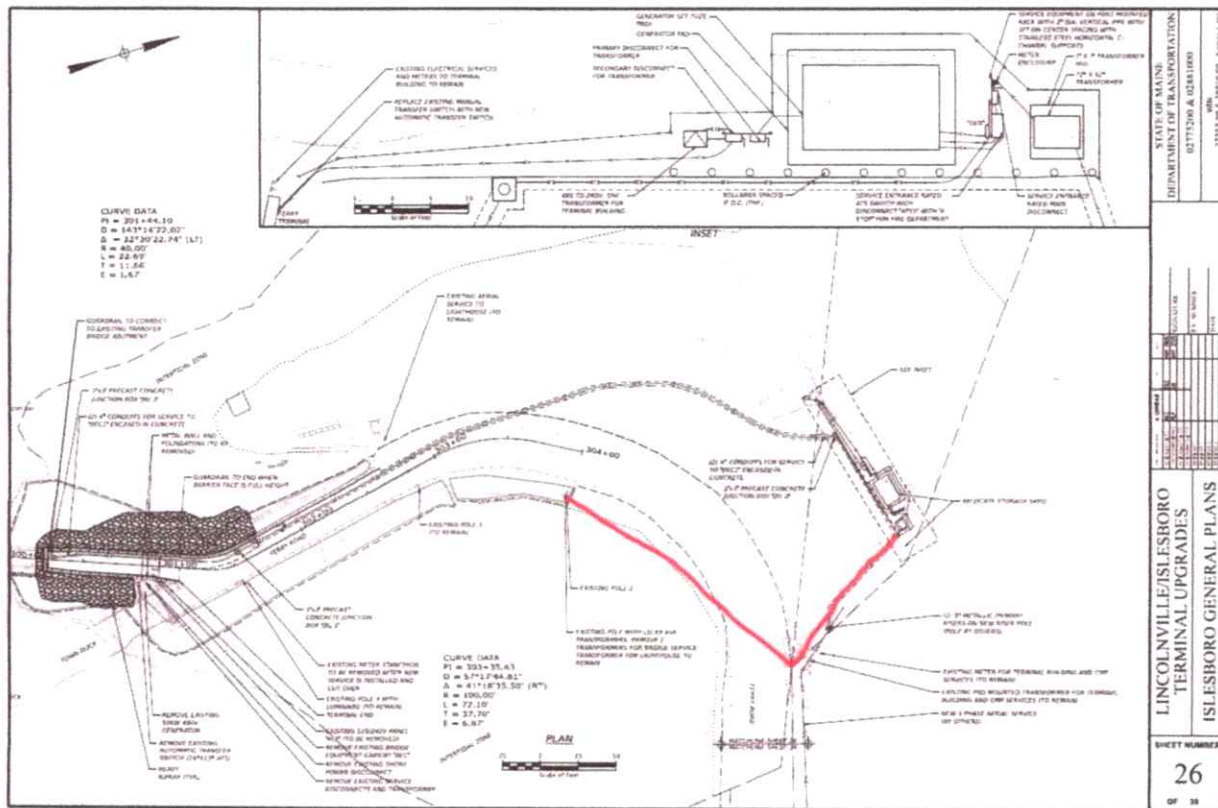
WO#10105630583

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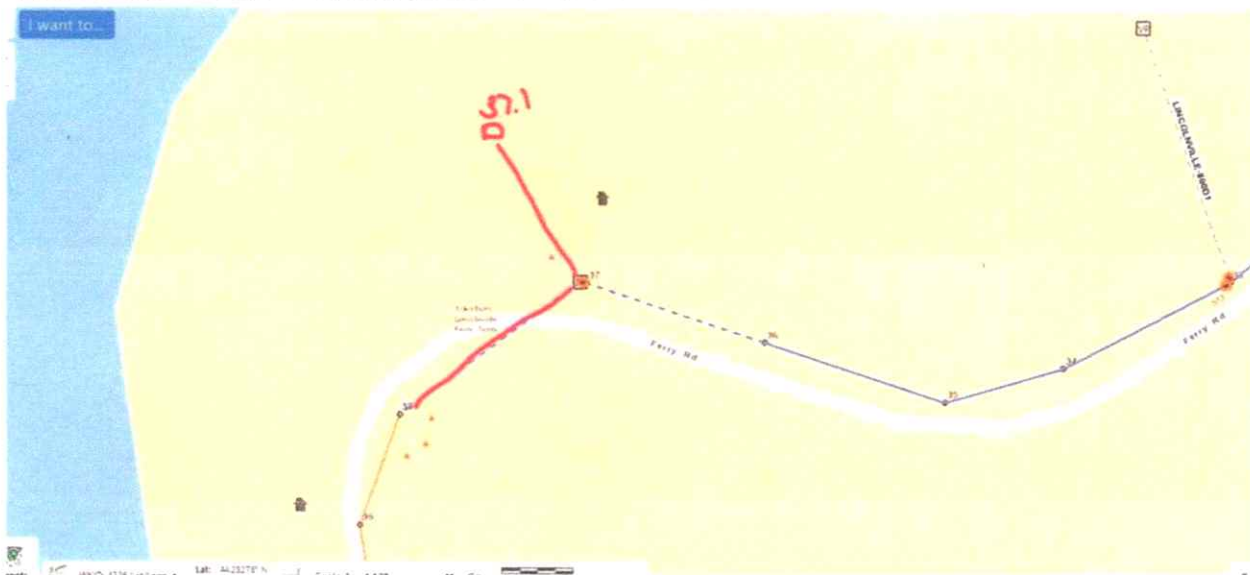
appurtenances over a portion of the surface of the land of the Grantor(s) in the Town of Islesboro, Waldo County, Maine. The said equipment and facilities are attached to Pole/Pad 37 to include pole 38, Ferry Rd, Islesboro. This easement affects land conveyed to the Grantor(s) in a deed from Secretary of Commerce, dated September 05, 1935, and recorded in the Waldo County Registry of Deeds in Book 482 Page 243. This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's land. The rights granted herein include the right and easement, at any time or times, to cut and remove all trees and to clear and keep clear said easement area of all trees, timber, and bushes growing on said easement area by such means as the Grantee may select. CMP shall also have the right to remove all woody vegetation located on land of Grantor capable of growing into or falling into the minimum conductor safety zone around its transmission conductors. CMP intends this easement to allow for the removal of danger trees or hazard trees as defined herein that are within the right-of-way or outside of the right-of-way. For the purposes of this easement, the following definitions apply: A "danger tree" is defined as a tree that if it failed could contact the conductors. A "hazard tree" means any tree that is structurally unsound that could strike a conductor upon failure; examples include dead trees, unsightly trees after pruning, unhealthy trees, trees with weakened crotches, trees leaning over or towards the wires, or species known to have a high failure rate; and the right to restrict the construction of buildings, structures and improvements within 15 feet of its equipment and facilities; and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

Plan attached

[Note: This easement request from Central Maine Power is to place the powerline overhead across the terminal parking lot. It will replace the recently failed underground that would require CMP to dig up the road and parking lot to replace it.]



ISLESBORO FERRY TERMINAL ELECTRICAL UPGRADE



Pole 37-pad 37.1 is the primary underground for MDOT

Pole 37-38 failed underground line we will now need an aerial easement to make the temporary overhead line permanent

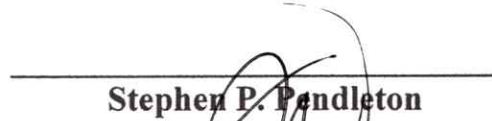
ARTICLE 6. To see if the Town will vote to require that, before the Select Board re-establishes a previously sunset committee, or creates a new committee whose purpose is to address tick-borne illnesses, tick management, Lyme disease, or other related public health issues, the matter shall first be presented to and approved by the voters at a Town Meeting or Special Town Meeting.
[This article is included on the warrant via citizen petition received 8/11/26]

The Select Board gives notice that the Registrar of Voters will be at the **G.H. KINNICUTT CENTER** on **September 16th** from **5:30-6:00pm** for the purpose of accepting registrations and correcting the voting list. *A person who is not registered to vote may not vote in an election.*

Given under our hands this 26 day of August, 2026.



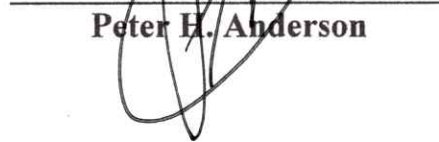
Peter Rothschild



Stephen P. Pendleton



Dylan A. Purington



Peter H. Anderson

ATTEST: A True Copy

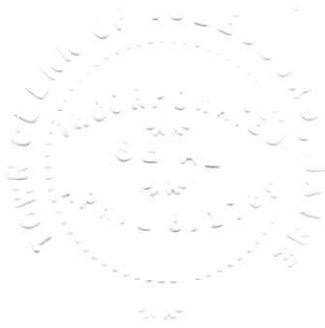


Tina L. Pendleton

Deputy Town Clerk

Date: 8/26, 2026

Posted: 8/27, 2026



RETURN
Special Town Meeting Warrant
September 16, 2026

Pursuant to the attached warrant, I have notified and warned all the voters of the Town of Islesboro to meet at the time and place for the purpose herein named by posting this day an attested copy of the warrant at the:

Durkee's General Store
Island Market
Islesboro Town Office
U.S. Post Office

Being conspicuous public places in the Town of Islesboro.

8/27, 2026



Fred O. Porter, Constable
Town of Islesboro
Waldo County