



Peaks Island Council
MEETING MINUTES

Wednesday, September 27, 2017

6:15 p.m., Peaks Island School Gymnasium

Call to Order: 6:15 p.m.

Roll Call: Lisa Peñalver, Timmi Sellers, Mary Anne Mitchell, Steve Anderson, David Stankowicz, Councilor Belinda Ray, Island Liaison Mike Murray *Absent:* Stuart Jackson, Patrick Flynn

Announcements: While PIC meetings are held at the Peaks Island Elementary School, attendees are reminded of the following: Please don't park in the school lot. Meetings must end promptly at 745. People should remain in the gym or public restrooms in the hall only and not wander around any other areas of the school. Thank you!

Number of Audience Members (AM) in attendance: 15

Sellers made the motion to approve the August 23rd meeting minutes. Stankowicz seconded. Unanimous vote to approve. Motion passed.

Treasurer's Report: (Murray) Please see attachment for details.

Committee Reports:

Zoning Committee: (Sellers) The City Planning Board meeting on Peaks Island: October 11th at 6:15 p.m. at the Peaks Island Elementary School Gym. The Planning Board is meeting with various neighborhood associations to discuss land use, the neighborhood toolkit and comprehensive planning. The PIC ad-hoc Planning committee will meet prior to the meeting on October 11th.

Transportation Committee: (Stankowicz) The Transportation Committee has been working diligently to gather information and identify possible solutions to improve the mainland parking options for island residents. A study was conducted of the island resident zone over 10 different days at various times of day to gather information related to spaces occupied with resident stickers, occupied without stickers or empty spaces. This and other information will be made available during the October PIC meeting, with a possible vote for moving forward with recommendations to the City.

Mitchell stated that suggestion had been received recently regarding the parking lot on the island and asked if that could be a topic to be reviewed by a PIC committee. Peñalver stated this would be given to the Safety Committee for review.

Mitchell asked Ray about pending parking sign changes on Fore Street. Ray stated it is in progress and she had inquired today for an update.

Safety Committee: (Peñalver) This committee will be meeting soon to discuss the presence of large event busses on island recently as well as the suggestions received for the island parking lot. A recent traffic incident involving a child on a bicycle and a car did not result in a police report. Appropriate reporting and accurate incident statistics on the island is directly linked to staffing of safety officers. The Safety Committee has also requested but not yet received a current job description for the Police Cadet,

Environmental Committee: (Mitchell)

- PEAT participated in the annual Maine Coastal Clean Up recently. PEAT and volunteers from the community held a graffiti clean-up at Picnic Point and Brackett Cemetery.
- There may be a committee formed to explore having the Garbage to Garden service on the island. This could increase composting and reduce or improve the leakage and odor from the island garbage truck. Garbage to Garden has a zero waste policy and may also collect bottles, but further information is needed.
- Volunteers are needed for the upcoming Interior Storm Window Build, November 8-11th. Please contact Randy Schaeffer or Bob Villforth to sign up for a volunteer shift.
- PEAT received a Spark Grant from the Island Institute. Light bulbs were replaced with more efficient LED bulbs at four island locations: the Legion, Children's Workshop, Lions Club, and the Faye Garmin House.
- PEAT is looking to sponsor an informational expo in the spring for solar energy and heat pumps with various vendors present. A weatherization week will be scheduled for this fall, details to be announced once they are finalized.
- Peñalver stated that the island generates many returnables, and getting them off the island is presenting a challenge. She stated that multiple options are being explored through conversations with CLYNK, Garbage to Garden, LPA and others.

Peaks Island Website: (Stankowicz) Development is in progress, and a demo version should be available sometime in October.

Maine Island Coalition: (Sellers) The topic of the last meeting was Island School Sustainability, and representatives from Peaks Island School presented. Sellers stated that her term on PIC will be ending soon, and encouraged anyone on the Council or from the community to contact Mary Anne Mitchell if they would be interested in attending the Maine Island Coalition meetings. The next meeting is scheduled for November 3rd 10 a.m. - 2 p.m. in Rockland and will focus on Sea Level Rise.

Mayor's Roundtable: (Sellers) There is a proposed city-wide ordinance for sick leave; more information is available on the [City's website](#). Office of Elder Affairs: Snow shoveling program for the elderly does not currently include Peaks Island, but it may be possible if there is enough interest or need. Sellers stated she will post online to see if there is interest. The neighbors of the Ocean Ave capped landfill solar project had reported seepage, which was quickly addressed. Sellers stated this was of interest to Peaks Island as we are in process of our own solar farm on the capped landfill.

Old Business:

Homestart Presentation: Betsy Remage-Healey, Tim Wyant and Chris Roberts were present from Homestart. Remage-Healey provided an overview of the process that Homestart has been working through over the past couple of years, starting with receiving a grant from the Peaks Island Fund to conduct a study of affordable housing on Peaks Island. Community volunteers have been involved in the process as well as Homestart Board members.

A comprehensive package of documentation has been created and published on NextDoor and Carol's List which includes all of the proposed recommendations for ordinance change. The four categories addressed in the proposal include: Accessory Dwelling Units, Older Larger Homes, Lots of Record, and Parking Requirements.

Homestart Presentation cont.

For more detailed information, please visit the website: peakshomestart.org

These recommendations will be proposed to the City Council for review and further determination, independent of any decision of public support by PIC.

Mitchell asked if someone building on a Lot of Record is required to live there, or if the property could be rented out. Remage-Healey stated the property built could be rented out as a year-round affordable offering.

AM asked how many lots would be impacted along Snake Alley? It was determined that further research would be needed, and stated that this is a topic of consideration for the larger community.

Stankowicz asked if he had a large property with 4 units, what prevents him from using 2 units as affordable and 2 as summer rental or Airbnb units. It was determined that nothing in the proposed ordinance changes would prevent that, and that any property owner would be subject to existing ordinances and regulations.

Mitchell stated she believed the Council was to vote on each item individually. Mitchell stated she is opposed to the Lot of Record recommendations due to the possible impact on island paths such as Snake Alley.

Anderson stated he would like to see better clarifying verbiage in certain areas related to excluding seasonal renting as well as the number of units allowed per parcel. He went on to point out the possibility of absentee ownership, stating that the community needs to be comfortable with this.

Sellers made the motion that PIC will support the zoning ordinance changes proposed by Homestart to facilitate affordable housing on Peaks Island. Anderson seconded. 2 in favor 3 opposed. Motion failed.

It was determined that this topic will be tabled.

Beach Clean-Up: Peñalver stated there remains framing, floats and pieces of dock on the ferry beach. PIC would like to ask the City to tag these items with public notice of planned removal.

AM stated there was a collaborative clean-up effort near the CMP building between PEAT and the City last year with PEAT bagging and picking up litter and the City later removing the bags. He went on to say he felt a similar effort could occur for ferry beach as well.

AM asked if this would be considered abandoned property, stating that there seems to be much abandoned property all around the island. Peñalver stated the focus is only on the beach at this time.

Sellers made the motion to request that the City tag framing, floats, debris and abandoned boats at ferry landing beach with public notice and then remove 30 days later. Peñalver seconded. Unanimous vote favor. Motion passed.

Quality of Life Issues: Peñalver stated that improved communication is needed for a collaborative approach to address issues of concern such as: public restrooms, abandoned bicycles, garbage truck, sewer treatment capacity, garbage truck leakage, and the like.

Peñalver made the motion to request a meeting with Marty Mulkern, Troy Moon, Mike Murray, PIC and PILP to discuss concerns and approach. Stankowicz seconded. Unanimous vote in favor. Motion passed.

New Business:

Open Public Comment:

Announcements:

- There are two openings on the Peaks Island Council for the November election. Steve Anderson is running for a seat, and Randy Schaeffer has agreed to be a write-in candidate.
- Upcoming Community Meetings:
 - o Candidate's Night: Wednesday, October 4th 6:15 p.m. PI School Gym
 - o City Master Plan Presentation: Wednesday, October 11th 6:15 p.m. PI School Gym

Next PIC Meeting: Wednesday, October 18, 2017, 6:15 pm at Brackett Church

Meeting Adjournment: 7:47p.m.