



Peaks Island Council Meeting

AGENDA

Wednesday, May 22, 2019

**Location of Meeting - Peaks Island
Community Center**

Next Regular Monthly PIC Meeting - June 26, 2019

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- a. Approval of 4-24-2019 Minutes

TREASURER'S REPORT

COMMITTEE REPORTS & UPDATES

- a. PIC membership in Portland Association of Neighborhoods
- b. Peaks representative to Jetport Noise Abatement Committee

OLD BUSINESS

- a. Parking – Update and next steps re: Casco Bay and privately-owned garages
- b. Golf Cart Usage – Update on City's consideration of PIC recommendations
- c. New Ferry – update on results of CBITD due diligence
- d. Abandoned Bike Removal – Update
- e. School Budget – Update on status of pre-K program

NEW BUSINESS

- a. Review of FY 2019 PIC Expenditures – preparation for reallocation of anticipated balances
- b. Community Center – Update on programs for seniors et al
- c. HomeStart – proposal for ADU at 18 Luther St.



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- d. Portland Comprehensive Plan – possible vote – for PIC to host community meeting with Christine Grimando, Planning Director, City of Portland to discuss implications of Portland Comprehensive Plan for Peaks Island

PUBLIC COMMENT

3 minutes per speaker

ANNOUNCEMENTS/UPDATES

- a. Community Meeting – Interim Police Chief Vernon Malloch – June 18th at 6:15pm

ADJOURNMENT



**Peaks Island Council
MEETING MINUTES**

Wednesday, April 24, 2019

6:15 p.m., Peaks Island Community Room

NEXT Regular Monthly PIC Meeting – May 22, 2019

CALL TO ORDER: 6:20 p.m.

ROLL CALL

Randy Schaeffer, Stuart Jackson, Lisa Peñalver, Devon Kraft, Andrea Kelly-Rosenberg

Absent: Steve Anderson

Number of Audience Members (AM) in attendance: 20

APPROVAL OF MINUTES

Peñalver made the motion to approve the March 27th meeting minutes. Schaeffer seconded. Unanimous vote to approve. Motion passed.

TREASURER'S REPORT

Schaeffer reported that the financial report was accurate as of April 12, 2019 and it shows a balance of \$6096.54. Peñalver made the motion to accept the expenditure report. Jackson seconded. Expenditure report unanimously accepted by all councilors.

COMMITTEE REPORTS & UPDATES

Island Advisory Committee meeting

Schaeffer reported on behalf of Anderson, reminding that hazardous waste pick up will be August 17, 2019 from 10:30-12:30am, with announcements on the list serves.

Tax Revaluation

Schaeffer reported on behalf of Anderson that the Portland City Tax revaluation process has begun with trucks photographing island properties from island rights of way (unless there is no clear line of sight).

Schaeffer introduced Bill Hall, who provided some background on the revaluation process. Hall was on the planning board for City of Portland for 10 years and received some training on property evaluation. He stated that revaluation every 10 years is state law, the assessor is a state employee, and the assessment work is done by contractors who work with the city. The assessors look at the value of the properties city-wide, and make sure that the current property values taxed at the current mil rate maintain at least 70% basis. Hall stated that property value depends on size and current state of property, tempered with comparable sales data of Peaks Island properties. High Peaks Island land values also impacts the revaluation. Hall stated that revaluation redistributes taxes rather than increases them, and resets the mil rate.

Mike Murray reported that people will have their preliminary revaluation numbers in spring of 2020. He stated that the car drive-by revaluation will take about a day on Peaks Island, and the assessors will not go into people's houses. People may be contacted for additional site visits if more information is required.

OLD BUSINESS

Vacancy on Peaks Island Council:

A vacancy on Peaks Island Council was created by resignation of Patrick Flynn. Schaeffer reported that Michelle Winchester came forward to fill the vacancy on a temporary basis until the November election. Mike Murray conducted swearing in ceremony and Winchester joined the Peaks Island Council. Schaeffer expressed thanks to Patrick Flynn for the time he spent on Peaks Island Council.

New Ferry: anticipated vote on limited ferry size and reservation system

Peñalver withdrew her proposed motion about Peaks Island Council support for limited size of new ferry and implementation of reservation system.

New Ferry: anticipated vote on support for public review of CBITD fulfillment of four conditions approved by CBITD at March 28th meeting:

Schaeffer made a motion in which:

The Peaks Island Council called upon the CBITD Board of Directors to make the results of its studies on four conditions available for public review prior to proceeding with its vote on the capacity guidelines for the new vessel. Those conditions include:

- ***That CBITD conduct a financial stress test of projected revenues and expenses under a variety to scenarios;***
- ***That CBITD directors review the recently made available report from KPFF;***
- ***That CBITD would evaluate the impact of a vehicle registration system on congestion, and***
- ***That CBITD seek an official response from the City of Portland regarding its commitment to address congestion on Peaks Island.***

The Peaks Island Council calls upon the City of Portland to undertake infrastructure improvements on Peaks Island, especially Down Front, that address community concerns regarding health, safety, and congestion.

Kelly-Rosenberg seconded. No public comment. Councilor discussion stipulated that CBITD should share the “full” report from KPFF and that the results should be made available “at least one week prior to proceeding”. Stuart clarified that the resolution would be distributed to both the CBITD and the City of Portland.

Peñalver made motion to edit:

- stipulating “full report from KPFF,”
- specifying that reports be made available “one full week (seven days) prior to proceeding,”
- correcting typo so that bullet point three refers to “vehicle reservation system.”

Schaeffer seconded. ***Motion and amendment passed unanimously.***

Pre-K program at Peaks Island Elementary School:

Kraft reported that since the announcement made last month that Pre-K program on Peaks Island would be cut from the City budget, community efforts have resulted in a \$40,000 line item placed in the City budget so that the Pre-K program on Peaks Island could continue. Kraft

stated that until the budget is actually approved, concerned islanders should continue to communicate with school board members and City councilors to ensure that Pre-K is passed for next year. Kraft announced upcoming meetings that islanders can attend:

- May 6th – City Council public hearing and first read on the budget
- May 7th – Portland School Board meeting
- May 20th – City Council vote on budget

Golf Cart Recommendations:

Schaeffer and Anderson met with Mike Murray to discuss the eleven recommendations made by Peaks Island Council to the City. The recommendations have been reviewed by the City's legal department to create ordinance language to go to the Sustainability and Transportation Committee of the City council, then there will be public hearings and comment, and then go to the full City council. Peaks Island Council Transportation Committee will review the legal department's edits prior to sending it back to the City. Public was reminded to convey their opinions to members of the city council.

Mainland Parking:

Schaeffer discussed the Ocean Gateway Garage parking situation. In 2007, 100 slots were made available and subsidized by the City for island parking for a period of five years. Six islanders are still covered under that original agreement. The City is trying to figure out the current status of that original agreement since the ownership of the garage has changed and the period of five years has expired.

Schaeffer and Anderson met with Mike Murray to discuss long-term mainland parking solutions. In that meeting, mention was made of solutions arising from possible ferry service from South Portland, use of lot at Angelo's Acre, and the land once designated for the Midtown Development Project.

Schaeffer that newly appointed Peaks Island councilor, Winchester, will be chairing the Parking Subcommittee of the Peaks Island Council Transportation Committee.

Bike Removal:

Peñalver reported that Belinda Ray worked to see that the bike removal ordinance was amended to allow removal of bikes from the bike racks if they are left in the racks for 2 weeks. Bikes that are removed from the racks will be tagged. Tagged bikes will be permanently removed from the island after 30 days. The 25+ tagged bikes that had been waiting for several months in the parking lot were taken off the island on May 3, 2019 and donated to the Gear Hub on Washington Ave where they are repurposed and sold or donated to families in need.

Infrastructure:

During a meeting with Schaeffer and Anderson, Mike Murray confirmed that the Portland City Manager and the CBITD General Manager had met to discuss city support for improvements Down Front. The Peaks Island Council would be reaching out to Belinda Ray to gauge support for infrastructure improvements Down Front.

Law Enforcement:

Schaeffer stated that the Peaks Island Council will arrange for a community meeting with Interim Police Chief Vernon Malloch.

NEW BUSINESS

Social and Environmental Impact Study – presentation and discussion of how the study may be used to enable Peaks community to deal with overtourism.

Rachel Bouvier, Economic and Sustainability Consultant, was invited by the Peaks Island Council to deliver a presentation on “tourism carrying capacity.” Summary notes from her presentation follow:

- Carrying capacity is a term borrowed from ecology. It's basically the maximum amount of a population that an ecosystem can withstand and still maintain its “biological integrity.”
- Tourism capacity analysis is similar. It looks at a tourism “ecosystem” (physical infrastructure, society, environment and natural resources, and economic interactions) and considers how an influx of tourists might affect the functioning of that system.
- Tourism capacity analysis looks at the characteristics of the locality, the type of tourism and the tourism economy interface.
- One of the questions was: “how do you quantify/measure the effects on the environment” or sustainability? The answer is that measurement can be done quantitatively, qualitatively, or a mixture of both. We can look at things such as the beauty of a particular location, over-crowding, erosion, litter, waste disposal, energy use, etc.
- Peaks doesn't just need a capacity analysis, though – it needs a tourism management plan. And that starts with “visioning” – asking the community and the stakeholders what they envision for local economic development, quality of life, etc.
- It's also important to survey the tourists – ask what they want and what brings them to Peaks. If it turns out that they come to Peaks for the experience of getting away from the mainland, then overcrowding might negatively impact their experience.
- There are two parts to such an analysis: a descriptive part and an evaluative part. The descriptive part would describe the tourism-island system in terms of constraints, bottlenecks, and impacts. The evaluative part identifies the goals and objectives of a tourism management plan, develops some indicators, and makes policy recommendations.

PUBLIC COMMENT

AM asked if the City Attorney's draft of the golf cart ordinance would be available. Schaeffer reported that it would be considered at a meeting of the Golf Cart subcommittee of the PIC Transportation Committee. This meeting will be open to the public.

Next PIC Meeting: Wednesday, May 22, 2019, 6:15 pm at the Community Room

Meeting Adjournment: 7:55 p.m.



December 12, 2018

To: Members, Portland City Council

From: Randy Schaeffer, Chair
Peaks Island Council

A handwritten signature in blue ink, appearing to read 'Randy Schaeffer', is written over the printed name and title.

Re: Addressing Community Concerns Regarding the Use of Golf Carts on the City Streets of Peaks Island

The Peaks Island Council (PIC) recently completed a year-long process to document community concerns regarding the use of golf carts on the city streets of Peaks Island and to recommend measures for addressing those concerns to the Portland City Council for further action.

The process undertaken by the PIC and the results of that process will be described in detail in a report entitled "Addressing Community Concerns Regarding the Use of Golf Carts on the City Streets of Peaks Island" which will be distributed in the weeks ahead. The report will include further detail regarding operational implications for each of the recommended measures.

The Peaks Island Council, at a special meeting on November 14, 2018 and at its regular monthly meeting on November 28, 2018, voted to recommend that the Portland City Council consider the following proposed measures for further action:

1. Create a City of Portland business license which would be required to operate a business that rents golf carts and/or other motorized means of human conveyance for use on City streets.
2. Create a 24-month moratorium on the creation of any new businesses (excluding golf cart rental businesses) involved in the commercial rental of any motorized means of human conveyance on Peaks Island.
3. Require the minimum rental period of commercially owned golf carts be 4 hours.

4. Permanently cap the combined number of rental golf carts on Peaks Island from all businesses to the current level of 44, of which a minimum of 1/3 (14) carts be limited to weekly only rental.
5. Prohibit the storage/parking of un-rented commercially owned and operated golf carts on any city street.
6. Require that all commercially rented golf carts have the rental company name, telephone number, and unique identification number visible from 100' away on all four sides.
7. Require that all commercially owned and operated golf carts be electrically powered by December 31, 2020.
8. Ensure that state statutes and city ordinances pertaining to the operation of golf carts are rigorously enforced.
9. Provide adequate numbers of police personnel and their effective supervision needed to carry out enforcement of state statutes and city ordinances regarding the operation of golf carts on Peaks Island and to ensure public safety.
10. Renters of any house or cottage that includes a golf cart with the rental are required to sign a standard rental agreement outlining golf cart safety and operational requirements.
11. After December 31, 2018, require that any newly registered (new or used) privately owned and operated golf carts be electrically powered. Registrations for existing gas-powered carts are grandfathered and can be renewed with the current owner.

The Peaks Island Council welcomes the opportunity for discussion with the City Council in the further development and enactment of measures to address our community's concerns.

Thank you very much for your consideration.

C: Jon Jennings
Mike Murray
Members, Peaks Island Council

ARTICLE VI. RENTAL VEHICLES

Sec. 30-113. Rental of Golf Carts for Operation on City Streets.

(a) Definitions. The following words shall have the following definitions for purposes of this Section.

(1) A "rental golf cart" shall mean any golf cart rented or offered for rent to be operated on City streets. "Rental golf cart" shall not include any golf cart rented or offered for rent to be operated solely on a golf course or other public or private property.

(2) A "golf cart rental operator" shall mean any entity or individual who rents or offers to rent a rental golf cart to the public.

(b) Annual Registration Required. Every golf cart rental operator must register each rental golf cart annually with the City.

(1) The annual registration fee shall be \$X.

(2) Upon registration, the City shall inspect all rental golf carts for compliance with this section, and shall issue a Rental Golf Cart decal which must be prominently displayed on each rental golf cart.^[AT1]

(c) Rental Golf Cart Criteria. Every golf cart rental operator must ensure that each rental golf cart must meet all of the following criteria:

(1) Have and properly display a current Island Use Registration, pursuant to Chapter 28 of this Code;

(2) Must have and properly display a current Rental Golf Cart decal;

(3) Must display the name of the golf cart rental operator and its telephone in letters no smaller than X inches; and

(4) May not be stored in the City right-of-way, and may only be stored on private property when not in active use.

(d) Golf cart rental operators shall ensure that all individuals operating a rental golf cart comply with the requirements of Sec. 28-185, including having a valid drivers license.



Randy Schaeffer <randyschaeffer@gmail.com>

Golf carts

Mike Murray <msm@portlandmaine.gov>

Thu, May 9, 2019 at 10:22 AM

To: joanne macisaac <macisaacjo@gmail.com>

Cc: Randy Schaeffer <randyschaeffer@gmail.com>, Steve and Candy Anderson <steveandcandy@gmail.com>, Lisa Penalver <lisap.pic@gmail.com>

Good Day to All,

Since Steve and Randy received the initial staff *draft* version of rental golf cart language, staff was asked to craft additional language to include:

1. The City Manager's authority to limit the number of golf cart rental companies;
2. The City Manager's authority to limit the number of rental golf carts;
3. An incentive through licensing fees for rental companies to move towards electric golf carts;

This all still in the draft stages, and we will be sharing with the PIC once we have the language in proper form, so bear with us.

Also, rest assured that all of the work the PIC and the island has undertaken on this topic will be part of any packet that comes before the City Council Transportation and Sustainability Committee and the City Council as a whole.

Mike Murray
Assistant to the City Manager
[City of Portland](#)
[389 Congress Street](#)
Portland, ME 04101
207.756.8288

[Quoted text hidden]

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



Randy Schaeffer <randyschaeffer@gmail.com>

PI LIST: Small zoning request by Homestart

Carol I. Eisenberg <CEisenberg@rwlb.com>

Tue, May 14, 2019 at 10:00 PM

To: "Carol I. Eisenberg" <CEisenberg@rwlb.com>

From: Elizabeth Remage-Healey <remagehealey@gmail.com>

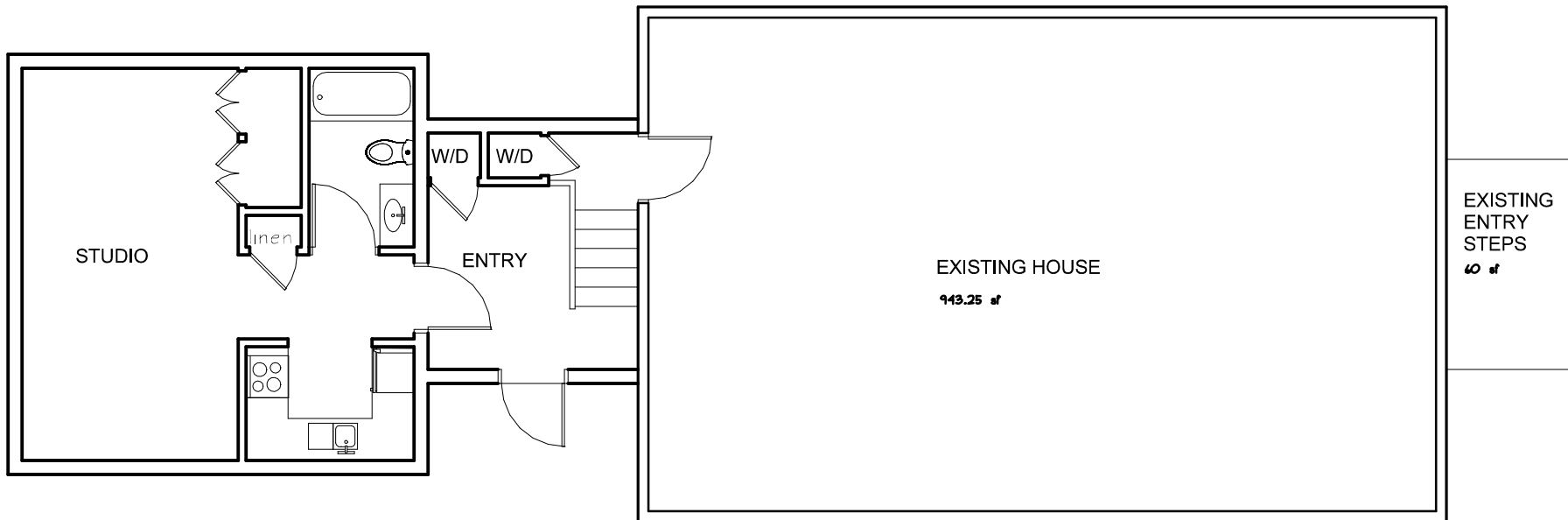
Having successfully advocated for year round, affordable accessory dwelling unit (ADU) zoning on Peaks Island, Homestart now faces the ironic situation that the only property that isn't allowed an ADU is the one property we own at 18 Luther St. This is due to the language of the contract zone that subdivided its lot for the 2 new affordable homes next door a decade ago. Homestart would like to build an ADU behind the original house and has asked for a contract zone amendment to allow that. This request applies only to 18 Luther St. We only want to be able to do what every other homeowner on Peaks already can (theoretically) do.

Homestart is on the agenda of the PIC meeting next Wednesday , 5.22 to present our specific site plan and answer any questions. In the meantime, if you have questions or concerns don't hesitate to call or email.

Betsey Remage-Healey

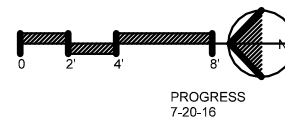
President, Homestart

622-2084



AREAS

Existing footprint	1,003.25 sf
ADU Addition	<u>525.75 sf</u>
Total footprint	1,529.00 sf
Lot Area	5,389.31 sf
percentage lot coverage	28%

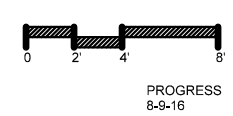


ACCESSORY DWELLING UNIT
18 LUTHER STREET
Peaks Island, Maine

Title:
FIRST FLOOR PLAN
Sheet No.

A-1.1

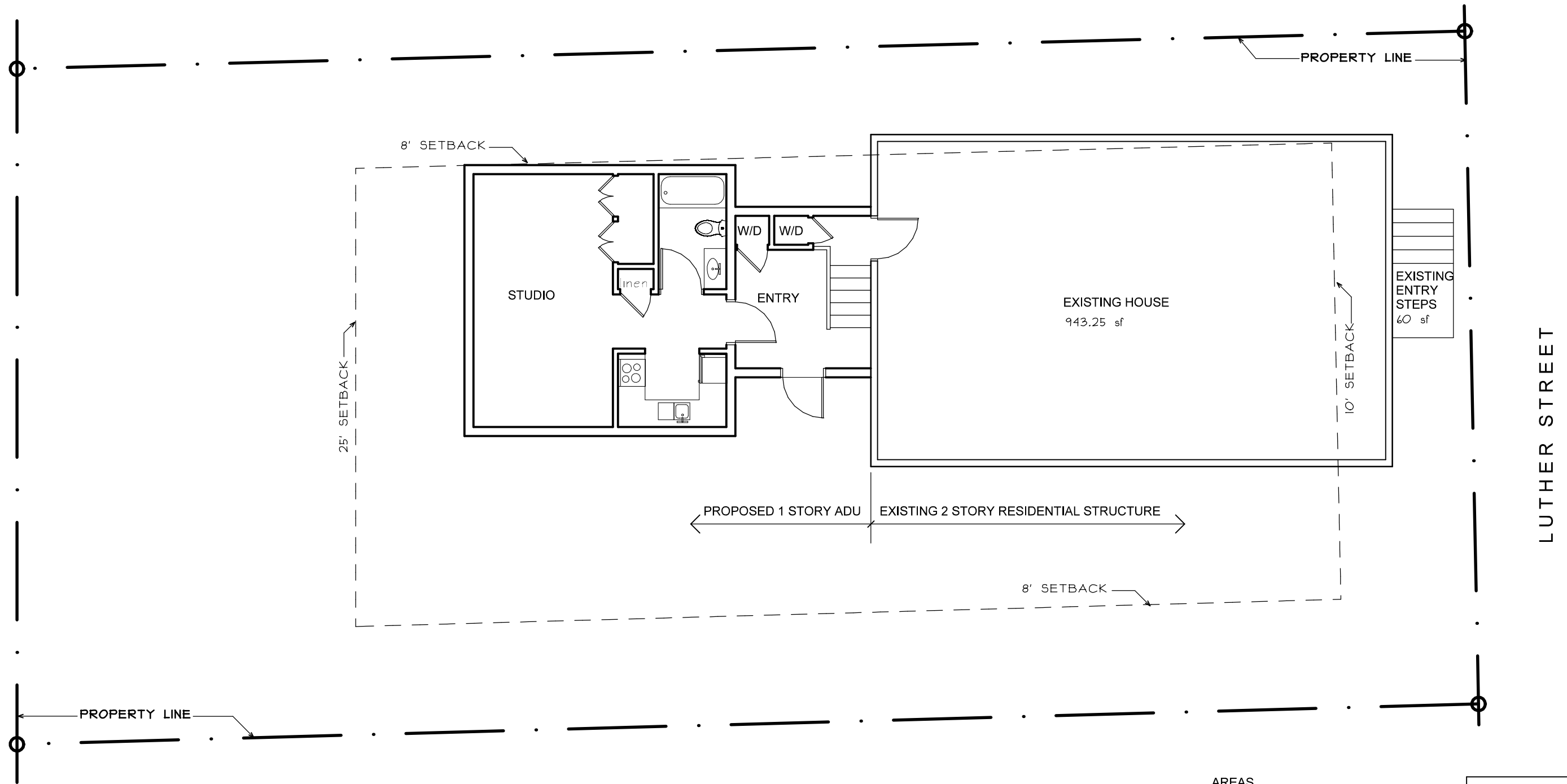
Scale: 1/8" = 1'-0"
Date: 7-20-16
Revised:



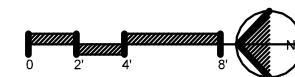
ACCESSORY DWELLING UNIT
18 LUTHER STREET
Peaks Island, Maine

Title:
WEST ELEVATION
Sheet No.
A-2.1

Scale: 1/8" = 1'-0"
Date:
Revised:



AREAS	
Existing footprint	1,003.25 sf
ADU Addition	525.75 sf
Total footprint	1,529.00 sf
Lot Area	5,389.31 sf
percentage lot coverage	28%



ACCESSORY DWELLING UNIT
18 LUTHER STREET
Peaks Island, Maine

Title:
SITE PLAN
Sheet No.
A-1.1
Scale: 1/8" = 1'-0"
Date: 10-9-17
Revised: