



Peaks Island Council MEETING MINUTES

Wednesday, April 24, 2024, 6:15 p.m.

Hybrid ZOOM/in-person meeting in the Community Center

NEXT Regular Monthly PIC Meeting
May 22, 2024

CALL TO ORDER: 6:18 p.m.

ROLL CALL

Present: Peter McLaughlin, Jess Burton, Garry Fox, Shelagh Reiser, Fred Somers

Absent: Scott Mohler, Jerzy Sylvester

Number of Audience Members (AM) in attendance: 15 in person, 5 on zoom

APPROVAL OF MINUTES

Somers made the motion to accept the March 27, 2024 meeting minutes. Fox seconded. Motion to accept minutes passed unanimously.

ANNOUNCEMENTS

None.

TREASURER'S REPORT

Bill Patnaude said that the March expenditures were \$200 for the Maine Island Coalition membership dues, \$183 needs-based tickets, \$33.70 bike tickets. The current balance as of April 23, 2024 is \$2,876.75.

Somers made a motion to accept the Treasurer's report. Reiser seconded. Motion passed unanimously.

COMMITTEE REPORTS & UPDATES

• Executive Committee –

FEMA -

McLaughlin said that FEMA updates are available on the PIC public drive.

https://drive.google.com/drive/folders/1KKGMb_eTB5BLZ7ekha0Py9jhn9XP22gp

Lions Club historical preservation grant – McLaughlin said that at the City Council meeting last week, councilors decided to table the Lions Club historical preservation grant due to lack of information at the meeting and the belief that the Lions Club was a private club. McLaughlin wrote a letter of endorsement for the Lions Club on behalf of PIC. The grant was subsequently approved by the City Council.

PIES/school budget – Burton gave an update about the meeting with the school board and the superintendent at the school last month. She said there were a lot of people there and many endorsements of the school and a consensus that the school budget should not be cut.

• Anti-racism Committee

No update.

- **Environmental and Sustainability**

PEAT + PIC forum – Anne McLoughlin said the forum is not finalized yet; the speaker is being selected.

- **Ferry Service**

Somers said that CBL is continuing to interview candidates for a general manager.

He said the delivery of the new ferry has been delayed until November because the manufacturer of the batteries is no longer making them. The company building the new boat has sourced another manufacturer of batteries.

Fare proposal will be discussed at CBL board meeting tomorrow.

- **Housing – ReCode Zoning survey**

Laura Glendening summarized the proposed changes to Island Zoning as published in the Second Wave of ReCode.

IR-1 front setback proposed change from 30' to 20'

IR-2 side setback proposed change from 25' to 12'

And Small Island Lot provision of 3,000 sq. ft., with setbacks: side 5', rear 10'

IB – Map changes – proposed additions to Business Zone:

Lower Brackett south side

Upper Welch (Island Ave to Adams, both sides)

18 Central Ave

Lots that just had a strip of business zone now the whole lot is business zone

Removed from business zone – 173 Island Ave

Small Business Lot provision of 5,000 sq. ft., with setbacks: side 10', rear 10'

Glendening said that City Planning Department has offered to come to a PIC meeting to give an update about the ReCode changes. McLaughlin asked Glendening to assist in setting up a special PIC meeting with the Planning Department. Glendening asked if it made sense for the PIC Housing and ReCode Zoning committee to hold a meeting before the City Planning Department comes out to Peaks Island. McLaughlin said that would be helpful and make the meeting with the City Planning Department more efficient.

Somers asked about the timeline for implementation of the ReCode. Glendening said it could be implemented by the end of the year.

Glendening said it is very easy for people to comment on specific details included in the ReCode proposal. The Planning Department will respond to comments. Steve Mohr indicated that the smaller lot sizes on Peaks Island could create up to 300 buildable lots for additional housing on the island. Glendening added that if the ReCode proposal that allows small lot sizes on Peaks Island is implemented without some regulation of STRs, it could result in more STRs being created, not necessarily more year-round housing being created.

- **Island Assessment** –

Burton said that there were 287 responses to the survey, and the data has been analyzed. The graphs will be posted to the Peaks Island Council website. Burton said that the survey revealed community priorities. The greatest concerns for the future of the island were tourism capacity, climate change, and affordable housing. The first next step will be a community wide planning meeting with island organizations in May to align these priorities with work that existing island organizations are already doing. There will also be an island-wide community meeting regarding priorities in July.

- **Jetport Flight Path**

Somers said there is a meeting today with the Noise Advisory Committee and the Jetport.

- **Ordinance Review Committee**

McLaughlin said that the amendments to the ordinance that created the Peaks Island Council will be read the first time by the City's Legislative and Nominating Committee. It will be read a second time and voted on in that committee before it passes on to the full City Council. The City Council will also have two readings of the amendments before voting on it.

- **Paper Roads**

Fox said that the committee met and Phil Arnold has made a spread sheet of all the subdivisions on Peaks Island. Most of the paper roads on Peaks Island are in subdivisions where they were laid out but never created. The committee is putting an article in the Peaks Island News to increase community education about paper roads and rights of way. The committee also plans to do a survey about paper roads.

- **Parking**

Reiser, co-chair of the Parking Committee with Scott Mohler, said the lottery for Ocean Gateway parking lot will open in the beginning of May.

McLaughlin noted that the section of Island Avenue between Welch Street and the Peaks Island Golf Cart rental business location is now a year-round NO PARKING zone.

- **Short Term Rental**

McLaughlin said the committee met to review the data that the city sent regarding STRs on Peaks Island. There are about 90 registered STRs but that number is expected to go up during the summer season when rentals increase. Analysis of the data also showed that 183 properties on Peaks Island have been registered as a STR at some point since 2021. The committee is continuing to analyze the list of properties and working to determine other facts about STR on Peaks Island.

The Housing and Economic Development Committee of the City Council is also looking at regulating STRs this year. McLaughlin reached out to Councilor Sykes about the City Council's work to let her know that PIC also has a STR committee. He believes that there will be some strengthening of regulation about STRs, but it is unclear how it will affect Peaks Island. McLaughlin said that the STR policy on Peaks will need to be different than the STR policy on the mainland.

OLD BUSINESS

None

NEW BUSINESS

- **New subsidized CBL ticket flyer (public comment)**

McLaughlin said he would develop a new flyer to inform the public about needs-based tickets.

AM asked about the criteria for needs-based tickets. McLaughlin said people who use the program are self-identified, and the language is loose so that people who need it will use it.

AM asked if PIC anticipates higher usage of the program when the ticket prices go up. McLaughlin said it is likely and there is some room in the budget to spend more money on the needs-based ticket program.

- **Police Dept request of support for new police vehicle (public comment)**

McLaughlin shared a proposed letter (written by Portland Police Department on behalf of PIC) to Senators King and Collins seeking Congressional funding to purchase a new police boat. The letter cites an increase in police-related incidents on the island due to the increase in STRs and infers that arrival by fireboat would be too slow.

AM said that Peaks Island always had a police boat in the past.

AM said that before PIC supports the request, the councilors should talk to people who have insights about whether it is needed and how it would work.

McLaughlin said PIC could chose to pass on sending a letter to endorse the police department's request. Somers said that if there is a need, it would be good for PIC to support the request.

McLaughlin said he would find out if the expenditure has been approved by the City Manager. He said the wording in the proposed letter would need to be changed before sending.

PUBLIC COMMENT

AM said that the paper road next door to them was quietly sold, leaving a house with no access to the road. The people who purchased the road said the now-landlocked homeowners could use the now private road as access to their property if they paid an annual fee. This is a cautionary tale about what can happen with paper roads.

AM said the paper road between Hadlock's Cove and Long Point is being blocked off with seawalls, preventing the public from using it.

AM said that the City calls something between their house and their neighbor's house as a passage way. Is that the same as a right of way? Fox said he wasn't sure. He had not heard that term before.

AM asked for an PIC-sponsored effort to help people remove old vehicles from the island. McLaughlin said this work has been sponsored by the police department in the past.

AM said that John Giles provided a series of 8.5" x 11" maps from 1992 that show paper roads. The committee is going to assemble into a large 4' x 5' map.

AM asked for the stairs to Sandy Beach to be repaired. McLaughlin said that the DPW crews on the island are aware of the steps needing repair but they have been busy with storm clean up and road repair issues.

AM said the community can come together to restore the steps to Sandy Beach without waiting for DPW.

AM asked what happens when the right of way erodes away? Does the right of way move up onto existing property?

ANNOUNCEMENTS/UPDATES

Next PIC Meeting: Wednesday, May 22, 2024, at 6:15 pm in the community room and on Zoom.

Fox made motion to adjourn. Somers seconded. Motion passed unanimously.

Meeting Adjournment: 7:54 p.m.