



Peaks Island Council MEETING MINUTES

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

Hybrid ZOOM/in-person meeting in the Community Center

NEXT Regular Monthly PIC Meeting
August 28, 2024

CALL TO ORDER: 6:15 p.m.

ROLL CALL

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

Absent: Scott Mohler, Jerzy Sylvester, Garry Fox

Number of Audience Members (AM) in attendance: 9 in person, 1 on zoom

APPROVAL OF MINUTES

Somers made the motion to accept the June 26, 2024 meeting minutes. Burton seconded. Motion to accept minutes passed unanimously.

ANNOUNCEMENTS

Burton announced that there will be a Peaks Island Community Feedback Forum on the Island Assessment is this Saturday from 11am—2pm, will be held at the school. There will also be music and entertainment. Somers mentioned that the community feedback will inform the council's work on island issues. The host of the meeting is the council. There will be tables for each of the issues and people who man the tables will be volunteers or consultants who are working on those issues.

TREASURER'S REPORT

Bill Patnaude said that the July expenditures were \$22,320 for the Island Transportation System (taxi), \$3,210 for the Peaks Island workshop, \$720 for New Brackett Church, \$1,250 for Peaks Island Historical Society, \$2,400 for the Island Compost Project, \$48 for student tickets. The current balance as of July 24, 2024 is \$14,982.

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

COMMITTEE REPORTS & UPDATES

• Executive Committee –

Peaks Island Council Candidates

Deadline to submit signatures for to run for the Peaks Island Council is Friday, July 26th. The deadline to declare intent to run as a write-in candidate is August 26th.

Legislative & Nominating meeting

McLaughlin said the Peaks Island Council ordinance review went through City Council with no significant changes. McLaughlin mentioned that the number of signatures required to appear on the November ballot has been reduced to 15.

Electrify Everything

McLaughlin gave an update about a new City program called Electrify Everything. Federal funding is available for efficiency upgrades by submitting receipts on appliance purchases.

- **Anti-racism Committee**

No update.

- **Environmental and Sustainability**

No update.

- **Ferry Service**

CBL new general manager, Don Dornock, started this week. Somers suggested that PIC invite him to a meeting at some point to meet the community.

- **Housing – ReCode Zoning survey**

McLaughlin said there was another round of ReCode draft proposals and the committee is working on the next set of recommendations.

Sellers said the deadline for providing community feedback to the ReCode is August 2nd and it is possible to comment online. Concerns need to be brought forward before August 2nd.

Planning board is holding a workshop on Tuesday at 4:30 pm to discuss ReCode.

- **Island Assessment** –

Feedback

- **Jetport Flight Path**

No update.

- **Ordinance Review Committee**

See earlier update.

- **Paper Roads**

No update.

- **Parking**

Reiser said there was a parking survey in 2019. The committee is considering doing a new parking survey. They would also like to talk to garages within walking distance of Casco Bay Lines to determine their priorities and concerns. One islander concern is communication from parking company, i.e. not telling islanders they are entitled to a 10% discount in the Casco Bay Garage.

- **Voter Education**

McLaughlin said PIC should discuss a Meet the Candidates forum to be held before the election in November.

OLD BUSINESS

None.

NEW BUSINESS

• **Bus Shelter at Casco Bay Lines**

The CBL board Sustainability Committee is advocating for a permanent bus shelter at Casco Bay Lines to replace the bus shelter that was removed during recent construction. They are requesting that PIC sign on to their letter advocating for the bus shelter.

Somers made a motion for PIC to sign to the CBL sustainability committee. Burton seconded.

Public comment:

AM: This is a great idea.

Motion passed unanimously.

• **Change in ADU-STR city code (public comment)**

McLaughlin said that the code restriction that ADUs on Peaks Island cannot be used as short-term rentals was removed from city code as part of the wide sweeping LD2003 code changes, buried deeply in the text of the code changes.

Somers said that since it appears to be an oversight in the process, it would have to be restored to the code. Somers said that PIC should recommend a technical correction that puts the restriction back into the city code.

McLaughlin said that a policy that affects Peaks Island should not be changed without the local city councilor that represents Peaks Island or the Peaks Island Council being aware of the change. The code restriction was originally put into the city code because of advocacy by community and Home Start about five years ago.

McLaughlin moved that PIC chair and vice chair to pursue a technical correction from the city to restore the ADU-STR restriction. Somers seconded.

No public comment. ***Motion passed unanimously.***

• **STR ordinance draft from Councilor Sykes + committee recommendations (public comment)**

McLaughlin shared a letter written by PIC STR committee to Councilor Sykes, replying to her request for input on STR regulations on Peaks Island. McLaughlin said that the city intends to allow everyone who has a STR license now, will be allowed to keep their license. The city accepted all of PIC recommendations.

The summary of the ordinance is that there will be no limits on the number of owner-occupied properties being used as STRs, no limits on the number of seasonal properties being used as STRs, and a cap of 40 on the number of non-owner occupied, year-round properties being used as STRs. McLaughlin asked whether the Peaks Island Council would consider going to the city with an additional recommendation to lower the number of year-round non-owner occupied properties being used as STRs. That number would be lowered by the gradual decline below the current cap of 40 due to non-renewals, etc.

Reiser asked about applying Portland's rules for how many STRs are on the island. McLaughlin said if Portland applied mainland rules to Peaks Island, there would be no STRs on Peaks Island.

McLaughlin said that he favored a cap of 25, Sylvester favored a cap of 20, Mohler favored a cap of 30.

Reiser commented that if fewer homes were STRs, they might become long-term rentals or owner-occupied homes. McLaughlin said that would be a very slow change.

Burton said that with three councilors missing, PIC should not change the number for the cap at this time. The conversation should be postponed until later. McLaughlin agreed.

PUBLIC COMMENT

AM asked about the status of replacing the Sandy Beach Ramp. Patnaude said they're working with a contractor, but it may not get done until the early fall.

AM advocated for short-term-rentals, saying that STRs bring diversity and inclusion to the island.

ANNOUNCEMENTS/UPDATES

Next PIC Meeting: Wednesday, August 28, 2024, at 6:15 pm in the community room and on Zoom.

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

Meeting Adjournment: 7:54 p.m.