



**Peaks Island Council
MEETING MINUTES**

Wednesday, December 19, 2018

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

Call to Order: 6:15 p.m.

Roll Call: Randy Schaeffer, Lisa Peñalver, Steve Anderson, Devon Kraft, Andrea Kelly-Rosenberg **Absent:** Patrick Flynn, Stuart Jackson

Number of Audience Members (AM) in attendance: 8

Schaeffer welcomed new Council Member Devon Kraft, stating that as a mother of school age children she has offered to keep the Council apprised of school related items. Schaeffer welcomed new council member Andrea Kelly-Rosenberg, stating that she is particularly interested in helping with issues related to Casco Bay Lines.

HomeStart Overview: Betsey Remage-Healey stated that the Accessory Dwelling Unit (ADU) Ordinance that was initially passed in 2014: Homeowners on Peaks could add an ADU to their existing residence on an existing lot if the unit would be offered as a year round unit within the City's affordable rent guidelines.

In working with the City and reviewing the proposed rent guidelines, it was determined that the rental amounts were too high to be deemed affordable. The current proposal is to adjust the proposed rent to 80% and would be up to \$1259 for a 1-bedroom and up to \$1439 for a 2-bedroom. Remage-Healey stated that public feedback is welcome, as this has not yet been sent to the City Council for approval but is on the agenda for the January City Council meeting.

Schaeffer asked for clarification on the approval of adding an Accessory Dwelling Unit, asking if the rental must be tied to income guidelines. Remage-Healey stated that currently that is the case. Schaeffer asked if the 80% of income guidelines are making the rent low enough to meet the needs of people seeking long-term rentals on the island. Discussion brought up the return on investment for the homeowner, the process for trying to determine the rent guidelines deemed affordable as well as homeowner incentive for adding and ADU.

AM asked about setbacks and ADU size guidelines. Remage-Healey stated that an existing home may build an existing unit on a lot of record and stated that other suggestions for ordinance amendments are not yet in motion at the City.

Anderson made the motion that PIC support the HomeStart recommendations to revise the ordinance now being considered by the Portland City Council such that the rent restriction on auxiliary dwelling units be reduced from 115% of Average Medium Household (AMI) Income to 80% of AMI. Further HomeStart is encouraged to assess the impact of the ADU rent restriction established by City Ordinance on the availability of affordable housing for those wishing to reside on Peaks Island. Schaeffer seconded. Unanimous vote to approve. Motion passed.

Outgoing Councilors: Schaeffer recognized Mary Anne Mitchell and David Stankowicz for their valued service on the Peaks Island Council. Mitchell served for 7 years and Stankowicz served for approximately 2 years.

Committee Reports:

Maine Island Coalition: A representative to attend these meetings and report back to the Council and Community is still needed.

Executive Committee: Schaeffer stated that a new recorder is yet to be identified for the Peaks Island Council. There was discussion of making adjustments to the job description to post.

The proposed 2019 PIC Meeting schedule designated the 4th Wednesday of the month for the monthly meeting date, with exceptions for holidays.

Peñalver made the motion to accept the 2019 PIC Meeting schedule as proposed. Schaeffer seconded. Unanimous vote to approve. Motion passed.

Peñalver made the motion to approve the November 28th meeting minutes. Kraft seconded. Unanimous vote to approve. Motion passed.

Transportation: (Anderson) A packet of information has been organized to submit to the City Council regarding the golf cart recommendations including the 11 suggested actions voted on and approved by the PIC, the data from the golf cart survey and information on the process that PIC followed. Anderson stated he will be meeting with Councilor Belinda Ray on January 3rd to talk through the recommendations with her.

Safety: (Peñalver) Abandoned bicycles were tagged in October, again in November, and there are approximately 20 bicycles remaining. Pictures were posted along with notifications on Nextdoor and Carol's List. Public works staff is waiting to receive the 'go ahead' before removing the remaining tagged bicycles. Peñalver will be following up on this.

Environmental: (Mitchell) PEAT is working with Island Institute and Efficiency Maine to conduct another weatherization week on the island. If your home has not been previously weatherized and you're interested in participating please contact Mary Anne Mitchell.

PEAT has invited EcoMaine to give a presentation on Wednesday, January 16th 6:15 pm at the Community Center. The presentation will include information about the EcoMaine facility, their recycling process, etc. There will also be information on reducing waste and reusing items.

Mitchell stated that plastics on the ocean are a big concern and encouraged everyone to pick up any loose trash, plastic and the like when you see it. Mitchell stated that PEAT will be posting the Tip of the Month as well.

Schaeffer agreed to serve as Peaks representative to the Island Institute until another representative is identified.

Old Business:

Communications with Casco Bay Lines: (Schaeffer) During the November PIC meeting, it was determined to request a monthly report from CBL on the status of the planning for the new car ferry and the new terminal renovations and also to have a meeting as soon as possible with the 5 Peaks Island residents that are also on the CBL Board. Schaeffer stated that there has not been much response other than from Twain Braden.

Kelly-Rosenberg stated that she has been collecting opinions regarding the proposed car ferry and will be presenting that at tomorrow morning's CBL meeting. She stated that she will also reiterate the request for the 2 items Schaeffer mentioned above.

Further discussion included CBL focus on getting the most amount of cars over in one trip as opposed to true resident outreach and rider experience. Discussion went on to say that PIC and community members need to remain diligent in attending meetings and giving input throughout this process. Consensus among Councilors identified that it appears the size of boat has been determined, and that design and layout is still in progress. Discussion went on to say that consideration must be given to infrastructure and facilities on the island for the increasing numbers on the larger ferry. Councilors discussed publishing the proposed ferry designs on Nextdoor and Carol's list to encourage the community to get involved. Schaeffer stated he would like to get a sense of how to move forward with requesting the items as approved during the November PIC meeting.

AM stated that the other islands are well represented during the CBL meetings, but the Peaks Island representatives need to be engaged and represent the community.

AM stated that she feels we should ask the Island Institute for assistance and guidance in this situation.

AM stated that PIC should make it publicly known that no response has been received from the Peaks Island residents that are also Casco Bay Lines Board members.

Schaeffer stated that CBL is regulated by Public Utilities Commission and they receive grant funds from the Federal Transportation Authority and he believes there may be some public interaction and participation requirements. He stated that he has been told there are no minutes from the vessel design meetings when he requested to see them. Schaeffer stated he feels PIC should make a request for the vessel design surveys mentioned on the CBL website, stating that if the surveys and minutes cannot be produced then the concern could be escalated to the Public Utilities Commission and the Federal Transportation Authority.

Anderson suggested that the PIC representative give notice at tomorrow's CBL meeting that the proposed ferry designs will be published to the community along with CBL representative contact information. It will also be stated that there are considerations of daily use that are of concern. PIC's requests with no response will be communicated at the CBL meeting as well.

Island Resident Mainland Parking: (Anderson) Anderson stated the 'Save the Working Waterfront' proposal includes guidelines from 1987 which talks about parking for islanders as well as the working waterfront.

Peñalver made the motion to endorse the efforts of the Working Waterfront preservation. Kelly-Rosenberg seconded. Unanimous vote to approve. Motion passed.

AM asked about the six month moratorium. Schaeffer stated that there will not be any new building efforts during the six months.

Kraft asked if the PIC support would target the parking aspects only or the entire agenda. Schaeffer stated it would be general support of the entire effort.

New Business:

Portland Board of Education Enrollment and Facilities Study: (Kraft) Kraft has requested updates from two representatives but has not yet gotten more information. Kraft stated a meeting is being held tonight regarding the enrollment study to consider items for all schools in the district and then to consider some items for island schools only. Items under consideration includes travel time, energy efficiency. Island school considerations include the impact of a school closure to a year-round community and cost considerations. Further discussion included hearing that a consultant hired by the City was told that island schools are off limits.

Kraft stated that this year is the first year that PIES offers a Pre-K program, and that those kids are mixed in with Kindergarten. Further discussion included that there is still a waitlist for the Children's Workshop so it seems there is no negative impact there. Schaeffer asked Kraft to keep the rest of the Council informed on items related to the school and otherwise supporting families with young children on the island.

AM stated there are kids on Great Diamond who are paying tuition to go to school on Long Island, and that if possible it would be nice to have an island school open to all islands as long as travel could be coordinated with CBL.

Public Comment:

- AM stated that there is a bad misconception that the stakeholders in the island school are parents. He went on to say a vehicle for outreach should be identified to include those who have interest in preserving the island school but may not have children in the school.

Next PIC Meeting: Wednesday, January 23, 2018, 6:15 pm at the Community Room

Meeting Adjournment: 7:52 p.m.