



SELECT BOARD MEETING
Town of Southwest Harbor
Fire Station Meeting Room
6:00 p.m. ~ Thursday, March 16, 2023

MINUTES

- 1. CALL TO ORDER:** Chair, Carolyn Ball called meeting to order at 6:05pm.
- 2. ROLL CALL:** All present. Chair Carolyn Ball, Vice Chair Natasha Johnson, George Jellison Jr., Jim Vallette, Luke Damon, Manager Marilyn Lowell.

A. Excused Absences None.

- 3. ADOPTION OF AGENDA:** *Request of the Town Manager for a motion to adopt the agenda as presented.*

Johnson made a motion to amend agenda to add A/P Warrants. Seconded by Damon. Vote 5/0/0.

- 4. PUBLIC HEARINGS:**

Chair Ball gave a brief overview of the suggested changes and amendments to each of the following items.

A. “Coastal Waters and Harbor Ordinance for the Town of Southwest Harbor, Maine” amendments and addendum.

Committee members Nick Madeira, Chair, Corey Pettegrow, Vice Chair, Anne Napier, Ronald Weiner, John C. Stanley, Donald Sullivan, Michael Brzezowski and Jarrod Kushla, Harbormaster worked on amendments to the Coastal Waters and Harbor Ordinance and gave these recommendations to the Select Board.

- *Definitions were clarified.
- *Added location of public access, right of ways to the harbor.
- *Clarified responsibilities of owners for derelict watercrafts, care of their boats and moorings.
- *Eliminated a section on leased floats since town no longer leases floats.
- *Eliminated ferry usage from the town docks.
- *Increased fines (for leaving property at docks over 24 hours, illegal stays and loss of privileges for failure to pay fees.
- *The fee structure was changed in January and the ordinance now reflects this fact, for example eliminating a hoist fee, which is included in the commercial fisherman fee.

* To access the meeting using Zoom, please click the meeting link on the home page of the Town's website www.southwestharbormaine.org.

*Simple editing, grammatical corrections, fonts, and fonts size were also cleaned up.

Anne Napier wanted to iterate that the Ordinance on the Use of Docks, Piers, Wharfs and Other Such Facilities to Transfer Ship Passengers was to be added as an addendum to the Coastal Waters and Harbor Ordinance.

Manager Lowell stated the amendments and addendum would be stated as two separate referendum questions on the May 2023 ballot.

B. Comprehensive Plan amendments to sections noted as Workforce and Affordable Housing, Coastal Erosion and Stormwater Run-Off & Infiltration.

The Comprehensive Plan is no longer required but with updates to different areas of the plan help in making the town eligible to apply for grants. The Comprehensive Plan asks you to think about what you might do to improve your community. It is a guide. Three areas, Work force and Affordable Housing, Coastal Erosion, and Storm Water Runoff & Infiltration were reviewed for updating.

Committee members Anne Napier, Chair, Ken Rozsahegyi, Lydia Goetze, Nancy Weingarten, John Williams, & Lee Worcester worked diligently to review the chosen areas and give recommendations to the Select Board.

*We know that employers have difficulty recruiting because of a lack of housing. Professionals such as teachers, rangers, police officers can not find housing on the island.

*Difficulty of getting data on the status of housing. In July 2021, for example, short-term rentals (Air BNB, & VRBO showed 269 active rentals with 88% entire houses.

*A number of recommendations to improve housing, including seeking to achieve 20% of all housing that is affordable or workforce housing.

*Inventory year-round housing and rentals. (not registration)

*Work with IHT, SWH Housing Authority to ID and create more covenanted opportunities for renters and buyers of affordable and workforce housing.

Anne Napier said since the Task Force met and used the average housing and income costs received from IHT they have changed. Average housing in 2017 was \$330,000 and in 2023 is \$660,000 with the median income \$48,000 from \$46,000.

Climate change wasn't considered in the 2010 Comprehensive Plan. Some updates were of Public Facilities and Services.

*Work on Coastal Erosion in town, particularly in the Manset pier area.

*Development of pier, taking into consideration preventions of more erosion.

*Informing shore front owners about coastal erosion, working with DOT and Acadia National Park on areas on 102 & 102 A that Town is not responsible for.

Storm Water Runoff and Infiltration was another area needed updates.

*Hazardous road conditions and infiltration into our sewer system.

*Making sure the Land Use Ordinances take into consideration storm water runoff to increasing awareness to sea level rise and storm surge flooding.

C. Climate to Thrive – Community Resilience Partnership.

Johannah Blackman, Executive Director of Climate to Thrive was present. Climate to Thrive is an organization that has been helping communities on the island consider how best to add resiliency to what we do. You may be familiar with the organization if you attended an event at the high school to learn about “Means to make you homes more energy efficient”.

The board went through a Community Resiliency checklist not long ago and town employees will also do so. Tonight you will be deciding what you see as priorities. This is part of the process to become a member of the state’s Community Resiliency Partnership. Once we become a member, we will be able to apply for grant related to what you see as priorities for Southwest Harbor. Having you come together tonight fits with our town meeting form of government in which citizens make decisions. It directly relates to the work of the Comprehensive Plan Task Force providing possible means to support their recommendations.

Ms. Blackman gave a more formal overview of the program and ideas of how to approach the grants. All residents present were given instructed to look at the 72 suggested community actions and put them on a sticky note and place on the larger paper, as what they feel would be important actions for the town. Ms. Blackman collected the sheets and will tally them and put into report form of highest to lowest importance. Ms. Blackman will bring results back to the March 28th Select Board meeting.

APPROVAL OF WARRANTS

Motion by Damon to approve Main Street W#95 & Town Payables W#96 as presented. Seconded by Johnson. Vote 4/0/0. Jellison left meeting early.

- 5. NEXT MEETING DATE:** *Adoption of a motion to confirm the date of the next regular meeting for Tuesday, March 21st at 6:00 p.m. at the Town Office meeting room.*

Damon motioned to confirm the next date of the regular meeting for Tuesday, March 21st at 6:00 p.m. at the Town Office meeting room. Seconded by Vallette. Vote 4/0/0.

- 6. ADJOURNMENT:**

Johnson motioned to adjourn the meeting at 7:30 p.m. Seconded by Damon. Vote 4/0/0.

Respectfully Submitted,

Marilyn J Lowell
Town Manager

APPROVED

Carolyn Ball, Chair

Natasha Johnson, Vice Chair

George Jellison, Jr.

James Vallette

Luke Damon