

Selectmen
Richard F. Beal
Denise McCormick
David Stainton



Town Clerk/Treasurer
Frances J. Bartlett
P.O. Box 15
Islesford, Maine 04646

NOTICE OF BOARD OF SELECTMEN'S MEETING

A Board of Selectmen's Meeting will be held at 08:45 AM,
Tuesday, 3 September 2002,
at the Great Cranberry Community Center,
Great Cranberry Island

AGENDA

1. Review minutes of August, 2002 Selectmen's Board Meeting
2. Action Items from Special Town Meeting 21 August 2002
 - a. Disband Land Acquisition Committee
 - b. Appoint Land Management Committee *Commission*
 - c. Appoint Fund Raising Committee
3. Public parking lot usage on Great and Little Cranberry Islands
4. Request of Little Cranberry Yacht Club (Dingy Dock)
5. Financial Warrants, with review of budget and variances
6. Selectmen's Reports (if any)
7. Adjournment with next meeting date

Public Attendance is Welcomed

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Tuesday September 3, 2002

BOARD OF SELECTMEN'S MEETING **3 September 2002**

Commencement: 8:45 AM

Present: All Selectmen and the Town Clerk, plus a variety of citizens from both Great and Little Cranberry Islands, including permanent and summer residents.

AGENDA:

REVIEW MINUTES OF AUGUST 6, 2002 MEETING (ITEM 1):

Motion of Denise McCormick, with second by David Stainton, the minutes of the 6 August 2002 Selectmen's Meeting were approved.

ACTION ITEMS FROM SPECIAL TOWN MEETING 21 AUGUST 2002 (ITEM 2):

A. DISBAND LAND ACQUISITION COMMITTEE

Motion: by David Stainton with second by Denise McCormick to disband the committee.

B. APPOINT LAND MANAGEMENT COMMISSION

MOTION: Number of suggestions made by Selectman David Stainton, which upon motion of Richard Beal, have been made part of the official record with second by Selectwoman Denise McCormick. These thoughts are included at the end of these minutes.

Selectman Stainton asked that Phil Whitney offer his thoughts and discuss his efforts in developing a commission membership. Mr. Whitney indicated that he had met with a number of individuals to discuss the Land Management Commission participation and was now proposing for consideration and appointment by the Board of Selectmen the following individuals:

<u>NAME</u>	<u>ISLAND</u>
Chairman Phil Whitney	Great Cranberry
Vice Chairman Eve Harrison	Little Cranberry
Vice Chairman Ed Gray	Great Cranberry
Bill Dowling	Great Cranberry
Barbara Fernald	Little Cranberry
Bruce Komusin	Great Cranberry
Barbara Meyer	Great Cranberry

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Owen Roberts	Great Cranberry
Beverly Sanborn	Great Cranberry
Gail Stanley	Little Cranberry
David Thomas	Little Cranberry
Joann Thormann	Little Cranberry
Christopher White	Great Cranberry

Motion by David Stainton, with second by Denise McCormick, that the above list as offered by Phil Whitney be affirmed and appointed for a one year term. The vote was unanimous.

Motion: Richard Beal moved that the fund raising committee recommended slate of members be made a part of the overall Land Management Commission with the membership to decide internal responsibilities and duties, and so advise the Board of Selectmen. Second by Stainton and unanimous.

--Barbara Fernald spoke: Friedmann associates originally asked for \$89,000 and now is asking for \$70,000.

Selectman Beal turned over to the Town Clerk letters from Pritham Singh dated 16 July 2002 of an Offer to Sell and a July 24th, 2002 letter offering \$25,000 upon closing on the sale of the property.

--Joe Delefield on Islesford spoke of his various business dealings.

--Mo Zuckerman - believes that any financing will depend on environmental issues and inspections. Financing is general and short term financing rates are at there lowest right now and we should look for long term solutions to prevent a 45% increase of tax rates. Number of cars versus the amount of money financed is extraordinary.

--Barbara Meyer: Spoke in favor and explained her point of view regarding her needs as a year around resident and addressed comments to those in the negative. Eve Harrison discussed her viewpoint on the purchase and the fact that a premium is being paid for independence of the land.

--Phil Whitney was asked to speak of the overall examination for seeking out land and the rationale for recommending the Singh land purchase.

--Audrey Delefield implored Commission to make sure that everyone has a parking spot.

--Jay Bisgyer spoke of his concern for number of moorings and slips, places for tying up boats, and potential solutions for parking and boating. The costs might be too much for the benefit obtained.

--Chris White spoke about keeping a vibrant community alive: funding to be obtained must ensure that the land is run as a business, says that some summer people believe that some land will not be available for use by low cost income families, imperative that we maintain connection with Northeast Harbor and renting of parking in Southwest Harbor.

Chairman Whitney asked to provide a recommended charter in 15 days for a formal appointing order. Barbara Fernald asked the Selectmen to approve the Gary Friedmann Associates proposal provided to the Chairman on 30 August 2002 (FAX).

C. APPOINT FUND RAISING COMMITTEE:

MEMBERS: Membership to be included in the Land Management Commission

GARY FRIEDMAN ASSOCIATES CONTRACT: To be addressed by the Land Management Commission with report back to the Selectmen.

PUBLIC PARKING LOT USAGE ON GREAT AND LITTLE CRANBERRY ISLANDS (ITEM 3):

Town Clerk didn't have a chance to review ordinances about parking. Place on Agenda for October Selectmen's Meeting. Ordinance to be developed for junked and abandoned cars on both Great and Little Cranberry Islands.

REQUEST OF LITTLE CRANBERRY YACHT CLUB (DINGY DOCK) (ITEM 4):

Harvey Bunker said he built the float for \$1200, not \$1500. Built 10 years ago without payment to the Yacht Club. Place on the Warrant 2003 with recommendation to the voters for payment.

Motion: David Stainton motioned to place this topic on the Town Warrant 2003 for payment authorization. Denise seconded. Next regular meeting of the Selectmen should include the topic of a "Harbor Management Committee."

FINANCIAL WARRANTS, WITH REVIEW OF BUDGET AND VARIANCES (ITEM 5):

None

SELECTMEN'S REPORTS (ITEM 6):

A. MOWING OF ISLESFORD FIELD (LARRY HARDISON)

B. BILL FROM LINCHPIN ASSOCIATES

C. SAND & SALT SHEDS: David to talk with Kleinschmidt Associates for drawing assistance.

D. Letter to Public Utilities Commission re: Mark Goldberg and telephone service Ok for Selectman Beal to write letter to the public utility commission.

ADJOURNMENT WITH NEXT MEETING DATE (ITEM 7):

Next meeting scheduled for 1 October 2002 at the Islesford Neighborhood house at 0830AM

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Meeting adjourned at: 10:57 AM

Some Thoughts on Development and Management of Southwest Harbor Property by Selectman David Stainton

1. The Acquisition Committee and Selectmen should meet as soon as possible with other appropriate persons to clear up any remaining issues concerning the P&S agreement and transfer of the property.
2. A commission should be established to help and advise the Town through the next step in obtaining, financing and developing the property and to devise operation and management strategies. I suggest a commission rather than committee to indicate its permanent nature and official status.
3. It is extremely important that in taking the next step we proceed deliberately and without rushing. At each step we must define the problem, establish reasonable goals, listen to public and expert input, and examine all possibilities. For maximum effectiveness and public support, major decision should be made only with the widest possible consultation. A program or agenda for required actions should be established soon.
4. A plan for public information should be devised to keep both residents and non-voting taxpayers aware of developments. Use of both the internet web sites and direct mailings should be considered as well as public meetings when necessary. We should continue direct contact with town officials in both Mount Desert and Southwest Harbor, as well as DOT and other interested agencies. A contact person in each of these organizations should be identified.
5. Desirability of continued rental of the Joy Road Lot should be discussed.
6. There is a widespread perception that short-term low interest financing has not been properly considered. Opportunities, advantages and limits of this form of borrowing need to be carefully considered and discussed publicly. The relationship between short and long-term financing needs to be thoroughly understood. The opportunity for and extent of bidding or negotiation with various banks for this business needs discussion.
7. With respect to long-term financing, the advantages or disadvantages of binding ourselves immediately to a Bond Bank issue needs to be clarified; it may be better to use short-term money for some time, while other issues are considered, and the limits of Bond Bank financing are better understood.
8. The possibility of user charges and rental income needs to be considered further. An analysis of existing revenues and the ability to substantially increase them through active management needs to be examined against the higher bond interest which may be demanded. We should abandon immediately any use of the phrase "dirty money."
9. The search for additional governmental; or NGO sources of funds for property acquisition as well as funds for development should be emphasized. The limits and restrictions of any grant must be well understood, particularly with respect to requirements for general public access and regulations which may be enacted to control use of the property.
10. Town budget offsets for completion of payments on the Islesford wharf project and possibly reduced paving budgets should be factored into calculating possible tax increases.

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11. At an appropriate time it may be wise to consult with possible providers of passenger boat service from SWH in order to insure stable, reliable service that will support Town use of the facilities. The question of permits or franchises for these services should be considered. The Town may wish to help support these services by publicizing their schedules.

12. Day to day management of the project must be considered, including employment of a caretaker and the duties he might be charged with. Control of access, use of facilities, issuance of permits, enforcement and maintenance are some of the issues to be decided. Possible use of the apartment for an employment benefit should be considered.

13. The required schedule for improvements agreed to under the SWH permit needs review, along with planning and cost estimates. I believe also that the requirement to abandon the drive from Shore Road to the parking area is extremely ill advised and will actually have the affect of increasing street traffic, as well as being inconvenient for users of the dock facility. I believe this restriction should be adequately reviewed with SWH in an attempt at an appeal. Access to the dock and ramp and adequate standing areas for both facilities needs planning.

14. After more immediate concerns are satisfied, preliminary plans, cost estimates and construction and permitting timelines should be developed for proposed improvements. Consideration should be given to applying for an additional float instead of the permitted extension of the wharf. This would have the effect of increasing float space as well as increasing depth of water at the outer float.


SELECTMAN