

1 Town of Mount Desert  
2 Board of Selectmen

3  
4 **Meeting Minutes June 4, 2012**

5  
6 *A meeting of the Board of Selectmen was held this date in the Neighborhood House,*  
7 *Northeast Harbor, Maine.*

8  
9 *Those present included: Chairman Tom Richardson; Selectmen Martha Dudman, John*  
10 *Macauley, Rick Mooers and Dennis Shubert; staff members Town Manager Durlin Lunt,*  
11 *Public Works Director Tony Smith, Harbormaster Shawn Murphy, Assessor Kyle Avila,*  
12 *Treasurer Kathi Mahar, and Town Clerk/Recording Secretary Joelle Nolan; and members of*  
13 *the public.*

14  
15 **I Call to order at 6:30 p.m.**

16 Chairman Richardson called the meeting to order at 6:30 p.m.

17  
18 MOTION: Selectman Shubert moved, seconded by Selectman Macauley, to take agenda  
19 item VIII New Business A. out of order. The vote was unanimous in favor, 5-0.

20  
21 **VIII New Business**

22 *A. Report from Urban Land Institute Technical Assistance*

23 On behalf of the Board, Chairman Richardson extended a warm thank you to the  
24 ULI/TAP personnel and participants. He introduced Hamilton Clark, Chair of the  
25 Revitalization Committee, who, in turn, introduced TAP panelists. Mr. Clark gave an  
26 overview of how we arrived at this point.

27  
28 TAP gave a Power Point presentation and addressed issues such as how to encourage  
29 and enable new business investments on Main Street; enable existing businesses to  
30 attain and maintain profitability; opportunities for better utilization of space near the  
31 marina, and how to better connect the marina to Main Street; should the Town  
32 consider the creation of an independent public-private planning committee; what  
33 initiatives could be undertaken to attract and enable more affordable housing in and  
34 around Northeast Harbor; what role could private funding and larger on-island  
35 employers play in growing the year round community; and should the Town consider  
36 opening up public and/or private land for housing development in and around  
37 Northeast Harbor.

38  
39 Their site visit around Northeast Harbor included Main Street, Huntington Road,  
40 Harbor Drive, and Sea Street with several local stakeholders interviewed.

41  
42 Some of the Assets recognized: harbor, natural environment, optimism, ongoing  
43 community partnership between year round & summer residents, historically  
44 significant main street, great school, low tax rate, and good services. Along with  
45 Challenges: increasingly expensive real estate, decreasing year round residents,  
46 difficult development economics, and a complex permitting process.

1  
2 From their interview with Mount Desert Elementary School Principal Scott  
3 McFarland came the idea of making Northeast Harbor a “Beehive” of activities. For  
4 instance Mount Desert Elementary School and College of the Atlantic forming a  
5 partnership for a greenhouse and farmers market; more maritime Museum Activities;  
6 street fairs; movie nights; and an arts & crafts center.  
7

8 Other interventions included: capitalize on marina improvements; animate main street;  
9 enhance historic assets; strengthen the commercial core; and provide a spectrum of  
10 year round housing options.  
11

12 Affordable is defined as equaling 30% of gross income spent on housing [realty in  
13 Maine is higher]. They spoke of purchasing existing housing, the Grandfathered Lot  
14 Program, accessory apartments, upper floor Main Street apartments, Main Street gap  
15 infill, public subsidy, expand funding to the Island Trust – TIF and permit fees for tear  
16 downs, and streamlining zoning & permitting.  
17

18 Some of the implementation strategies were: creating a focused, compelling vision for  
19 philanthropy; business incubator program, how to make use of existing assets,  
20 enhancing existing and encouraging new business in Northeast Harbor; collaborative  
21 partnership of public/private year round/seasonal.  
22

23 The Power Point presentation is currently available in printable format and in a format  
24 that can be added to the Town website. A written report to the Selectmen will be done  
25 in about six weeks.  
26

27 The floor was opened for questions and discussion.  
28 Sydney Roberts Rockefeller talked about the concept of shared parking, especially for  
29 Main Street residential areas.  
30

31 When asked how to extend our season, a variety of ideas surfaced. We are already  
32 seeing a natural expansion in the fall; we need to capture and attract by putting out the  
33 welcome mat and advertising. Events help.  
34

35 The feasibility of a cooking school run during the winter months that would house  
36 students was another good idea.  
37

38 Scott McFarland said the key is drawing other communities in with a cultural,  
39 educational, artistic center; a greenhouse as a community center; porch gardens; and  
40 the COA connection. He thought it not out of the realm to have a college here.  
41

42 Buying local is important; however, it is a two-way street. Merchants need to work  
43 with residents. A local store co-op was suggested.  
44

45 Mr. Clark commented that when the TAP report is delivered to the Board, it will be up  
46 to the community to move it forward. How to? Come together structurally; form a

1 group to work with the Town on select elements that make the most sense; recruit an  
2 incubation team; take small, steady steps. We must strike while the iron is hot, and  
3 may need more public participation. Take out some ads and invite people to join.  
4 Perhaps assign tasks to a staff person to keep things going; or find a part-time  
5 facilitator.

6  
7 Chairman Richardson said the Town is ready to assist other groups to make some of  
8 these things work. He would like to see the Chamber of Commerce businesses  
9 become involved. Matt Hart, President of Chamber Commerce, invited all to their  
10 first meeting at the new Visitor Center at 8:30 a.m. tomorrow morning. He said they  
11 need creative minds.

12  
13 Sam McGee described himself as a 7<sup>th</sup> generation resident. He and his family moved  
14 back partly because of the school. There was discussion about encouraging a broader  
15 age spectrum; affordable housing is needed for all walks of life. Buddy Brown said  
16 there is a need for housing for seasonal workers; and Parker Brown mentioned middle  
17 income housing need.

18  
19 Meredith Randolph, Chair of Island Housing Trust, suggested creating a website to  
20 “shop Northeast Harbor”. She agreed that we need to aggressively and creatively  
21 market the Town. There may be a need for an economic development director to  
22 work with the Chamber and Revitalization Committee.

23  
24 Katie Bell declared the biggest danger is not following through; she agrees with hiring  
25 a paid person to keep it going. However, everyone still needs to stay involved. TAP  
26 suggested that hiring a consultant for a short-term, with very specific tasks would be  
27 less expensive. Selectman Dudman requested TAP to include a description of the  
28 type of person/skills/tasks needed in its report.

29  
30 **II Public Hearing(s)**

31 A. *None*

32  
33 **III Minutes**

34 A. *Approval of minutes from May 21, 2012 meeting.*

35 Motion: Selectman Dudman moved, seconded by Selectman Mooers, to approve the  
36 minutes of May 21, 2012 as presented. The vote was unanimous in favor, 5-0.

37  
38 **IV Appointments & Recognitions**

39 A. *Appoint Ballot Clerks for June 12, 2012 Special Town Meeting Election*

40 MOTION: Selectman Mooers moved, seconded by Selectman Macauley, to appoint  
41 the Ballot Clerks for June 12, 2012 Special Town Meeting Election as presented. The  
42 vote was unanimous in favor, 5-0.

43  
44 B. *Appoint Joelle D. Nolan as Warden for June 12, 2012 State Primary Election*

1 MOTION: Selectman Mooers moved, seconded by Selectman Macauley, to approve  
2 the appointment of Joelle D. Nolan as Warden for June 12, 2012 State Primary  
3 Election. The vote was unanimous in favor, 5-0.  
4

5 *C. Appoint William M. Hanley as an alternate member to the Planning Board with*  
6 *a term expiring May 31, 2014*

7 MOTION: Selectman Macauley moved, seconded by Selectman Dudman, to appoint  
8 William M. Hanley as an alternate member to the Planning Board with a term expiring  
9 May 31, 2014. The vote was unanimous in favor, 5-0.  
10

11 *D. Appoint Lilian Andrews as a regular member to the Planning Board with a*  
12 *term expiring May 31, 2015*

13 Ms. Andrews is currently an alternate member; an opening for a regular member was  
14 recently made available.  
15

16 MOTION: Selectman Macauley moved, seconded by Selectman Dudman, to appoint  
17 Lilian Andrews as a regular member to the Planning Board with a term expiring May  
18 31, 2015. The vote was unanimous in favor, 5-0.  
19

20 *E. Appoint seasonal dock-hands and boat launch operators for Northeast Harbor*  
21 *Marina*

22 MOTION: Selectman Macauley moved, seconded by Selectman Shubert, to appoint  
23 seasonal dock-hands and boat launch operators for Northeast Harbor Marina as  
24 presented by Harbormaster Murphy [Attachment A]. The vote was unanimous in  
25 favor, 5-0.  
26

27 **V Consent Agenda** *(These items are considered routine, and therefore, may be passed by the Selectmen in one blanket*  
28 *motion. Board members may remove any item for discussion by requesting such action prior to consideration of that portion*  
29 *of the agenda.)*

30 *A. League of Towns Minutes from April 24, 2012*

31 *B. DMR Shoreline Survey re potential Pollution Sources*

32 *C. Approve Board Meeting Schedule 2012-2013*

33 *D. Approve Holiday Schedule 2012-2013*

34 *E. Department Head Report: Treasurer*

35 MOTION: Selectman Mooers moved, seconded by Selectman Shubert, to accept and  
36 approve Consent Agenda items A – E as presented. The vote was unanimous in favor,  
37 5-0.

38 Selectman Dudman asked Town Manager Lunt about his comments regarding  
39 Hancock County Finance Director Phil Roy. Town Manager Lunt explained that the  
40 Commissioners have been invited to the next League of Towns meeting for a  
41 discussion regarding the League's deep concerns over both the stewardship of the  
42 county's finances and the structure of county government. Dick Broom, reporter for  
43 the *Islander* and *Ellsworth American* newspapers, commented that Mr. Roy called him  
44 after the article was published and said the article rife with inaccuracies. He went on  
45 to say that although he (Broom) asked to meet with Mr. Roy to set the record straight,  
46 Mr. Roy never contacted him.  
47

1 **VI Selectmen's Reports**

2 Selectman Macauley reported that the Board has been invited to hold a future meeting  
3 at Camp Beech Cliff. Town Manager Lunt will work on the scheduling.  
4

5 Selectman Dudman thanked Treasurer Mahar for her excellent report.  
6

7 **VII Old Business**

8 *A. Proposed Resolution regarding the Removal of Corporate Money From*  
9 *Elections*

10 This agenda item was brought back from the last meeting in order to be presented to  
11 the full Board. Mr. Snyder was present and restated his belief that the community  
12 supports the issue.  
13

14 MOTION: Selectman Mooers moved, seconded by Selectman Macauley, to support  
15 the proposed resolution as stated on the petition. The vote was in favor 3-2, with  
16 Chairman Richardson and Selectman Shubert voting against.  
17

18 *B. Municipal Release Deed, as authorized by Town Meeting*

19 MOTION: Selectman Macauley moved, seconded by Selectman Mooers, to sign the  
20 Municipal Release Deed as authorized at Annual Town Meeting May 8, 2012 between  
21 the Inhabitants of the Municipality of Mount Desert and Alan C. Joseph and Stephen  
22 M. Joseph and Michael C. Bucklin and Katherine W. Stroud. The vote was  
23 unanimous in favor, 5-0.  
24

25 **VIII New Business, continued**

26 *B. Request from Treasurer for Public Agency Payments*

27 Referring to her memo dated June 4, 2012, Treasurer Mahar explained her request is  
28 to change the current payment practices in regards to appropriations for Public  
29 Agencies and to expend Agency funds appropriated but not expended to date. She  
30 questions the need for a [second] written request from the Agencies when the voters  
31 have already agreed to expend the funds. Rather than wait for a request, she  
32 suggested simply making the payments when the cash flow warrants. Selectman  
33 Shubert asked that this document be brought forth at budget time.  
34

35 MOTION: Selectman Dudman moved, seconded by Selectman Macauley, to institute  
36 a policy that the practice of payment to Public Agencies be changed to make payment  
37 as soon as cash flow permits within the first three months of the fiscal year. The vote  
38 was unanimous in favor, 5-0.  
39

40 MOTION: Selectman Dudman moved, seconded by Selectman Macauley, to approve  
41 public agency payments of the 2010-2011 appropriations, as presented, totaling  
42 \$6,633 from the current year contingency account #E102-01-509-50; and payments  
43 from the 2011-2012 appropriations, as presented, totaling \$6,011 from their  
44 appropriate budget lines prior to June 30, 2012. The vote was unanimous in favor, 5-  
45 0.  
46

1           C.     *Quit Claim Deed issuance for real estate at 2 Giant Slide Road*

2           MOTION: Selectman Mooers moved, seconded by Selectman Macauley, to issue a  
3           Quit Claim Deed to Edward M. and Cheryl G. Libitzki to release the Town's interest  
4           in real estate at 2 Giant Slide Road, Tax Map 8 Lot 33. The vote was unanimous in  
5           favor, 5-0.  
6

7           D.     *Approve purchase of lawn mower from low bidder Bradstreet Lawn & Garden*

8           MOTION: Selectman Macauley moved, seconded by Selectman Mooers, to approve  
9           the purchase of a new commercial-style riding lawn mower, and award the bid to the  
10          low bidder Bradstreet Lawn & Garden of Brewer for a Toro 5000 Series mower in an  
11          amount not greater than \$9,221.76 from Reserve Account #20-24105-00. The vote  
12          was unanimous in favor, 5-0.  
13

14          E.     *Request from Town Clerk for authorization to recruit intern for Historic  
15          Preservation inventory*

16          MOTION: Selectman Shubert moved, seconded by Selectman Macauley, to authorize  
17          the Town Clerk to recruit an intern, spending up to \$680.03 from Expense Account  
18          #102-07-507-80, for Historic Preservation inventory. The vote was unanimous in  
19          favor, 5-0.  
20

21          F.     *Such other business as may be legally conducted*

22          None presented.  
23

24     **IX     Committee Meeting Reports**

25          A.     *None*  
26

27     **X     Treasurer's Warrants**

28          A.     *Approve Treasurer's Warrant #143 in the amount of \$58,470.87*

29          MOTION: Selectman Macauley moved, seconded by Selectman Mooers, to approve  
30          Treasurer's Warrant #143 in the amount of \$58,470.87. The vote was unanimous in  
31          favor, 5-0.  
32

33     **XI    Executive Session**

34          A.     *None*  
35

36     **XII   Adjournment**

37          MOTION: At 8:50 p.m. Selectman Mooers moved, seconded by Selectman Dudman,  
38          to adjourn the meeting. The vote was unanimous in favor, 5-0.  
39

40     Respectfully submitted,  
41

42  
43  
44     John B. Macauley  
45     Secretary  
46

1 **ATTACHMENT A**

2  
3  
4 **TOWN OF MOUNT DESERT**

5 Hall Quarry Northeast Harbor Otter Creek Pretty Marsh Seal Harbor Somesville  
6 PO Box 248 21 Sea Street Northeast Harbor ME 04662 207-276-5531 FAX 207-276-3232  
7 Visit us at [www.mtdesert.org](http://www.mtdesert.org)  
8

9 **MEMO**

10  
11 To: Durlin Lunt, Town Manager  
12 From: Shawn Murphy, Harbormaster  
13 Re: Summer Dock Hands and Boat Launch Operators  
14 Date: May 25, 2012  
15

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16  
17 Durlin,

18  
19 I would like to recommend the individuals listed below for seasonal employment at the  
20 Northeast Harbor Marina this summer. Several of the individuals are returning for another  
21 season and one will fill in as part time as needed. Could you please place this on the June 5,  
22 2012 Board of Selectmen's agenda for their approval.  
23

24 Savanna Hudson @ \$12.00/hr.  
25 Rebecca Edgecomb @ \$12.00/hr.  
26 Nicole Murphy @ \$12.00/hr.  
27 Michael Vollmer @ \$12.00/hr.  
28 Sara Hinckely @ \$12.00/hr.  
29 Stephen Zirkilton @ \$11.00/hr.  
30 Brady Smith @ \$11.00/hr.  
31

32 **Boat Launch Operators:**

33  
34 Nathan Chisholm @ \$13.00/hr.  
35 Richard Helmke @ \$12.00/hr.  
36  
37

38 Thank you,

39  
40 Shawn Murphy  
41 Harbormaster  
42