

Town of Mount Desert  
Board of Selectmen  
Agenda

**Special Meeting**  
**Monday, March 8, 2021**

**Location: Zoom Meeting see bottom of pg. 2 for connection details**

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

**II. Public Hearing(s)**

*A. May 4 & 5, 2021 Annual Town Meeting Proposed Warrant Articles for Appropriation of Funds, Ordinance Amendments, and Ordinances*

**III. Minutes**

- A. Approval of minutes from February 16, 2021 meeting*
- B. Approval of minutes from February 22, 2021 meeting*
- C. Approval of minutes from March 1, 2021 meeting*

**IV. Appointments/Recognitions/Resignations**

*None presented*

- V. Consent Agenda** *(These items are considered routine, and therefore, may be passed by the Selectmen in one blanket motion. Board members may remove any item for discussion by requesting such action prior to consideration of that portion of the agenda.)*  
*None presented.*

**VI. Unfinished Business**

- A. Report on Meeting with Ambulance Service*
- B. Review and Final Votes on Warrant Articles for May 4 and 5, 2021 Annual Town Meeting, including Third Party Requests*

**VII. New Business**

- A. Steamboat Wharf Utility Location Permit*

**VIII. Other Business**

- A. Such other business as may be legally conducted*

**IX. Adjournment**

The next regularly scheduled meeting is at 6:30 p.m., Monday, March 15, 2021 in the Meeting Room, Town Hall, Northeast Harbor. A majority of Board of Selectmen may be attending the Warrant Committee meeting 6:00 p.m., Tuesday, March 16, 2021 via zoom. No Selectmen business will be conducted.

The Town of Mount Desert is inviting you to a scheduled Zoom meeting. You can call in through any of the listed phone numbers or connect with a computer via the web link. You **will need to enter the meeting ID** to get access to the meeting.

Board of Selectmen Meeting Agenda March 8, 2021

Join Zoom Meeting

<https://us02web.zoom.us/j/248566175?pwd=RmozZjBOVWhUTQrRXR5QzFEZEEyQT09>

**Meeting ID: 248 566 175**

**Password: 919872**

One tap mobile

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+16468769923,,248566175#,,,,0#,,919872# US (New York)

Dial by your location

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+1 646 876 9923 US (New York)  
+1 301 715 8592 US (Germantown)  
+1 346 248 7799 US (Houston)  
+1 408 638 0968 US (San Jose)  
+1 669 900 6833 US (San Jose)  
+1 253 215 8782 US (Tacoma)

**Meeting ID: 248 566 175**

**Password: 919872**

Zoom security now requires a password on all zoom meetings, so the recurring BOS meeting now has a password.

# **PUBLIC HEARINGS**

# Town of MOUNT DESERT

## PUBLIC HEARINGS LEGAL NOTICE

**March 8, 2021**

Notice is hereby given that the Town of Mount Desert Board of Selectmen will hold a public hearing at its regular meeting beginning 4:00 p.m., Monday, March 8, 2021 in via Zoom Meeting to hear public comment on proposed Warrant Articles regarding appropriation of funds, ordinances, and ordinance amendments for the May 3 & 4, 2021 Annual Town Meeting. Members of the public are invited to attend and make comment.

The Town of Mount Desert is inviting you to a scheduled Zoom meeting. You can call in through any of the listed phone numbers or connect with a computer via the web link. You **will need to enter the meeting ID** to get access to the meeting.

Join Zoom Meeting

[https://us02web.zoom.us/j/248566175?pwd=RmozZjBOVWhUTQrRXR5QzFEZE  
EyQT09](https://us02web.zoom.us/j/248566175?pwd=RmozZjBOVWhUTQrRXR5QzFEZE<br/>EyQT09)

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# MINUTES

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**Town of Mount Desert**  
**Selectboard Meeting Minutes**  
Monday, February 16, 2021  
Location: Zoom Meeting

This Meeting was held via remote access.

SelectBoard Members Present:

Chair John Macauley, Geoff Wood, Martha Dudman, Wendy Littlefield, Matt Hart

Town Officials Present:

Public Works Director Tony Smith, Town Manager Durlin Lunt, Town Clerk Claire Woolfolk Treasurer Kathy Mahar, Tax Assessor Kyle Avila, Fire Chief Mike Bender, Ambulance Service Director Basil Mahaney

Members of the public were also in attendance.

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

Chair Macauley called the Meeting to order.

**II. Minutes**

None presented

**III. Appointments/Recognitions/Resignations**

None presented

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

None presented

**V. Selectmen's Reports**

Ms. Littlefield noted that residents had come to her with concerns regarding the traffic at the elementary school during student dropoff and pickup. Chair Macauley suggested bringing the concerns directly to Police Chief Willis.

**VI. Unfinished Business**

*A. Re-establish the position of Director of Finance/Treasurer*

Town Manager Lunt reported that until 2011, there was a Director of Finance/Treasurer position. The position was reduced to Treasurer when the Town was unable to find an applicant who could successfully fill the role. Manager Lunt hoped to bring the position back; the Town could benefit from the skillset such a role would bring. Materials explaining how the position would work were presented to the Board.

1 Chair Macauley noted the ex officio role on the Finance Committee was not included in  
2 the job description. Manager Lunt noted that role could certainly be clarified further in  
3 the job description.

4  
5 Manager Lunt confirmed he had reached out to MMA regarding filling the position.  
6 March 5, 2021 is the deadline for the first round of Application closures.

7  
8 MOTION: Ms. Dudman moved, with Mr. Hart seconding, to re-establish the position of  
9 Director Finance/Treasurer at salary grade 7, effective upon the date of hire.

10  
11 Manager Lunt confirmed the position posted with MMA was the position of Director  
12 Finance/Treasurer.

13  
14 Motion approved 5-0.

15  
16 *B. Appointment of Kendall Davis to Acadia National Park Advisory Commission by*  
17 *Interior Secretary David Bernhard*

18 Manager Lunt noted the appointment occurred in April 2020. The position  
19 announcement was embargoed until recently.

20  
21 Chair Macauley inquired about Mr. Davis' predecessor. Manager Lunt noted there were  
22 nominations, but no one had been officially appointed.

23  
24 No action from the Board was necessary.

25  
26 *C. Approval of Fire Chief's request to amend the motion and approval to use up to*  
27 *\$7500.00 from Town Office Building Reserve Account No.4050100-24570 from the*  
28 *January 19, 2021 Board of Selectman's meeting to read "authorizing Fire Chief*  
29 *Bender to spend up to \$7,500 to continue the review of the options for the Public*  
30 *Safety Building from Fire Station Building Reserve Account No.4040300-24470 with*  
31 *a balance of \$59,847.62.*

32  
33 **ORIGINAL MOTION:** *Ms. Dudman moved, with Mr. Wood seconding, authorizing*  
34 *Public Works Director Smith to spend up to \$7,500 to continue the review of the options*  
35 *for the Public Safety Building from Town Office Building Reserve Account No.4050100-*  
36 *24570 with a balance of \$123,468.00.10 Motion approved 5-0*

37  
38 Mr. Wood noted the Action to be taken appeared to consist of just changing the account  
39 number and authorization. Manager Lunt concurred.

40  
41 Fire Chief Bender noted the money was originally intended to be taken out of the  
42 Building and Grounds fund because the plan involved both the Fire Department and the  
43 Police Department. Now that the project has been scaled back to include just Fire and  
44 EMS, it was deemed better suited to take the funds from the Fire Department budget.  
45

1 MOTION: Mr. Wood moved, with Ms. Dudman seconding, approval of Fire Chief's  
2 request to amend the original Motion and Approval to use up to \$7500.00 from Town  
3 Office Building Reserve Account No.4050100-24570 from the January 19, 2021 Board  
4 of Selectman's meeting to read "authorizing Fire Chief Bender to spend up to \$7,500 to  
5 continue the review of the options for the Public Safety Building from Fire Station  
6 Building Reserve Account No.4040300-24470 with a balance of \$59,847.62, as  
7 presented.

8  
9 Motion approved 5-0

10  
11 **VII. New Business**

12 *A. Service Groups/3<sup>rd</sup> Party Budget 2021-2022 Requests*

13 **Acadia Family Center**: No request was made.

14 **Acadian Youth Sports**: Acadian Youth Sports offers a variety of youth sports on Mount  
15 Desert Island, Trenton and Lamoine. Those wishing to participate are never turned away.  
16 It was noted Acadian Youth Sports missed the request deadline last year and so did not  
17 request funding.

18 **Aid Society Otter Creek**: Chair Macauley reported that the Aid Society of Otter Creek  
19 did not apply for money this year, nor did they apply last year. The Aid Society requests  
20 funds only when a specific project is being planned for.

21 **American Red Cross/Pine Tree Chapter**: Funding received will go towards general  
22 support. American Red Cross receives no state or federal funding for their services.  
23 They responded to 10 disaster events in Hancock County in 2020, none of which were in  
24 the Town of Mount Desert. Blood and blood product donations totaled over 1000 pints in  
25 Hancock County. Antibody testing for Covid-19 is underway. Covid convalescent  
26 plasma is collected, as it appears to be beneficial to those with severe cases of Covid-19.

27 **Bar Harbor Food Pantry**: Requesting \$3500.00 - Bar Harbor Food Pantry serves all of  
28 Hancock County. The number of people being served has increased over the year. 48  
29 Mount Desert households have been served. All funding received goes to food.

30 **Community Health and Counseling Services**: No representatives were in attendance.

31 **Downeast Community Partners**: Downeast Community Partners provides services to  
32 help low-income families meet basic needs. Their request this year is lower than the  
33 previous year. Their requests are a percentage based on services provided. This past  
34 year fewer services were necessary for Mount Desert. Addressing food insecurity has  
35 played a large role this past year.

36 **Downeast Horizons, Inc.**: Downeast Horizons serves adults and children with  
37 developmental challenges. 45 individuals from Mount Desert are served.

38 **Eastern Area Agency on Aging**: Eastern Area Agency on Aging serves Penobscot,  
39 Piscataquis, Hancock and Washington Counties. Eastern Area Agency on Aging assists  
40 with the Meals on Wheels program and other age-related issues and challenges.

41 **Emmaus Homeless Shelter**: The Emmaus Homeless Shelter is also a food pantry and  
42 offers a holiday gift program. Major interior and exterior repairs were required in the  
43 past year to keep the building up and running. Emmaus has been successful keeping all  
44 within the program healthy in the face of Covid.

45 **Families First Community Center**: Families First Community Center serves homeless  
46 families with minor children in Hancock County. They have recently obtained their



1 occupancy and their building has six apartments ready for use. The first two families will  
2 hopefully be moving in within the next two weeks.

3 **Great Harbor Maritime Museum:** Sidney Roberts Rockefeller noted that the museum  
4 asked for \$5,000.00 last year for the restrooms at the museum. The request was turned  
5 down due to Covid.

6 **Health Equity Alliance:** No representatives were in attendance. Town Clerk Woolfolk  
7 reported that they emailed to let her know they were having trouble connecting to the  
8 Zoom meeting.

9 **Hospice Volunteers of Hancock County:** Requesting \$1500.00 - Hospice Volunteers  
10 provides patient care, caregiver support, bereavement support services and community  
11 education and outreach. Hospice does not charge for their services or receive any  
12 reimbursements from insurance. All towns in Hancock County are asked for support.

13 **Island Connections:** Requesting \$2500.00 - Island Connections is a volunteer  
14 organization providing transportation services for seniors and people with physical and  
15 developmental challenges. Island Connections provides the transportation for the Meals  
16 on Wheels program on MDI. Over 3600 rides were provided in 2020, as well as a  
17 grocery shopping program. 54 Mount Desert residents benefitted from these services in  
18 2020. There is no charge for services.

19 **Island Housing Trust:** Island Housing Trust is requesting help with the Home  
20 Ownership Assistance Program which provides bridge funding to year-round homebuyers  
21 who are qualified for the mortgage but may not have the full downpayment.

22 **Lifelight Foundation:** Requesting \$1,000.00 - Lifelight cares for all patients  
23 regardless of their ability to pay. The average cost of transport is approximately  
24 \$17,000.00. 11 Mount Desert residents were transported in 2020.

25 **MDI Campfire Coalition:** Mr. Hart noted that the MDI Campfire Coalition emailed the  
26 Town requesting to attend the next meeting at which 3<sup>rd</sup> party requests would be  
27 discussed. Clerk Woolfolk confirmed this request was received by the Town.

28 **Mt. Desert Chamber of Commerce:** Funds requested will go towards management and  
29 operation of the Town's visitor center. This past year, the Chamber worked hard with  
30 other groups to assist the Town's businesses affected by the Covid-19 pandemic in a  
31 variety of ways. Additionally, the Chamber became part of the Covid-19 Downeast Task  
32 Force. The Chamber worked hard to ensure all business owners, employees, and visitors  
33 were kept up to date on all information relating to Covid-19 and kept safe. During this  
34 time the visitor center was open and received over 5,000 visitors in 2020. The  
35 organization grew by 27 members this year. 92% of Mount Desert business owners are  
36 members of the Chamber. Membership has expanded outside of Mount Desert, due to  
37 the work the Chamber has done beyond the Town. Chamber data anticipates an increase  
38 in visitors this year.

39  
40 Clerk Woolfolk was praised for her work in organizing the third-party requests.

41 *B. Ambulance Service discussion*

42 Ambulance Service Director Basil Mahaney noted the Ambulance Service was started in  
43 1938.  
44  
45

1 Manager Lunt noted it would be hard to picture the Town without the Ambulance  
2 Service. He thanked the Service for providing ample notice of their intentions.

3  
4 Director Mahaney announced the Ambulance Service will end emergency medical  
5 response and care for the Town. Changeover of service to the Town is expected to occur  
6 January 1, 2023. Over the next two years of transition, the Ambulance Service intends to  
7 continue to provide service to the Town and Cranberry Isles. The Service will work with  
8 the Town to ensure the transition is smooth.

9  
10 The Service started as a volunteer service with the intent to provide free ambulance  
11 service to Mount Desert. Over the years requirements and qualifications have increased,  
12 resulting in paid personnel. The biggest changes have occurred over the last 10 years.  
13 There is now a lack of year-round responders. Board positions are difficult to fill. The  
14 numbers of people in the Ambulance Service have diminished to the point that losing  
15 even one key person could result in serious problems. People are unable to volunteer like  
16 they used to, particularly in the face of increased EMS licensing and training  
17 requirements. Increased administrative requirements and Medicare requirements have  
18 added to the burden. Ambulance Service pay has increased to this year's total of over  
19 \$300,000.00 for two people on duty 24/7, 365 days a year. Director Mahaney feels the  
20 difficulty in finding staff will only increase.

21  
22 Exacerbating the problem is the fact that costs to maintain the Ambulance Service are  
23 going up, while calls are decreasing. The Ambulance Services answers on average 300  
24 calls a year. 2020 received fewer calls than the average. This equates to lower revenues,  
25 despite increasing costs.

26  
27 Historically private donors have been funding the Service, allowing the Ambulance  
28 Service to forego asking the Town for funding. Requests for funding from the Town  
29 began two years ago.

30  
31 Director Mahaney noted that the Ambulance Service Attendants have stepped up in  
32 trying times, including providing 24/7 attendance. They all have jobs in the community  
33 in addition to their service.

34  
35 A variety of alternatives have been explored, such as consolidation with another local  
36 Ambulance Service. It was deemed the Town of Mount Desert has the best resources to  
37 continue the service.

38  
39 Of course, the possibility of a new Fire Department building and the possibility of hiring  
40 additional full-time firefighters are part of the discussions. It these changes made it the  
41 right time to discuss an Ambulance Service transition. It was deemed wiser to begin  
42 planning now, rather than wait till the further loss of personnel creates a critical situation  
43 requiring immediate response from the Town. The Ambulance Service is in good  
44 standing currently, but the situation will likely deteriorate before too much more time  
45 passes. By setting a "finish line" to work towards, the Ambulance Service can work  
46 toward providing continued good service for the time involved. This also allows the

1 Town to set up a solid plan. The Ambulance Service has many resources and experience  
2 they can provide the Town during the transition.

3  
4 Ambulance Service Board of Directors President Scamp Gray agreed with Director  
5 Mahaney's assessment. Mr. Gray noted there are a few key people keeping the service  
6 going – Director Mahaney is one of those key people. Losing any of these key people  
7 would put the Ambulance Service at a great disadvantage. The goal was to keep  
8 providing good ambulance service to the Town. This is the only way to ensure the  
9 Service's continued work.

10  
11 Chair Macauley hoped the Ambulance Service would work on providing assistance as a  
12 transition moves forward. Director Mahaney assured the Chair they would do so.

13  
14 MOTION: Ms. Dudman moved, with Mr. Hart seconding, directing Town Manager  
15 Lunt, Fire Chief Bender, and Police Chief Willis to begin discussions with the Northeast  
16 Harbor Ambulance Service concerning the transfer of emergency medical response and  
17 care to the Town of Mount Desert by January 1, 2023.

18 Motion approved 5-0.

19  
20 *C. Mount Desert Regional High School Scholarship & Stipend Recommendations*  
21 Manager Lunt noted this was the annual scholarship award and the same amount of  
22 money as awarded in past years.

23  
24 MOTION: Mr. Wood moved, with Mr. Hart seconding, to transfer the amounts listed for  
25 the Mount Desert Regional High School Scholarship and Stipend, as presented.

26 Motion approved 5-0.

27  
28 *D. As described in Public Works Director Tony Smith's February 11, 2021 memo to*  
29 *Town Manager Durlin Lunt, consideration of Director Smith's request to purchase a*  
30 *Honda commercial grade snow blower from Greenway Equipment Sales in Ellsworth*  
31 *at a cost of \$3,059 using funds from the Public Works Equipment Reserve account*  
32 *number 4050100-24500 with an unencumbered balance of \$286,005 leaving a*  
33 *balance of \$282,946 remaining in the account if the snow blower purchase is*  
34 *approved*

35 Manager Lunt noted this purchase would help clear sidewalks too narrow for the  
36 sidewalk plow, and too large for hand shoveling.

37  
38 John Adams noted that he lives year-round on Rock End Road. The sidewalks there are  
39 not plowed the full length of the sidewalk. He was wondering if perhaps the sidewalk  
40 could be plowed further down the length of that road. There are year-round residents  
41 living in that area. Public Works Director Smith agreed to do so.

42  
43 MOTION: Mr. Wood moved, with Ms. Littlefield seconding, approval of Director  
44 Smith's request to purchase a Honda commercial grade snow blower from Greenway  
45 Equipment Sales in Ellsworth at a cost of \$3,059 using funds from the Public Works  
46 Equipment Reserve account number 4050100-24500 with an unencumbered balance of

1 \$286,005 leaving a balance of \$282,946 remaining in the account if the snow blower  
2 purchase is approved, as presented.

3 Motion approved 5-0.  
4

5 *E. Consideration of including an article in the 2021 town meeting warrant asking the*  
6 *voters to authorize the costs associated with professional engineering services for*  
7 *design through bidding, IT and communications needs in the amount of \$357,500.00*  
8 *for development of a new public safety building to house fire department and EMS*  
9 *personnel and equipment as described in Fire Chief Mike Bender's memo to Town*  
10 *Manager Durlin Lunt dated February 10, 2021*

11 Manager Lunt noted that a line item of the amount was inadvertently left out, Item D, for  
12 the amount of \$25,000.00 for contingency. This brings the total cost to the stated  
13 \$357,500.00.  
14

15 Chair Macauley asked if the cost included project management. Director Smith  
16 explained that the price was for design through bidding services only, in order to  
17 determine an actual construction cost. There was no project management included in this  
18 cost. Project Management would be added when any project goes to Town Meeting, a  
19 year from now, to approve construction of the design.  
20

21 Mr. Wood asked if the changes presented by the Ambulance Service would affect the  
22 needs of the building. Fire Chief Bender thought there might be some subtle change to  
23 floorplans but the size of the building would not change. If the Ambulance and Fire  
24 combine into one service, there is the possibility of eliminating office space.  
25

26 Director Mahaney noted that through his discussion of the building with Fire Chief  
27 Bender, he was aware there was a possibility that the Ambulance Service might change.  
28 His requests were generic requests applicable and necessary to the service, regardless of  
29 how it was managed moving forward.  
30

31 Ms. Dudman noted that in past discussions Board members have reported hearing of  
32 reservations about the new building from residents. There seem to be a number of  
33 residents not in favor of a new fire station. The only way forward is to put the issue on  
34 the Warrant and let the voters decide.  
35

36 It was clarified that this year only building design and engineering was being proposed.  
37 Building construction was not being voted on at this year's Town Meeting.  
38

39 Mr. Adams opined that the Town should be determining if the voters want the building  
40 before spending money on a design. There may be lower numbers in attendance at the  
41 Town Meeting due to Covid. Mr. Adams noted summer residents have complained to  
42 him. He questioned whether this was the year to begin such a project and felt discussion  
43 should be delayed.  
44

45 Fire Chief Bender believed that if the issue is allowed to proceed to the voters at the  
46 Town Meeting for discussion, that is when it will be determined whether the building is

1 wanted or not. If the design and engineering study is voted down, the project is  
2 essentially dead. Regarding timing, Chief Bender noted he had been working on this  
3 issue for 17 months. The project, if it moves forward, will not be completed for two  
4 years. Additionally, the Ambulance Service as it now stands is ending in two years.  
5 Delaying the process could impact the services provided to the Town.

6  
7 Ms. Dudman felt for these reasons it should be on the Warrant so the voters can decide.

8  
9 Chief Bender noted that at this time, the only expense requested to be on the Warrant was  
10 the cost of the design and engineering studies. Chair Macauley clarified that the study  
11 must be done in order to ascertain the cost of construction which can then be put before  
12 the Town.

13  
14 MOTION: Ms. Dudman moved, with Ms. Littlefield seconding, to include an article in  
15 the 2021 town meeting warrant asking the voters to authorize the costs associated with  
16 professional engineering services for design through bidding, IT and communications  
17 needs in the amount of \$357,500.00 for development of a new public safety building to  
18 house fire department and EMS personnel and equipment as described in Fire Chief Mike  
19 Bender's memo to Town Manager Durlin Lunt dated February 10, 2021, as presented.

20  
21 Firefighter Chapin McFarland noted how disheartening it was to hear so much criticism  
22 for this project. The Town approved the cost of the Main Street improvements, which  
23 had nothing to do with public safety. He did not understand why there was so much  
24 concern about improvements proposed for public safety.

25  
26 Ms. Dudman hoped her words didn't sound like a lack of support. A number of Board  
27 Members have had residents approach them with concerns over the building and the cost.  
28 As elected officials, the Board must consider and put forward the feelings and concerns  
29 of the residents. Public Safety is important to all. She felt Chief Bender can put forward  
30 a good argument at Town Meeting.

31  
32 Mr. Wood strongly recommended that when the proposal is presented at Town Meeting,  
33 the arguments in favor of the project are well put together.

34  
35 Ms. Littlefield assured Mr. McFarland that she was in full support of public safety in the  
36 Town.

37  
38 Mr. Hart felt this was exactly why the discussion needs to be brought to Town Meeting.  
39 While attendance may not be high at Town Meeting due to Covid, in reality, attendance  
40 is never high at Town Meeting. People should be attending Selectboard meetings to hear  
41 these discussions as well. Mr. Hart was supportive of putting the item on the Warrant for  
42 Town Meeting.

43  
44 Motion approved 5-0.

1 **VIII. Other Business**

2 *A. Such other business as may be legally conducted*

3 There was no other business.

4  
5 **IX. Treasurer's Warrants**

6 *A. Approve & Sign Treasurer's Warrant AP2146 in the amount of \$113,247.35*

7 MOTION: Mr. Wood moved, with Ms. Dudman seconding, approval and signature of  
8 Warrant AP2146 in the amount of \$113,247.35, as presented.

9 VOTE:

10 Geoff Wood: Aye

11 Martha Dudman: Aye

12 Matt Hart: Aye

13 Wendy Littlefield: Aye

14 Chair John Macauley: Aye

15 Motion approved 5-0.

16  
17 *B. Approve Signed Treasurer's Payroll, State Fees, & PR Benefit Warrants AP2144,*  
18 *AP2145, PR2106 and PR2119 in the amounts of \$4,005.57, \$11,048.14, \$120,522.79*  
19 *and \$104,086.84, respectively*

20 MOTION: Ms. Dudman moved, with Mr. Wood seconding approval of signed  
21 Treasurer's Payroll, State Fees, & PR Benefit Warrants AP2144, AP2145, PR2106 and  
22 PR2119 in the amounts of \$4,005.57, \$11,048.14, \$120,522.79 and \$104,086.84,  
23 respectively, as presented.

24 VOTE:

25 Martha Dudman: Aye

26 Geoff Wood: Aye

27 Matt Hart: Aye

28 Wendy Littlefield: Abstains

29 Chair John Macauley: Aye

30 Motion approved 4-0-1 (Littlefield in Abstention)

31  
32 *C. Acknowledge Treasurer's School Board AP/Payroll Warrants 09 and 17 in the*  
33 *amounts of \$22,499.47 and \$83,651.83, respectively.*

34 MOTION: Mr. Wood moved, with Ms. Littlefield seconding, acknowledgement of  
35 Treasurer's School Board AP/Payroll Warrants 09 and 17 in the amounts of \$22,499.47  
36 and \$83,651.83, respectively, as presented.

37 VOTE:

38 Geoff Wood: Aye

39 Wendy Littlefield: Aye

40 Martha Dudman: Aye

41 Matt Hart: Aye

42 Chair John Macauley: Aye

43 Motion approved 5-0.

44  
45 **X. Adjournment**

46 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, adjournment.

10

1           Motion approved 5-0.

2

3           Meeting adjourned at 8:37PM.

4

5           Respectfully Submitted,

6

7

8

9           Wendy Littlefield

**Town of Mount Desert**  
**Selectboard Meeting Minutes**  
Monday, February 22, 2021  
Location: Zoom Meeting

This Meeting was held via remote access.

SelectBoard Members Present:

Matt Hart, Chair John Macauley, Wendy Littlefield, Geoff Wood, Martha Dudman

Town Officials Present:

Town Manager Durlin Lunt, Ambulance Service Director Basil Mahaney, Town Clerk  
Claire Woolfolk, Tax Assessor Kyle Avila

Members of the public were also in attendance.

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

Chair Macauley called the Meeting to order at 6:30PM.

MOTION: Mr. Hart moved, with Ms. Dudman seconding, to enter into Executive  
Session. Motion approved 5-0.

The Board entered into Executive Session at 6:30PM.

**II. Executive Session**

*A. Pursuant to 1 M.R.S.A. § 405(6)(A) for personnel matters*

MOTION: Mr. Hart moved, with Ms. Littlefield seconding, to exit out of Executive  
Session. Motion approved 5-0. The SelectBoard exited Executive Session at 7:05 PM.

**III. Minutes**

*a. Approval of minutes from February 1, 2021 meeting*

MOTION: Ms. Littlefield moved, with Mr. Wood seconding, approval of the February 1,  
2021 Minutes, as presented.

Motion approved 5-0.

**IV. Appointments/Recognitions/Resignations**

None presented

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

*A. Hancock County Commissioners Special Meeting Minutes of January 30, 2021*

MOTION: Mr. Hart moved, with Ms. Littlefield seconding, approval of the Consent  
Agenda as presented.

Motion approved 5-0.



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**VI. Selectmen’s Reports**

After some discussion, it was the consensus of the Board to change the March 8, 2021 Selectboard meeting time to 6:30PM, from 4:00PM.

**VII. Unfinished Business**

None presented.

**VII. New Business**

*A. Service Groups/3<sup>rd</sup> Party Budget 2021-2022 Requests*

**Community Health and Counseling Services:** No representatives were in attendance.

**Health Equity Alliance:** No representatives were in attendance.

**Mount Desert Community Development Corporation:** No request was made.

**Mount Desert Island Historical Society:** The Historical Society was able to open in 2020. They offer wi-fi and portable toilets to visitors, as well as bridge maintenance in Somesville. Additionally, two new exhibits were presented at the museum. They intend to open this year, providing the same services. Funding received will help with the cost of wi-fi, portable toilets, and bridge maintenance.

**Mount Desert Masonic Lodge #140:** Town Manager Lunt explained this request is more an exchange. The Masonic Lodge provides water for the Somesville Fire Station, and in exchange their taxes are covered by the Town. The Masonic Lodge is a non-profit, however they rent their building to the Acadia Repertory Theater. The State requires them to be taxed because of this.

**Mount Desert Nursery School:** Requesting \$2,000.00 - Due to Covid, the nursery school was forced to close for three months in 2020. When they opened it was at a reduced capacity. Numbers remain at lower-than-normal capacity. The nursery school is now trying to catch up on some equipment replacement and maintenance projects.

Warrant Committee Chair Phil Lichtenstein asked if the nursery school saw the Pre-K program moving forward by 2022. Mr. Lichtenstein noted it didn’t appear to be budgeted for this year. Nursery school director Aaron Long did not believe the program would move forward in 2021. Mr. Long felt discussions would pick back up in the fall.

**Mount Desert Nursing Association:** MDNA had an increase in Mount Desert patients. 27 patients were seen in 2020. 48 have been seen in 2021. Funding received helps to offset costs of visits made by nursing personnel helping patients in the community.

It was noted the Nursing Association now serves people island wide.

1 Mr. Wood asked how much of a deficit the Association runs at, in light of reimbursements  
2 received through insurance. The Association needs to fundraise for approximately 25% of  
3 their operating costs.

4  
5 **MDI Campfire Coalition:** Requesting \$3,000.00 - MDI Campfire Coalition is a joint  
6 endeavor between the Harbor House in Southwest Harbor and the Neighborhood House. It  
7 provides heating assistance to qualified applicants, paying for 100 gallons of heating oil or  
8 equivalent. The same amount is requested from all MDI municipalities. The program  
9 operates November through April. Last heating season 85 households were assisted. This  
10 heating season, 57 households have been assisted. 100% of funds received go directly to  
11 heating. No administrative cost is taken out of the funds.

12  
13 **Neighborhood House:** Requesting \$88,000.00 - Neighborhood House has served the Mount  
14 Desert community for 115 years. Neighborhood House was able to offer approximately 90%  
15 of their 2020 programs with modifications in place to protect the community from Covid.  
16 Additionally, Neighborhood House acts as a Municipal Parks and Recreation Department for  
17 the Town. Summer camp in 2020 could not operate due to lack of space, however stand-  
18 alone programs were offered in its place. After-school programs were continued in the Fall.  
19 The Community Café program continued as a carry-out meal. The amount requested has  
20 remained unchanged in the past 14 years, despite the operating budget having grown by 65%.  
21 The \$88,000.00 requested comprises three separate line items within the budget. No one is  
22 ever turned away if they want to participate in programs and sports.

23  
24 Mr. Wood asked about how Neighborhood House is involved in sports in light of Acadia  
25 Youth Sports. Neighborhood House Director Anne-Marie Hart noted that Neighborhood  
26 House continues youth recreational soccer and basketball programs.

27  
28 Kathy Miller asked what might happen with summer programs for kids this summer. Ms.  
29 Hart explained that the summer camp program is housed at the elementary school. The  
30 Neighborhood House is expecting to proceed with a limited-numbers summer camp this  
31 summer. It is unknown at this time whether the school will be available. If the school is not  
32 available, the stand-alone summer activities that occurred last summer will continue. The  
33 pool was closed last summer; however, the intention is to have it open this summer, perhaps  
34 with a limited reservation system.

35  
36 **Northeast Harbor Ambulance Service:** Requesting \$20,000.00 – The Service relies  
37 heavily on donations. Due to the Covid pandemic, a number of annual fundraising events  
38 were not held in 2020. A second responder was added to 24/7 duty through the pandemic,  
39 and this coverage is expected to continue through the next two years. This addition has  
40 added a big expense to the service. Wages this year will be more than \$300,000.00.

41  
42 **Northeast Harbor Library:** Requesting \$20,500.00 - The Northeast Harbor Library serves  
43 Mount Desert, the Cranberry Isles, and other surrounding towns. Services continued in a  
44 modified fashion in 2020, due to Covid. The Library was closed until July of 2020 but  
45 continued their programs via Zoom and curbside pickup. Over 32,000 items were checked  
46 out last year. The library serves as the elementary school library and has an extensive

1 archive collection with over 15,000 items digitized. The Town records are housed at the  
2 library. The library has a scholarship program; last year 29 scholarships were awarded at  
3 \$2,400.00 each. Funds requested will go towards staff salaries and acquisitions.  
4

5 **Northeast Harbor VIS:** Requesting \$5,000.00 – Funds requested will to towards ongoing  
6 trail stewardship. Trail maps are available on the Town website, at the Town Office and at  
7 trailheads.  
8

9 **Northern Light Homecare and Hospice:** No representatives were in attendance.  
10

11 **Open Door Recovery Center:** No request was made this year.  
12

13 **Pretty Marsh Community Corporation:** Requesting \$9,500.00 - Funds requested will go  
14 to rebuild the front steps of the old schoolhouse. The building was given to the Pretty Marsh  
15 Community Corporation in 1937. The group has relied on donations and volunteer effort to  
16 keep up with building maintenance and repairs.  
17

18 **Seal Harbor Library Association:** Due to Covid the library was closed for part of the year,  
19 and a number of fundraisers were cancelled.  
20

21 **Seal Harbor VIS:** No representatives were in attendance.  
22

23 **Somesville Library Association:** Requesting \$11,000.00 – Funds will be used to help  
24 manage and keep the library open. With modifications due to Covid, the library has been  
25 able to continue making library books available to the public. The primary fundraiser for the  
26 library was not able to occur in 2020.  
27

28 **Somesville VIS:** Requesting \$3,000.00 - The VIS provides for the flower arrangements at  
29 the firehouse, the flowerboxes at the pond, the flagpole, the signs at each end of the village,  
30 and some maintenance.  
31

32 **SPCA of Hancock County:** The SPCA has not previously asked for funding. Adoptions are  
33 currently taking place by appointment. Covid resulted in an initial adoption exodus of  
34 animals. Later, as people were harder hit financially, animals were surrendered to the SPCA  
35 in greater numbers. Modifications to their summer fundraiser resulted in lower returns. The  
36 SPCA receives no municipal, state, or federal funding. All funds come from donations, and  
37 surrender/adoption fees.  
38

39 **WIC Nutrition Program:** No representatives were in attendance.  
40

41 **Yesterday's Children:** No request was made this year.  
42

43 Manager Lunt asked the Board whether the Town should follow up with those 3<sup>rd</sup> party  
44 requests that were not represented.  
45

5

1 It was agreed that the Town should follow up only with those who submitted their request but  
2 did not show up to make a presentation. Those who did not make a request this year would  
3 not be contacted.

4  
5 **VIII. Other Business**

6 *A. Such other business as may be legally conducted*

7 None Presented.

8  
9 **IX. Treasurer's Warrants**

10 None presented.

11  
12 **X. Adjournment**

13 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, adjournment.

14  
15 Motion approved 5-0.

16  
17 The Meeting adjourned at 7:51PM.

18  
19 Respectfully Submitted,

20  
21  
22  
23 Wendy Littlefield

**Town of Mount Desert  
Selectboard Meeting Minutes  
Monday, March 1, 2021  
Location: Zoom Meeting**

This Meeting was held via remote access.

Selectboard Members Present: Chair John Macauley, Geoff Wood, Martha Dudman, Wendy Littlefield, Matt Hart

Town Officials Present: Town Manager Durlin Lunt, Tax Assessor Kyle Avila, Fire Chief Mike Bender, Police Chief Jim Willis, Harbormaster John Lemoine, Town Clerk Claire Woolfolk, Tax Collector Lisa Young

Members of the public were also in attendance.

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

Chair Macauley called the meeting to order at 6:30PM.

**II. Minutes**

*A. Approval of minutes from February 8, 2021 meeting*

MOTION: Mr. Hart moved, with Ms. Dudman seconding, approval of the February 8, 2021 Minutes as presented.

Motion approved 5-0.

**III. Appointments/Recognitions/Resignations**

None presented.

**IV. Consent Agenda**

*A. Department Reports: Highway, Buildings and Grounds*

*B. Thank you note from Mount Desert Nursing Association (MDNA)*

*C. Grant funding to be used towards the replacement of the two culverts on the Beech Hill Cross Road with a StreamSmart road crossing*

MOTION: Mr. Hart moved, with Mr. Wood seconding, approval of the Consent Agenda as presented.

Motion approved 5-0.

**V. Selectmen's Reports**

None Presented.

**VI. Unfinished Business**

*A. Traffic Committee*

Police Chief Willis reported that the Traffic Committee hasn't met for five years or more. He requested direction from the Board regarding the Traffic Committee's purpose and objectives.

1 For context, Chief Willis shared that the Town of Bar Harbor struggled to staff their  
2 Traffic Committee. Many of the tasks delegated to the Traffic Committee ended up  
3 performed by Bar Harbor staff. This is essentially what is happening in Mount Desert.  
4 As an example, the crosswalks and flashing speed limit sign installation have fallen to  
5 Public Works. Chief Willis wondered, in light of staff performing necessary functions,  
6 whether a Traffic Committee is truly needed. Perhaps a policy can be created to better  
7 define the needs and procedures for accomplishing them.  
8

9 Chair Macauley wondered if traffic issues were something the Selectboard could address.  
10 Chief Willis speculated that the current discussions are occurring because of issues like  
11 the COA building proposed for Main Street. If that is the case, it would be wise to  
12 perhaps wait and see what occurs before trying to resolve potential problems.  
13

14 MD365 Director Kathy Miller felt the issue was more than just concern over the proposed  
15 COA building. The new building on Firehouse Lane was proposed to have three  
16 apartments and more office space. Parking concerns forced the plans to be scaled back.  
17 Ms. Miller has heard from those renting apartments in town who do not have access to  
18 off-street parking. Open parking lots in Town allow no overnight parking in the winter.  
19 The Town's Comprehensive Plan states that bringing back a year-round population is a  
20 goal. Attaining this goal is limited due to parking limitations. Parking issues should be  
21 addressed.  
22

23 Chief Willis felt this was an example of the direction a Traffic Committee requires in  
24 order to be effective.  
25

26 Katrina Carter noted that her experience as a member of the Traffic Committee included  
27 working with the DOT on speed limits and signage throughout Town and partnering with  
28 the Police Department in conversations with the State. She felt it was a bigger job than it  
29 appears to be on the surface.  
30

31 Mr. Wood reminded the Board of the recent issues with crosswalks. More active  
32 involvement in these types of issues would be beneficial.  
33

34 Chief Willis pointed out that changes to speed limits and crosswalks are beyond the  
35 Town's authority. If the Town resurrects the Traffic Committee, he hoped it would be  
36 given a definition, role, and purpose.  
37

38 Ms. Dudman added that the Town is having trouble populating their existing committees.  
39 Finding members for the Traffic Committee might prove difficult. Manager Lunt  
40 believed there were a few Traffic Committee members interested in becoming an active  
41 group. Perhaps the Town could try to repopulate the group before any definitive  
42 decisions are made.  
43

44 Mr. Hart recalled residents bringing their concerns to the Board. The Board hasn't always  
45 been able to give them the answers they want, but the action the Board was able to take  
46 was done in a timely manner. Mr. Hart recalled learning from Public Works and Public

1 Safety that speed limits are the DOT's jurisdiction. It can take years for the DOT to  
2 undertake the traffic study required for any change. Mr. Hart agreed with Chair  
3 Macauley that streamlining issues by letting the Board handle them might be a viable  
4 option. Parking might be better addressed as part of the Comprehensive Plan, along with  
5 year-round housing. If committees are difficult to staff and needs are being addressed via  
6 the Selectboard, then, perhaps the Town is okay for the moment.  
7

8 Ms. Littlefield agreed. It would be better to see how the current concerns pan out over the  
9 next few weeks and months. Forming a committee when so many issues are outside the  
10 Town's jurisdiction doesn't seem practical. If over time the Town is unable to keep up  
11 with the concerns and issues, the question of a Traffic Committee can be revisited.  
12

13 Manager Lunt clarified that there is an active Traffic Committee. Reactivating it would  
14 consist of finding a few more members. Manager Lunt advised looking at the issues  
15 before making a decision.  
16

17 Jerry Miller pointed out there appeared to be two issues; parking in Northeast Harbor and  
18 traffic flow throughout the Town.  
19

20 Mr. Hart has heard concerns about winter parking. Perhaps the Board can direct the  
21 Police Department to review parking for realistic options. Chief Willis explained that the  
22 parking bans are in place in the winter so snow removal can occur effectively. There are  
23 likely options to consider; Police and Public Works would need direction from the Town.  
24 Chair Macauley agreed the Town needs to know what the circumstances are first before  
25 the need of a Traffic Committee can be determined.  
26

27 Ms. Littlefield suggested waiting to see what the situation is once the Town gets busier  
28 and the Main Street project finishes.  
29

30 Ms. Miller recalled that Noel Musson presented at a recent Planning Board meeting and  
31 was asked to look into parking as a future project for the Town. Chief Willis agreed to  
32 discuss it with Mr. Musson.  
33

34 Manager Lunt asked if the Board would like the Town to attempt to recruit more  
35 committee members, for the Traffic Committee and any other committees that are  
36 understaffed. Chair Macauley felt keeping committees populated should be an ongoing  
37 effort. Ms. Dudman believed that sometimes the best way is for committee members to  
38 directly ask others in the community they feel would be a benefit to the committee.  
39

40 Ms. Littlefield suggested reaching out to the existing Traffic Committee members to  
41 gauge their interest in continuing.  
42

43 Harbor Committee member Donna Reis noted that parking is an important issue to the  
44 Harbor Committee as well. She agreed to let members know the Traffic Committee is  
45 looking for members.  
46

1 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, to direct Manager Lunt  
2 to reach out to potential volunteers to fill current committee positions before establishing  
3 new committees.

4 Motion approved 5-0.

5  
6 *B. Service Groups/3rd Party Budget 2021-2022 Requests*

7 **Community Health and Counseling Services:** No representatives were present.

8  
9 **Health Equity Alliance (formerly Down East AIDS Network):** Health Equity Alliance  
10 serves people living with HIV/AIDS, the LGBTQ+ community, and people struggling  
11 with drug addiction. They offer case management and support groups, a syringe  
12 exchange, Narcan training, HIV testing, and a food pantry. They organize events like the  
13 Bangor Pride.

14  
15 **Northern Light Home Care & Hospice:** Northern Light Home Care & Hospice covers  
16 all of Hancock County and provided thousands of visits to patients in 2020. 11 patients in  
17 the Home Health Care Program were from Mount Desert. Patients are visited regardless  
18 of ability to pay. A percentage of their costs are reimbursed by MaineCare and Medicare.  
19 A Covid vaccine clinic is being offered to the residents of Stonington and other  
20 communities, and Covid testing has been ongoing in communities.

21  
22 Mr. Hart asked if there was a connection between Northern Light Home Care and Hospice  
23 and Hospice Volunteers of Hancock County. Director of Philanthropy and Community  
24 Relations Jackie Welsh reported that Northern Light contracts with Hospice Volunteers.  
25 Hospice Volunteers of Hancock County are not Medicare-certified hospice providers.

26  
27 Ms. Welsh added that the organization offers remote vaccine clinics to towns that request  
28 it. If Mount Desert was interested in such a thing, she encouraged the Town to contact  
29 them.

30  
31 **Seal Harbor VIS:** VIS Board Member Alex Stevens noted the VIS has three full-time  
32 employees. They provide beautification and maintenance of the Seal Harbor Beach and  
33 the Village Green, around the monuments and on the trails. The VIS needs to raise  
34 approximately \$130,000.00 each year, much of it through private donations.

35  
36 Mr. Wood asked for clarification on why this work is contracted out for care from another  
37 organization. Mr. Stevens noted that from his research the work appears to be  
38 supplemental to the work the Town does elsewhere. There have been other Village  
39 Improvement Societies in island villages and towns. The VIS handles details of  
40 maintenance beyond the ability of the Town to cover. The work is necessary to the Town.

41  
42 It was clarified that Mr. Wood's question is why the Town is supporting to such an extent  
43 work that may be a municipal function. There are a number of VIS groups within Mount  
44 Desert doing what is considered above and beyond what Public Works can take care of.  
45 Funding for the Seal Harbor VIS far exceeds that of any other VIS request. The Seal



1 Harbor VIS is the only group that includes in their request payroll and insurance benefits  
2 for employees who are not Town employees.  
3

4 Mr. Miller believed Public Works Director Smith has mentioned in the past that the work  
5 the Seal Harbor VIS does is cost effective, compared to the Town doing the work.  
6

7 Ms. Dudman felt this was a tradition in place for many years. In the case of Seal Harbor,  
8 the job is a large one and they do it well. The system seems to work for them and works  
9 for the Town. It was noted the beach is difficult to maintain. Mr. Stevens agreed. He  
10 was not sure if in the summer the Town has the manpower or hours to attend to the beach.  
11

12 Mr. Wood believed that just because something has always been done a certain way is not  
13 good justification for continuing doing it in that way. If the Town is unable to do the  
14 work Mr. Wood would be interested in knowing why. It doesn't make sense to him that  
15 the Town funds the VIS to pay health benefits for someone to care for Town property.  
16

17 Mr. Hart noted this is a conversation that comes up every year at this time. At some point  
18 a tipping point will come where it must be asked whether the current arrangement  
19 continues to work for both parties. Mr. Hart felt Mr. Wood raised good questions.  
20 Additionally, there are nuances to the job that should be considered, like beach  
21 maintenance occurring prior to beachgoers arriving. Mr. Hart likened the situation to the  
22 Ambulance Service. He would hate to see a problem come up which necessitated some  
23 quick changes to the situation as it now stands. It's important for the Town to have open  
24 dialogue on the situation, not just with regard to the Seal Harbor VIS but to the other VIS  
25 organizations in Town as well. There should be a contingency plan in place should it ever  
26 be needed.  
27

28 Ms. Reis asked how many volunteers were in the VIS. Mr. Stevens noted that only the 26  
29 VIS Board members were volunteers. The work is primarily done by paid employees.  
30

31 **WIC Nutrition Program:** There was a slight decrease in WIC participation last year,  
32 resulting in a slight decrease in this year's request. The Covid pandemic has meant more  
33 drivetime for WIC personnel.  
34

35 *C. DRAFT Warrant Review*

36 Manager Lunt reported there were a number of Articles ready to be voted on and  
37 explained the Warrant formatting. A number of the Warrants are routine and others are  
38 Department funding already reviewed by the Board and the Warrant Committee.  
39

40 Mr. Wood inquired about those with missing elements. Some Articles refer to appendices  
41 that are not included and Articles are not all titled.  
42

43 Manager Lunt noted some of the untitled Articles are placeholders in case they were  
44 needed. The content of the Article is what is being voted on. The numbers may change  
45 as the Warrant develops.  
46

1 Discussion ensued regarding the voting format.

2  
3 **Article 4. Shall an ordinance dated May 4, 2021 and entitled “Town of Mount Desert**  
4 **Alewife Ordinance” be enacted?**

5 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, recommendation for  
6 approval an Ordinance dated May 4, 2021 and entitled “Town of Mount Desert Alewife  
7 Ordinance”, as presented.

8 VOTE:

9 Wendy Littlefield: Aye

10 Martha Dudman: Aye

11 Geoff Wood: Aye

12 Matt Hart: Aye

13 Chair John Macauley: Aye

14 Motion approved 5-0.

15  
16 **Article 5. Shall an ordinance dated May 4, 2021 and entitled “Public Right-of-Way”**  
17 **be enacted?**

18 MOTION: Mr. Wood moved, with Ms. Littlefield seconding, recommendation for  
19 approval an Ordinance dated May 4, 2021 and entitled “Public Right-of-Way”, as  
20 presented.

21 VOTE:

22 Geoff Wood: Aye

23 Wendy Littlefield: Aye

24 Martha Dudman: Aye

25 Matt Hart: Aye

26 Chair John Macauley: Aye

27 Motion approved 5-0.

28  
29 **Article 9. To see if the Inhabitants of the Town of Mount Desert will vote to**  
30 **authorize the Board of Selectmen to accept Conditional Gifts (MRSA 30-A, §5654),**  
31 **Unconditional Gifts (MRSA 30-A §5655)**

32 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, recommendation for  
33 approval an Article to see if the Inhabitants of the Town of Mount Desert will vote to  
34 authorize the Board of Selectmen to accept Conditional Gifts (MRSA 30-A, §5654),  
35 Unconditional Gifts (MRSA 30-A §5655), as presented.

36 VOTE:

37 Wendy Littlefield: Aye

38 Martha Dudman: Aye

39 Geoff Wood: Aye

40 Matt Hart: Aye

41 Chair John Macauley: Aye

42 Motion approved 5-0.

43  
44 **Article 10. To see if the Inhabitants of the Town of Mount Desert will vote to**  
45 **authorize the Board of Selectmen to lease a portion of the so-called Visitor Center at**  
46 **the Northeast Harbor Marina to the Ticket Booth operators for a term of one (1)**

1 **year beginning July 1, 2021 under such terms and conditions as the Board of**  
2 **Selectmen, in its sole discretion, deems to be in the best interests of the Town.**

3 MOTION: Mr. Hart moved, with Ms. Dudman seconding, recommendation for approval  
4 an Article to see if the Inhabitants of the Town of Mount Desert will vote to authorize the  
5 Board of Selectmen to lease a portion of the so-called Visitor Center at the Northeast  
6 Harbor Marina to the Ticket Booth operators for a term of one (1) year beginning July 1,  
7 2021 under such terms and conditions as the Board of Selectmen, in its sole discretion,  
8 deems to be in the best interests of the Town, as presented.

9 VOTE:

10 Matt Hart: Aye

11 Martha Dudman: Aye

12 Wendy Littlefield: Aye

13 Geoff Wood: Aye

14 Chair John Macauley: Aye

15 Motion approved 5-0.

16  
17 **Article 11. To see if the Inhabitants of the Town of Mount Desert will vote to**  
18 **authorize the Board of Selectmen, to lease a portion of the so-called Visitor Center at**  
19 **the Northeast Harbor Marina to the Mount Desert Chamber of Commerce for a**  
20 **term of one (1) year beginning July 1, 2021 under such terms and conditions as the**  
21 **Board of Selectmen, in its sole discretion, deems to be in the best interests of the**  
22 **Town.**

23 MOTION: Mr. Hart moved, with Ms. Littlefield seconding, recommendation for approval  
24 an Article to see if the Inhabitants of the Town of Mount Desert will vote to authorize the  
25 Board of Selectmen, to lease a portion of the so-called Visitor Center at the Northeast  
26 Harbor Marina to the Mount Desert Chamber of Commerce for a term of one (1) year  
27 beginning July 1, 2021 under such terms and conditions as the Board of Selectmen, in its  
28 sole discretion, deems to be in the best interests of the Town, as presented.

29 VOTE:

30 Matt Hart: Aye

31 Wendy Littlefield: Aye

32 Martha Dudman: Aye

33 Geoff Wood: Aye

34 Chair John Macauley: Aye

35 Motion approved 5-0.

36  
37 **Article 12. To see if the Inhabitants of the Town of Mount Desert will authorize the**  
38 **Board of Selectmen, to negotiate and enter into an agreement with the Neighborhood**  
39 **House Club, Inc. for management and maintenance of the municipal swimming pool,**  
40 **under such terms and conditions as the Board of Selectmen, in its sole discretion,**  
41 **deems to be in the best interests of the Town.**

42 MOTION: Mr. Wood moved, with Ms. Littlefield seconding, recommendation for  
43 approval an Article to see if the Inhabitants of the Town of Mount Desert will authorize  
44 the Board of Selectmen, to negotiate and enter into an agreement with the Neighborhood  
45 House Club, Inc. for management and maintenance of the municipal swimming pool,

1 under such terms and conditions as the Board of Selectmen, in its sole discretion, deems  
2 to be in the best interests of the Town, as presented.

3 VOTE:

4 Geoff Wood: Aye

5 Wendy Littlefield: Aye

6 Martha Dudman: Aye

7 Matt Hart: Abstains

8 Chair John Macauley: Aye

9 Motion approved 4-0-1 (Hart in Abstention).

10  
11 **Article 13. To see if the Inhabitants of the Town of Mount Desert will vote to**  
12 **approve July 1, each year, as the date on which all taxes shall be due and payable**  
13 **providing that all unpaid taxes on September 1, of each year, shall be charged**  
14 **interest at an annual rate of 6% (percent) per year. (Tax Club members are exempt**  
15 **within the terms and conditions of the Town's Tax Club Agreement.)**

16 MOTION: Mr. Wood moved, with Ms. Littlefield seconding, recommendation for  
17 approval an Article to see if the Inhabitants of the Town of Mount Desert will vote to  
18 approve July 1, each year, as the date on which all taxes shall be due and payable  
19 providing that all unpaid taxes on September 1, of each year, shall be charged interest at  
20 an annual rate of 6% (percent) per year. (Tax Club members are exempt within the terms  
21 and conditions of the Town's Tax Club Agreement.), as presented.

22 VOTE:

23 Geoff Wood: Aye

24 Wendy Littlefield: Aye

25 Martha Dudman: Aye

26 Matt Hart: Aye

27 Chair John Macauley: Aye

28 Motion approved 5-0.

29  
30 **Article 14. To see if the Inhabitants of the Town of Mount Desert will vote to**  
31 **authorize the Tax Collector to enter into a standard "tax club" agreement with**  
32 **taxpayers whereby: (1) the taxpayer agrees to pay specified monthly payments to the**  
33 **Town (2) the Town agrees to waive interest on timely payments; (3) the Town**  
34 **authorizes the Tax Collector to accept payment of taxes prior to commitment of**  
35 **taxes; (4) the agreement automatically terminates if two consecutive payments are**  
36 **missed and the taxpayer thereupon becomes subject to the same due date and**  
37 **interest rate as other, nonparticipating taxpayers; (5) only taxpayers who are paid in**  
38 **full on their property tax obligations may participate; and (6) interested taxpayers**  
39 **shall apply annually for participation by the date shown on the application, date and**  
40 **application format to be determined by the Tax Collector.**

41 MOTION: Ms. Dudman moved, with Mr. Wood seconding, recommendation for approval  
42 an Article to see if the Inhabitants of the Town of Mount Desert will vote to authorize the  
43 Tax Collector to enter into a standard "tax club" agreement with taxpayers whereby: (1)  
44 the taxpayer agrees to pay specified monthly payments to the Town (2) the Town agrees  
45 to waive interest on timely payments; (3) the Town authorizes the Tax Collector to accept  
46 payment of taxes prior to commitment of taxes; (4) the agreement automatically

1 terminates if two consecutive payments are missed and the taxpayer thereupon becomes  
2 subject to the same due date and interest rate as other, nonparticipating taxpayers; (5) only  
3 taxpayers who are paid in full on their property tax obligations may participate; and (6)  
4 interested taxpayers shall apply annually for participation by the date shown on the  
5 application, date and application format to be determined by the Tax Collector, as  
6 presented.

7 VOTE:

8 Martha Dudman: Aye

9 Geoff Wood: Aye

10 Wendy Littlefield: Aye

11 Matt Hart: Aye

12 Chair John Macauley: Aye

13 Motion approved 5-0.

14  
15 **Article 15. To see if the Town will vote to authorize the Tax Collector to accept pre-**  
16 **payment of property taxes not yet committed, not to exceed the estimated amount to**  
17 **be committed in 2021, with no interest to be paid on same.**

18 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, recommendation for  
19 approval an Article to see if the Town will vote to authorize the Tax Collector to accept  
20 pre-payment of property taxes not yet committed, not to exceed the estimated amount to  
21 be committed in 2021, with no interest to be paid on same, as presented.

22 VOTE:

23 Wendy Littlefield: Aye

24 Martha Dudman: Aye

25 Geoff Wood: Aye

26 Matt Hart: Aye

27 Chair John Macauley: Aye

28 Motion approved 5-0.

29  
30 **Article 16. To see if the Inhabitants of the Town of Mount Desert will vote to set the**  
31 **interest rate to be paid by the Town for abated taxes that have been paid at the rate**  
32 **of 3% (percent) per year.**

33 MOTION: Ms. Dudman moved, with Ms. Littlefield seconding, recommendation for  
34 approval of an Article to see if the Inhabitants of the Town of Mount Desert will vote to  
35 set the interest rate to be paid by the Town for abated taxes that have been paid at the rate  
36 of 3% (percent) per year, as presented.

37 VOTE:

38 Martha Dudman: Aye

39 Wendy Littlefield: Aye

40 Geoff Wood: Aye

41 Matt Hart: Aye

42 Chair John Macauley: Aye

43 Motion approved 5-0.

44  
45 **Article 17. To see if the inhabitants of the Town of Mount Desert will vote to**  
46 **authorize expenditures to pay any tax abatements granted by the Assessor, Board of**

1       **Assessment Review, or Board of Selectmen together with any interest due thereon**  
2       **from the Town, during the fiscal year beginning July 1, 2021, in an aggregate**  
3       **amount not to exceed the property tax commitment overlay.**

4       MOTION: Ms. Littlefield moved, with Mr. Wood seconding, recommendation for  
5       approval an Article to see if the inhabitants of the Town of Mount Desert will vote to  
6       authorize expenditures to pay any tax abatements granted by the Assessor, Board of  
7       Assessment Review, or Board of Selectmen together with any interest due thereon from  
8       the Town, during the fiscal year beginning July 1, 2021, in an aggregate amount not to  
9       exceed the property tax commitment overlay, as presented.

10      VOTE:

11      Wendy Littlefield: Aye

12      Geoff Wood: Aye

13      Martha Dudman: Aye

14      Matt Hart: Aye

15      Chair John Macauley: Aye

16      Motion approved 5-0.

17  
18      **Article 18. To see if the Inhabitants of the Town of Mount Desert will vote to**  
19      **authorize the Board of Selectmen to dispose by public bid of Town-owned property,**  
20      **other than real property, with a value of ten thousand dollars (\$10,000.00) or less**  
21      **under such terms and conditions as it deems advisable.**

22      MOTION: Ms. Dudman moved, with Ms. Littlefield seconding, recommendation for  
23      approval an Article to see if the Inhabitants of the Town of Mount Desert will vote to  
24      authorize the Board of Selectmen to dispose by public bid of Town-owned property, other  
25      than real property, with a value of ten thousand dollars (\$10,000.00) or less under such  
26      terms and conditions as it deems advisable, as presented.

27      VOTE:

28      Martha Dudman: Aye

29      Wendy Littlefield: Aye

30      Geoff Wood: Aye

31      Matt Hart: Aye

32      Chair John Macauley: Aye

33      Motion approved 5-0.

34  
35      **Article 19. To see if the Inhabitants of the Town of Mount Desert will vote to**  
36      **authorize the Board of Selectmen to sell at public auction or by advertised sealed**  
37      **bid, and to convey titles obtained under tax deeds and under deeds of conveyance to**  
38      **the Inhabitants of the Town any land and/or buildings, including trailers, in lieu of**  
39      **payment of taxes except that the Selectmen have the power to authorize redemption.**  
40      **Municipal Officers shall use the special sale process required by 36 M.R.S. § 943-C**  
41      **for qualifying homestead property if they choose to sell it to anyone other than the**  
42      **former owner(s).**

43      MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, recommendation for  
44      approval an Article to see if the Inhabitants of the Town of Mount Desert will vote to  
45      authorize the Board of Selectmen to sell at public auction or by advertised sealed bid, and  
46      to convey titles obtained under tax deeds and under deeds of conveyance to the

1 Inhabitants of the Town any land and/or buildings, including trailers, in lieu of payment  
2 of taxes except that the Selectmen have the power to authorize redemption. Municipal  
3 Officers shall use the special sale process required by 36 M.R.S. § 943-C for qualifying  
4 homestead property if they choose to sell it to anyone other than the former owner(s), as  
5 presented.

6 VOTE:  
7 Wendy Littlefield: Aye  
8 Martha Dudman: Aye  
9 Geoff Wood: Aye  
10 Matt Hart: Aye  
11 Chair John Macauley: Aye  
12 Motion approved 5-0.

13  
14 **Article 20. To see if the Inhabitants of the Town of Mount Desert will vote to**  
15 **authorize the Board of Selectmen to contract for services, in amounts not to exceed**  
16 **appropriation for same, under such terms and conditions as it deems advisable.**

17 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, recommendation for  
18 approval an Article to see if the Inhabitants of the Town of Mount Desert will vote to  
19 authorize the Board of Selectmen to contract for services, in amounts not to exceed  
20 appropriation for same, under such terms and conditions as it deems advisable, as  
21 presented.

22 VOTE:  
23 Wendy Littlefield: Aye  
24 Martha Dudman: Aye  
25 Geoff Wood: Aye  
26 Matt Hart: Aye  
27 Chair John Macauley: Aye  
28 Motion approved 5-0.

29  
30 **Article 21. To see if the Inhabitants of the Town of Mount Desert will vote to**  
31 **transfer Five hundred thousand dollars (\$500,000.00) from the Undesignated Fund**  
32 **Balance Account #100-38300 to reduce the 2021 – 2022 tax commitment.**

33 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, recommendation for  
34 approval an Article to see if the Inhabitants of the Town of Mount Desert will vote to  
35 transfer Five hundred thousand dollars (\$500,000.00) from the Undesignated Fund  
36 Balance Account #100-38300 to reduce the 2021 – 2022 tax commitment, as presented.

37  
38 Chair Macauley asked about the transfer amount. Town Manager Lunt noted that  
39 \$500,000.00 was the amount transferred last year. Treasurer Mahar has recommended the  
40 amount can easily be done.

41  
42 Manager Lunt explained that the money is being moved from an Undesignated Fund, or  
43 surplus, in order to reduce the tax commitment on the budget for that year. This equals  
44 \$500,000.00 less the Town will have to raise in property taxes.

45  
46 VOTE:

1 Wendy Littlefield: Aye  
2 Martha Dudman: Aye  
3 Geoff Wood: Aye  
4 Matt Hart: Aye  
5 Chair John Macauley: Aye  
6 Motion approved 5-0.  
7

8 **Article 24. To see what sum the Inhabitants of the Town of Mount Desert will vote to**  
9 **raise and/or appropriate as Revenue through Excise Taxes, Service Fees and**  
10 **miscellaneous sources for the 2021 – 2022 Town Budget.**

11 Manager Lunt reported the revenue through excise taxes, service fees and miscellaneous  
12 sources are deemed a solid estimate.  
13

14 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, to recommend for  
15 approval the amount of \$1,739,943.00 as the sum the Inhabitants of the Town of Mount  
16 Desert will vote to raise and/or appropriate as Revenue through Excise Taxes, Service  
17 Fees and miscellaneous sources for the 2021 – 2022 Town Budget, as presented.

18 VOTE:

19 Wendy Littlefield: Aye  
20 Martha Dudman: Aye  
21 Geoff Wood: Aye  
22 Matt Hart: Aye  
23 Chair John Macauley: Aye  
24 Motion approved 5-0.  
25

26 **Article 25. To see what sum the Inhabitants of the Town of Mount Desert will vote to**  
27 **raise and appropriate for Department 200 through 221 General Government –**  
28 **Governing Body (Board of Selectmen), Municipal Management, Town Clerk,**  
29 **Registrar, Elections, Planning Board, Finance, Treasurer, Tax Collector,**  
30 **Assessment, Code Enforcement, Unallocated Funds, Human Resources, and**  
31 **Technology for the 2021 – 2022 Town Budget.**

32 MOTION: Ms. Littlefield moved, with Mr. Wood seconding, to recommend for approval  
33 the amount of \$1,478,989.00 as the sum the Inhabitants of the Town of Mount Desert will  
34 vote to raise and appropriate for Department 200 through 221 General Government –  
35 Governing Body (Board of Selectmen), Municipal Management, Town Clerk, Registrar,  
36 Elections, Planning Board, Finance, Treasurer, Tax Collector, Assessment, Code  
37 Enforcement, Unallocated Funds, Human Resources, and Technology for the 2021 – 2022  
38 Town Budget, as presented.  
39

40 Ms. Dudman noted the amount earmarked for the Selectboard seemed oddly specific.  
41

42 VOTE:

43 Wendy Littlefield: Aye  
44 Geoff Wood: Aye  
45 Martha Dudman: Aye  
46 Matt Hart: Aye



1 Chair John Macauley: Aye  
2 Motion approved 5-0.

3  
4 **Article 26. To see what sum the Inhabitants of the Town of Mount Desert will vote to**  
5 **raise and appropriate for Department 300 General Assistance Support for the 2021**  
6 **– 2022 Town Budget.**

7 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, recommendation for  
8 approval the amount of \$5,000.00 as the sum the Inhabitants of the Town of Mount Desert  
9 will vote to raise and appropriate for Department 300 General Assistance Support for the  
10 2021 – 2022 Town Budget, as presented.

11 VOTE:  
12 Wendy Littlefield: Aye  
13 Martha Dudman: Aye  
14 Geoff Wood: Aye  
15 Matt Hart: Aye  
16 Chair John Macauley: Aye  
17 Motion approved 5-0.

18  
19 **Article 27. To see what sum the Inhabitants of the Town of Mount Desert will vote to**  
20 **raise and appropriate for Department 350 Rural Wastewater Support for the 2021 –**  
21 **2022 Town Budget.**

22 MOTION: Mr. Wood moved, with Mr. Hart seconding, recommendation for approval the  
23 amount of \$198,529.00 as the sum the Inhabitants of the Town of Mount Desert will vote  
24 to raise and appropriate for Department 350 Rural Wastewater Support for the 2021 –  
25 2022 Town Budget, as presented.

26 VOTE:  
27 Geoff Wood: Aye  
28 Matt Hart: Aye  
29 Wendy Littlefield: Aye  
30 Martha Dudman: Aye  
31 Chair John Macauley: Aye  
32 Motion approved 5-0.

33  
34 **Article 28. To see what sum the Inhabitants of the Town of Mount Desert will vote to**  
35 **raise and appropriate for Department 406 Street Lights for the 2021 – 2022 Town**  
36 **Budget.**

37 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, recommendation for  
38 approval the amount of \$25,750.00 as the sum the Inhabitants of the Town of Mount  
39 Desert will vote to raise and appropriate for Department 406 Street Lights for the 2021 –  
40 2022 Town Budget, as presented.

41 VOTE:  
42 Wendy Littlefield: Aye  
43 Martha Dudman: Aye  
44 Geoff Wood: Aye  
45 Matt Hart: Aye  
46 Chair John Macauley: Aye

1 Motion approved 5-0.  
2

3 **Article 29. To see what sum the Inhabitants of the Town of Mount Desert will vote to**  
4 **raise and appropriate for Department 401 and 408 Public Safety – Police and**  
5 **Communications (Dispatch) for the 2021 – 2022 Town Budget.**

6 MOTION: Ms. Littlefield moved, with Mr. Wood seconding, recommendation for  
7 approval the amount of \$1,281,884.00 as the sum the Inhabitants of the Town of Mount  
8 Desert will vote to raise and appropriate for Department 401 and 408 Public Safety –  
9 Police and Communications (Dispatch) for the 2021 – 2022 Town Budget, as presented.

10 VOTE:

11 Wendy Littlefield: Aye

12 Geoff Wood: Aye

13 Martha Dudman: Aye

14 Matt Hart: Aye

15 Chair John Macauley: Aye

16 Motion approved 5-0.  
17

18 **Article 30. To see what sum the Inhabitants of the Town of Mount Desert will vote to**  
19 **raise and appropriate for Department 403,404, and 409 Public Safety – Fire**  
20 **Department, Hydrants, and Emergency Management for the 2021 – 2022 Town**  
21 **Budget.**

22 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, recommendation for  
23 approval the amount of \$985,583.00 as the sum the Inhabitants of the Town of Mount  
24 Desert will vote to raise and appropriate for Department 403,404, and 409 Public Safety –  
25 Fire Department, Hydrants, and Emergency Management for the 2021 – 2022 Town  
26 Budget, as presented.

27 VOTE:

28 Wendy Littlefield: Aye

29 Martha Dudman: Aye

30 Geoff Wood: Aye

31 Matt Hart: Aye

32 Chair John Macauley: Aye

33 Motion approved 5-0.  
34

35 **Article 31. To see what sum the Inhabitants of the Town of Mount Desert will vote to**  
36 **raise and appropriate for Department 501, 515, 520 and 525 Public Works - Roads,**  
37 **Waste Management, Buildings & Grounds, Parks & Cemeteries, and 530**  
38 **Environmental Sustainability for the 2021 – 2022 Town Budget.**

39 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, recommendation for  
40 approval the amount of \$2,729,726.00 as the sum the Inhabitants of the Town of Mount  
41 Desert will vote to raise and appropriate for Department 501, 515, 520 and 525 Public  
42 Works - Roads, Waste Management, Buildings & Grounds, Parks & Cemeteries, and 530  
43 Environmental Sustainability for the 2021 – 2022 Town Budget, as presented.

44 VOTE:

45 Wendy Littlefield: Aye

46 Martha Dudman: Aye

1 Geoff Wood: Aye  
2 Matt Hart: Aye  
3 Chair John Macauley: Aye  
4 Motion approved 5-0.  
5

6 **Article 32. To see what sum the Inhabitants of the Town of Mount Desert will vote to**  
7 **raise and appropriate for Department 505 and 506 Sewers (Wastewater Treatment)**  
8 **for the 2021 – 2022 Town Budget.**

9 MOTION: Mr. Hart moved, with Ms. Dudman seconding, recommendation for approval  
10 the amount of \$1,038,454.00 as the sum the Inhabitants of the Town of Mount Desert will  
11 vote to raise and appropriate for Department 505 and 506 Sewers (Wastewater Treatment)  
12 for the 2021 – 2022 Town Budget, as presented.

13 VOTE:  
14 Matt Hart: Aye  
15 Martha Dudman: Aye  
16 Geoff Wood: Aye  
17 Wendy Littlefield: Abstains  
18 Chair John Macauley: Aye  
19 Motion approved 4-0-1 (Littlefield in Abstention)  
20

21 **Article 33. To see what sum the Inhabitants of the Town of Mount Desert will vote to**  
22 **raise and appropriate for Department 605 Recreation (Public Pool ~Utilities &**  
23 **Maintenance) for the 2021 – 2022 Town Budget.**

24 MOTION: Ms. Littlefield moved, with Mr. Wood seconding, recommendation for  
25 approval the amount of \$5,900.00 as the sum the Inhabitants of the Town of Mount Desert  
26 will vote to raise and appropriate for Department 605 Recreation (Public Pool ~Utilities &  
27 Maintenance) for the 2021 – 2022 Town Budget as presented.

28 VOTE:  
29 Wendy Littlefield: Aye  
30 Geoff Wood: Aye  
31 Martha Dudman: Aye  
32 Matt Hart: Abstains  
33 Chair John Macauley: Aye  
34 Motion approved 4-0-1 (Hart in Abstention).  
35

36 **Article 34. To see what sum the Inhabitants of the Town of Mount Desert will vote to**  
37 **raise and appropriate for Department 701 Economic/Community Development for**  
38 **the 2021 – 2022 Town Budget.**

39 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, recommendation for  
40 approval the amount of \$10,000.00 as the sum the Inhabitants of the Town of Mount  
41 Desert will vote to raise and appropriate for Department 701 Economic/Community  
42 Development for the 2021 – 2022 Town Budget, as presented.

43 VOTE:  
44 Wendy Littlefield: Aye  
45 Martha Dudman: Aye  
46 Geoff Wood: Aye

1 Matt Hart: Aye  
2 Chair John Macauley: Aye  
3 Motion approved 5-0.  
4

5 **Article 35. To see what sum the Inhabitants of the Town of Mount Desert will vote to**  
6 **raise and appropriate for Department 801 Debt Service for the 2021 – 2022 Town**  
7 **Budget.**

8 MOTION: Mr. Wood moved, with Ms. Littlefield seconding, recommendation for  
9 approval the amount of \$1,863,050.00 as the sum the Inhabitants of the Town of Mount  
10 Desert will vote to raise and appropriate for Department 801 Debt Service for the 2021 –  
11 2022 Town Budget, as presented.

12 VOTE:  
13 Geoff Wood: Aye  
14 Wendy Littlefield: Aye  
15 Martha Dudman: Aye  
16 Matt Hart: Aye  
17 Chair John Macauley: Aye  
18 Motion approved 5-0.  
19

20 **Article 37. To see what sum the Inhabitants of the Town of Mount Desert will vote to**  
21 **raise and appropriate for Department 991 Capital Improvement Plan transfers for**  
22 **the 2021 – 2022 Town Budget.**

23 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, recommendation for  
24 approval the amount of \$613,607.00 as the sum the Inhabitants of the Town of Mount  
25 Desert will vote to raise and appropriate for Department 991 Capital Improvement Plan  
26 transfers for the 2021 – 2022 Town Budget, as presented.

27 VOTE:  
28 Wendy Littlefield: Aye  
29 Martha Dudman: Aye  
30 Geoff Wood: Aye  
31 Matt Hart: Aye  
32 Chair John Macauley: Aye  
33 Motion approved 5-0.  
34

35 **Article 39. To see if the Inhabitants of the Town of Mount Desert will vote to ratify**  
36 **the Board of Selectmen’s approval of the Marina Proprietary Fund budget.**

37 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, recommendation for  
38 approval the ratification of the Board of Selectmen’s approval of the Marina Proprietary  
39 Fund budget, as presented.

40 VOTE:  
41 Wendy Littlefield: Aye  
42 Martha Dudman: Aye  
43 Geoff Wood: Aye  
44 Matt Hart: Aye  
45 Chair John Macauley: Aye  
46 Motion approved 5-0.

1  
2 It was agreed to vote on Article 56 when final wording was presented.  
3

4 **VII. New Business**

5 A. *As requested by members of the warrant committee, consideration of testing the inflow*  
6 *to our three wastewater treatment plants for the COVID-19 virus at an estimated*  
7 *annual cost of \$55,000 to \$75,000 to collect samples for testing and to generate a*  
8 *beneficial use of the data.*

9 Manager Lunt reported that at the Warrant review of the Public Works Budget some  
10 Warrant Committee members suggested testing wastewater for the Covid-19 virus might  
11 prove useful.

12  
13 Wastewater Superintendent Ed Montague reported that Director Smith asked him to look  
14 into what would be necessary for testing for Covid. It's relatively simple to collect  
15 samples. There are places to send and test the samples. Superintendent Montague wasn't  
16 sure what could be done with the information. Test results would confirm if there was  
17 Covid in the wastewater. Based on the CDC data released, the Town already knows  
18 Covid is potentially there. Confirming the presence of Covid is not, in Superintendent  
19 Montague's opinion, worth the expense involved. He did not know what could be done  
20 with the information or what the benefit would be. Wastewater reaches the plant where  
21 it's treated and disinfected, then sent out to receiving waters.

22  
23 Chair Macauley agreed. There seemed to be no clear idea as to how the data could be  
24 useful. The influent could come from any of a couple hundred homes. Superintendent  
25 Montague noted that places that do test for Covid can pinpoint areas they want tested,  
26 such as a college dorm. The data in that situation can be used to quarantine that to  
27 prevent spreading. The Town would be testing on the entire collection system; there  
28 would be no way to pinpoint from where evidence of Covid originated.

29  
30 Ms. Dudman thanked Superintendent Montague for the excellent report. It appeared that  
31 testing would have to occur regularly to offer any real data. She agreed with the  
32 assessment presented. Ms. Littlefield thanked Mr. Montague for his report as well. It was  
33 well researched, clearly stated, and allowed the Board to move forward quickly.

34  
35 The Board concurred. Mr. Hart saw no benefit to the health and welfare of the residents  
36 with this sort of testing.

37  
38 MOTION: Mr. Wood moved, with Ms. Littlefield seconding, acceptance of the  
39 recommendations of Wastewater Superintendent Montague to not test the three  
40 wastewater treatment plants in Mount Desert.

41 Motion approved 5-0.

42  
43 B. *Review and approval of the 2021 summer dockage rates for the Northeast Harbor*  
44 *Marina.*

1 Manager Lunt noted the rates were recommended by the Harbor Committee. Rates were  
2 broken down per length of vessel. Additionally, there was a recommendation to adjust  
3 the winter rates as well. It was noted these rates are per day.  
4

5 Ms. Dudman asked how these rates compared to other harbors in the area. Harbormaster  
6 Lemoine noted the only real competition was Dysarts. These rates are less than Dysarts  
7 rates for all vessel lengths. Rates have not been increased since 2017. Harbormaster  
8 Lemoine reported that despite Covid, 2020 was the best year the marina's ever had.  
9

10 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, approval of the 2021  
11 summer dockage rates for the Northeast Harbor Marina, as presented.  
12 Motion approved 5-0.  
13

14 *C. Winter Spring Inc. d/b/a Colonel's Restaurant 143 Main Street, Northeast Harbor*  
15 *request for Liquor License Renewal*

16 MOTION: Mr. Hart moved, with Ms. Dudman seconding, approval of Winter Spring Inc.  
17 d/b/a Colonel's Restaurant 143 Main Street, Northeast Harbor request for Liquor License  
18 Renewal, as presented.  
19 Motion approved 5-0.  
20

## 21 **VIII. Other Business**

22 *A. Such other business as may be legally conducted*

23 Town Clerk Woolfolk reported that there was a training from the State Vital Records  
24 Department. Due to Covid restrictions, the training will be held from 1PM to 2:30PM via  
25 Zoom over a period of seven days. There will be 3 trainings in March, 2 in April, and 1 in  
26 May. Clerk Woolfolk requested to close the Clerk's office during those trainings. The  
27 training is required by the State. The office can remain open; however the Clerks will not  
28 be available at that time. Notice can be put on the website and in the paper.  
29

30 The Board concurred it was a reasonable request.  
31

32 The training would be for Clerk Woolfolk, and Deputy Clerks Jennifer Buchanan and  
33 Elizabeth Yeo. Other services would be available such as the CEO's office or the  
34 Assessor's office.  
35

36 MOTION: Wendy Littlefield moved, with Mr. Hart seconding, to close the Town offices  
37 for the seven training dates as requested by the Town Clerk.  
38

39 VOTE:

40 Wendy Littlefield: Aye

41 Matt Hart: Aye

42 Martha Dudman: Aye  
43

44 Mr. Wood argued that it would be better to leave the status of the office up to the Town  
45 Manager and Town Clerk. The Town Offices did not appear to have to close completely  
46 for the trainings. He suggested revising the Motion to approve the Clerks being  
unavailable during those times and let the office decide how it should be handled.

1  
2 Manager Lunt agreed people could still come in and the office would be staffed. Just the  
3 services provided by the Clerks would be unavailable during that time.  
4

5 REVISED MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, approval of  
6 the Clerks to be unavailable during the seven training dates from 1:00PM to 2:30PM as  
7 requested by the Town Clerk.

8 VOTE:

9 Wendy Littlefield: Aye

10 Martha Dudman: Aye

11 Geoff Wood: Aye

12 Matt Hart: Aye

13 Chair John Macauley: Aye

14 Motion approved 5-0.  
15

16 **IX. Treasurer's Warrants**

17 *A. Approve & Sign Treasurer's Warrant AP2149 in the amount of \$362,612.55*

18 MOTION: Ms. Littlefield moved, with Ms. Dudman seconding, approval and signature  
19 of Treasurer's Warrant AP2149 in the amount of \$362,612.55, as presented.

20 VOTE:

21 Wendy Littlefield: Aye

22 Martha Dudman: Aye

23 Geoff Wood: Aye

24 Matt Hart: Aye

25 Chair John Macauley: Aye

26 Motion approved 5-0.  
27

28 *B. Approve Signed Treasurer's Payroll, State Fees, & PR Benefit Warrants AP2147,*  
29 *AP2148, and PR2120 in the amounts of \$26,159.55, \$3,036.50, and \$109,065.16,*  
30 *respectively*

31 MOTION: Ms. Dudman moved, with Mr. Hart seconding, approval of signed Treasurer's  
32 Payroll, State Fees, & PR Benefit Warrants AP2147, AP2148, and PR2120 in the amounts  
33 of \$26,159.55, \$3,036.50, and \$109,065.16, respectively, as presented.

34 VOTE:

35 Martha Dudman: Aye

36 Matt Hart: Aye

37 Wendy Littlefield: Abstains

38 Geoff Wood: Aye

39 Chair John Macauley: Aye

40 Motion approved 4-0-1 (Littlefield in Abstention).  
41

42 *C. Acknowledge Treasurer's School Board AP/Payroll Warrant 18 in the amount of*  
43 *\$156,767.11*

44 MOTION: Mr. Wood moved, with Ms. Littlefield seconding, acknowledgement of  
45 Treasurer's School Board AP/Payroll Warrant 18 in the amount of \$156,767.11, as  
46 presented.

1 VOTE:  
2 Geoff Wood: Aye  
3 Wendy Littlefield: Aye  
4 Martha Dudman: Aye  
5 Matt Hart: Aye  
6 Chair John Macauley: Aye  
7 Motion approved 5-0.  
8

9 **X. Adjournment**

10 MOTION: Mr. Wood moved, with Ms. Littlefield seconding, to adjourn the meeting.  
11 Motion approved 5-0.  
12

13 The Meeting adjourned at 7:59PM.  
14

15 Respectfully Submitted,  
16

17  
18  
19 Wendy Littlefield



# **UNFINISHED BUSINESS**

## Town Clerk

---

**From:** Durlin Lunt  
**Sent:** Thursday, March 4, 2021 1:59 PM  
**To:** Town Clerk  
**Subject:** FW: Report on Meeting with the Ambulance Service  
**Attachments:** Option 2.pdf

Durlin E. Lunt  
Town Manager  
Mount Desert, Maine  
[manager@mtdesert.org](mailto:manager@mtdesert.org)

(207) 276-5531

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**From:** Durlin Lunt  
**Sent:** Thursday, March 4, 2021 1:58 PM  
**To:** Geoff Wood <[gwood@mtdesert.org](mailto:gwood@mtdesert.org)>; John Macauley ([jmacauley@mtdesert.org](mailto:jmacauley@mtdesert.org)) <[jmacauley@mtdesert.org](mailto:jmacauley@mtdesert.org)>; Martha Dudman <[mdudman@mtdesert.org](mailto:mdudman@mtdesert.org)>; Matt Hart <[mhart@mtdesert.org](mailto:mhart@mtdesert.org)>; Wendy Littlefield <[wlittlefield@mtdesert.org](mailto:wlittlefield@mtdesert.org)>  
**Cc:** Philip Lichtenstein ([hbrporpoise@gmail.com](mailto:hbrporpoise@gmail.com)) <[hbrporpoise@gmail.com](mailto:hbrporpoise@gmail.com)>; James K. Willis Jr. ([jwillis@mdpolice.org](mailto:jwillis@mdpolice.org)) <[jwillis@mdpolice.org](mailto:jwillis@mdpolice.org)>  
**Subject:** Report on Meeting with the Ambulance Service

Chiefs Willis and Bender along with myself met with Basil Mahaney of the ambulance service to begin discussions about folding ambulance and EMS services into the Municipality. It was the consensus of the group that the fire department was better suited to take over the equipment and operations of the ambulance service once the transition is complete. However, this will require increases in full time staffing within the fire department over what was originally outlined in Chief Bender's 10-year strategic plan. With this forecasted change of staffing levels, the option of having a reduced staff at both the Northeast Harbor and Somesville fire stations was explored. Quite early into the discussion it became obvious that if we were to have a successful operational integration there should be a physical presence of a Fire/EMS crew in the greater Somesville area. The Northeast Harbor Ambulance responds to many calls in that area.

This has ramifications concerning the proposed addition to the Northeast Harbor Fire Station. The concept that you have been reviewing assumes housing all the Fire/EMS personnel in Northeast Harbor. The revised plan would house one crew (2 Firefighters/EMTs) 24/7 in Somesville and one crew (2 Firefighters/EMTs) in Northeast Harbor. The proposed addition to the Northeast Harbor Fire Station would be reduced from 6 bunk rooms to 4 bunk rooms along with some other space modifications.

The warrant article you will review Monday will be for Engineering a smaller addition to Northeast Harbor fire Station estimated to cost \$2.5 million rather than the larger addition that would be in the range of \$5 million. You have reviewed this option earlier in the process.

We plan on proposing in next year's warrant (FY 23) renovations to the Somesville station to allow for 24/7 coverage. Although we do not have any solid cost estimates at the present, it is likely that the total cost of both projects would exceed the cost of the stand-alone project at the Northeast Harbor station. The benefit is that we would have a

significant reduction in response time for both fire and EMS calls in the Western area of Mount Desert that is becoming our population center.

As Northeast Harbor would be completed a year ahead of Somesville we will need to develop a staffing coverage plan until the new Somesville facility is completed.

Durlin E. Lunt  
Town Manager  
Mount Desert, Maine  
[manager@mtdesert.org](mailto:manager@mtdesert.org)

(207) 276-5531

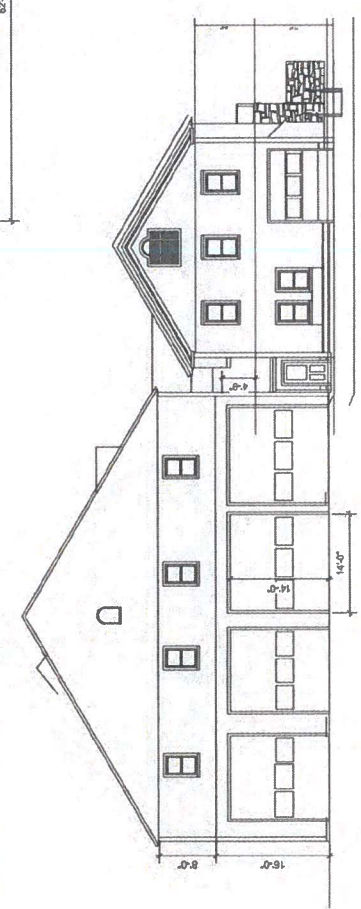
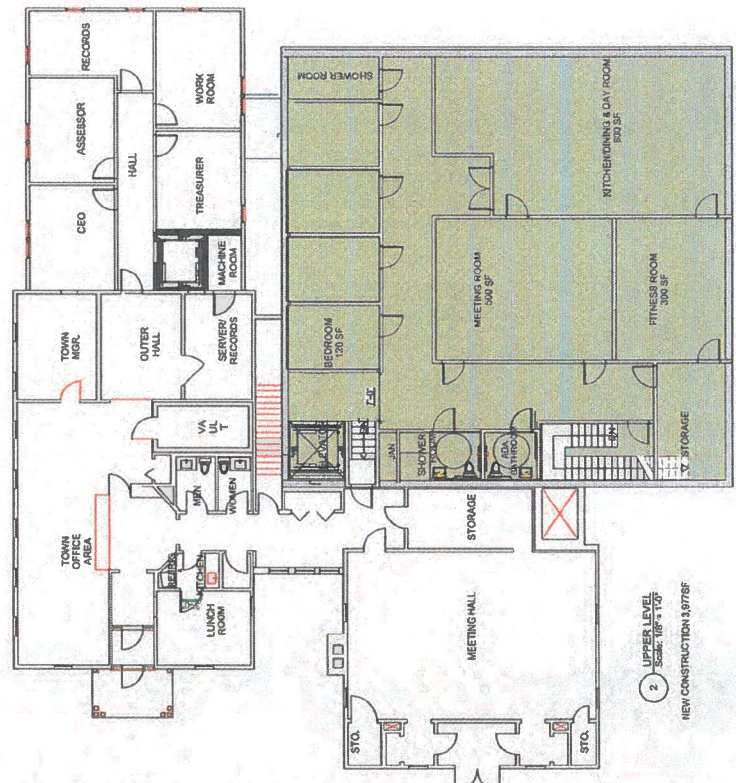
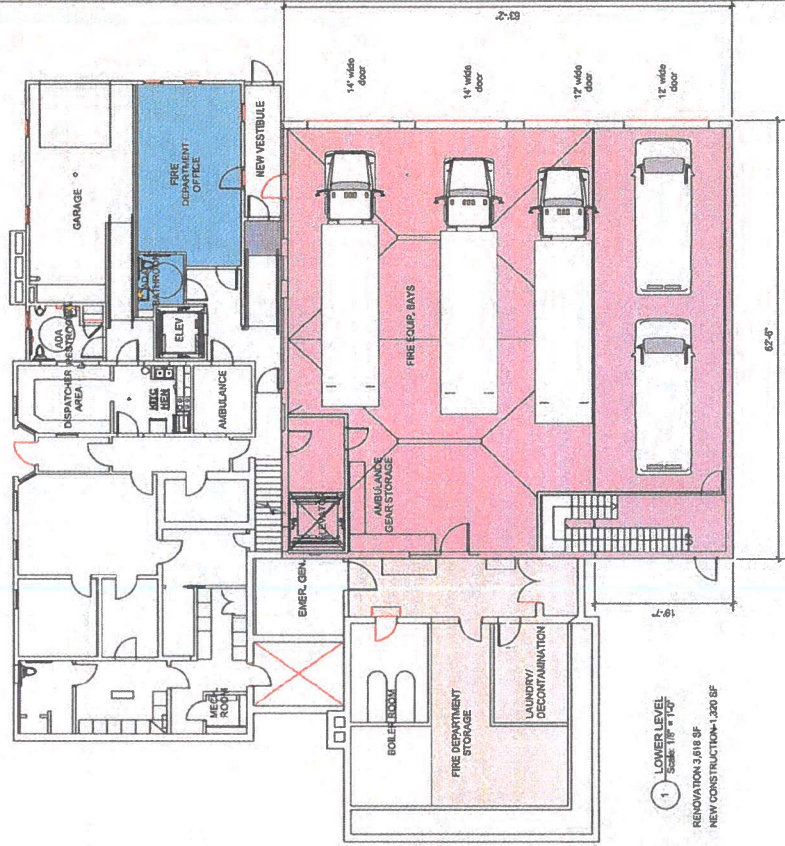


PROGRESS DRAWINGS  
2/14/2020  
CURRENT SCALE STATE:

**DESIGN GROUP**  
COLLABORATIVE  
ARCHITECTURE  
PLANNING  
LANDSCAPE ARCHITECTURE  
42 CHANDLER STREET, SUITE 400  
ELLISPORT, UTAH 84605  
**D.G.C.**  
**MT. DESERT FIRE STATION**  
FEASIBILITY STUDY  
NORTH/EAST WALKWAY NAME 04660


OPTION 2

NO.	DATE	BY	CHKD.	DESCRIPTION



DATE	
SCALE	
PROJECT	
CLIENT	
DESIGNER	
PROJECT NO.	
DATE	
SCALE	
PROJECT	
CLIENT	
DESIGNER	
PROJECT NO.	
DATE	

PROJECT NO.	02003
DATE	01/05/05
DESIGNER	HEDDFINE ENGINEERING & DESIGN, INC.
PROJECT	NORTHEAST HARBOR FIRE STATION RENOVATION
CLIENT	TOWN OF LITTLE ROCK
ADDRESS	3130A STREET
CITY	LITTLE ROCK, AR 72205
STATE	AR
COUNTY	5
ZIP	72205
SCALE	1" = 20'

  
**HEDDFINE ENGINEERING & DESIGN, INC.**  
 PO BOX 668  
 BILWORTH, AR 72405  
 (507) 664-0930

**CONCEPT**  
 SHEET  
**C-2**

**GENERAL NOTES:**

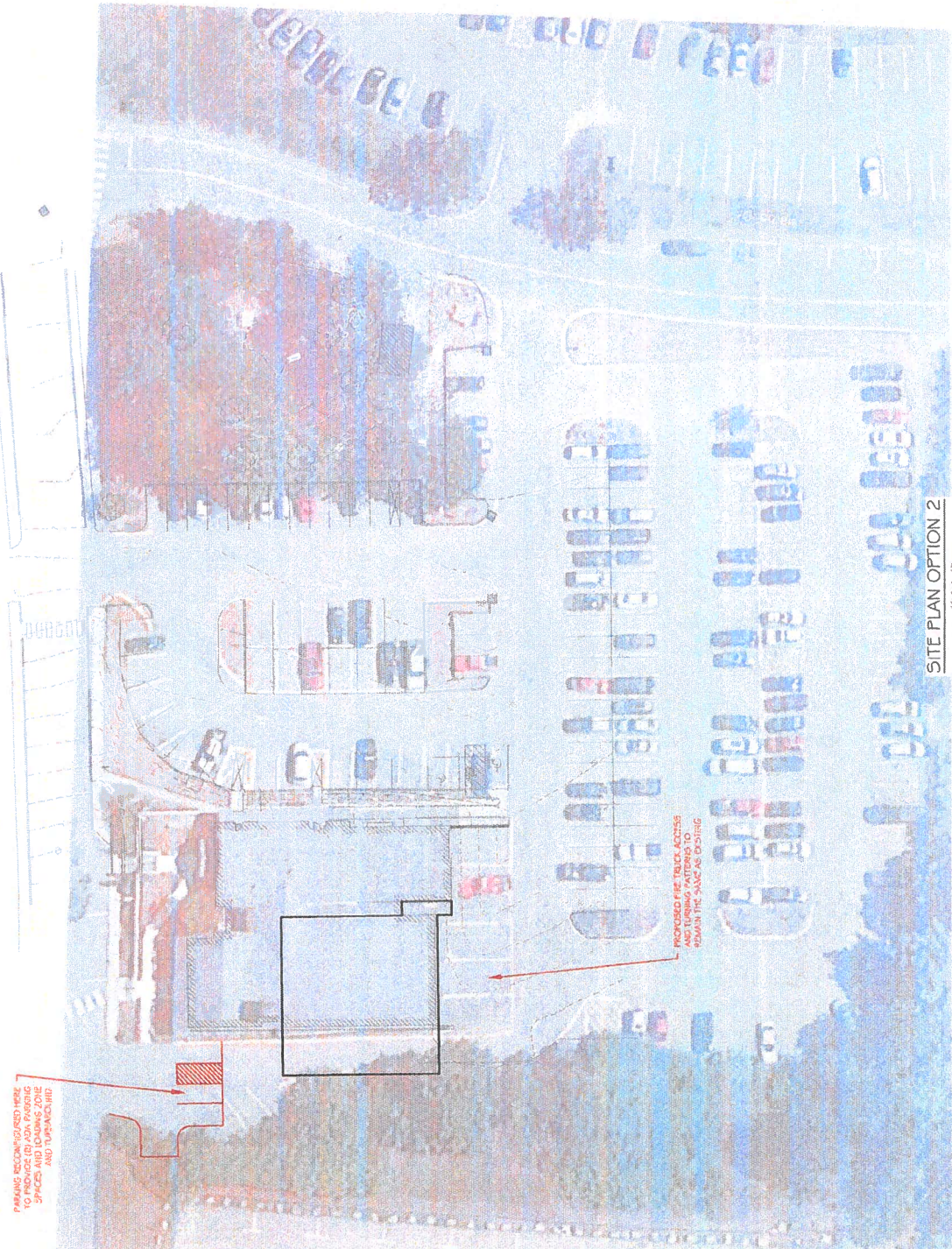
- PROPOSED BUILDING LAYOUT IS APPROXIMATE AND BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT SHALL VERIFY ALL INFORMATION AND PROVIDE ANY NECESSARY CORRECTIONS TO THE DESIGNER.
- CONCEPTUAL SITE LAYOUTS SHOULD BE USED AS A GUIDE ONLY. THE CLIENT SHALL VERIFY ALL INFORMATION AND PROVIDE ANY NECESSARY CORRECTIONS TO THE DESIGNER.

**OPTION 2 (GABLE ENTRY)**

**PARKING SUMMARY:**

THIS SUMMARY OF OPTION 2 SHOWS APPROXIMATE PARKING SPACES AND ACCESS TO THE PROPOSED BUILDING. THE CLIENT SHALL VERIFY ALL INFORMATION AND PROVIDE ANY NECESSARY CORRECTIONS TO THE DESIGNER.

FOR PLANNING ONLY  
 NOT FOR CONSTRUCTION  
 NOT FOR BIDDING



SITE PLAN OPTION 2  
 SCALE: 1" = 20'

Town of Mount Desert									
Opinion of Probable Cost for Construction of Fire Department Expansion: Option 2									
(Based on concept documents dated 2/20/20)									
PROJECT #:	20002	NOTES:	total values are rounded up to next 100						
DATE:	2/21/2020								
BY:	EH								
Checked/mod:	EH								
ITEM	UNIT	UNIT COST	QUANTITY	COST: Upper	Lower end				
General Site Work	Lump	\$ 115,000	1	\$ 115,000	\$ 115,000				
Electrical Service extension	Lump	\$ 12,000	1	\$ 12,000	\$ 12,000				
Misc site demolition	Lump	\$ 12,000	1	\$ 12,000	\$ 12,000				
General Building: new	SF	\$ 300	5297	\$ 1,589,100	\$ 1,324,250				
General Building: reno	SF	\$ 250	3618	\$ 904,500	\$ 723,600				
Ledge	Lump	\$ 51,000	1	\$ 51,000	\$ 51,000				
New Generator	Lump	\$ 55,000	1	\$ 55,000	\$ 55,000				
Project Contingency	Lump	410,800	1	\$ 410,800	\$ 343,928				
				<b>Total Opinion of</b>	<b>\$ 3,149,400</b>				
				<b>Probable Cost:</b>	<b>\$ 2,636,800</b>				

Article Review

**Non-Voter Recognition**

**Article 1.** To see if non-voters shall be allowed, when recognized, to speak during the 2021 Annual Town Meeting.

Board of Selectmen recommends (passage)

Warrant Committee recommends (passage) (XX Ayes; XX Nays)

**Article 2.** To see if the Inhabitants of the Town of Mount Desert will vote to authorize the Board of Selectmen to accept and expend on behalf of the Town additional state, federal and other funds (including unconditional gifts of money) received during the fiscal year 2020-2021 for Town purposes, provided that such additional funds do not require expenditure of local funds not previously appropriated. (see attached sketches)

Board of Selectmen recommends (passage)

Warrant Committee recommends (passage) (XX Ayes; XX Nays)

**Article 3.** To see what sum the Inhabitants of the Town of Mount Desert will vote to raise and appropriate for Department 851 Libraries, Village Improvement Societies, Recreation, and Public/Social Service Agencies for the 2021 – 2022 Town Budget.

**Libraries:** \$XXX.00

**Village Improvement Societies:** \$XXX.00

**Recreation:** \$XXX.00

**Public/Social Service Agencies:** \$XXX.00

Board of Selectmen recommends \$XXX.00

Warrant Committee recommends \$XXX.00 (XX Ayes; XX Nays)

**Article 4.** To see if the Inhabitants of the Town of Mount Desert will vote to increase the property tax levy limit by \$0.00. **See Appendix H (pg. XX).**

**Explanation:** The State Legislature passed a “tax reform” law known as LD#1. This bill created a maximum municipal tax levy based upon this year’s tax, plus an allowance for inflation and the Town’s tax base growth due to new construction. However, LD#1 allows Mount Desert voters to increase that tax cap with the approval of a simple majority of the voters at Town Meeting. The only requirement is that a secret vote must be taken by written ballot.

Board of Selectmen recommends (passage)

Warrant Committee recommends (XX Ayes; XX Nays)

## **Citizen's Petitions**

**Article 5.** Shall the inhabitants of the Town of Mount Desert adopt a Resolution to Endorse a Declaration of a Climate Emergency and Emergency Mobilization Effort (**attached language**)

Explanatory Note: This article, and the Resolution herein referenced, directs the Board of Selectmen of the Town of Mount Desert to develop a plan to bring the activities of the Town government to zero carbon emissions by December 31, 2030, **for presentation at the Annual Town Meeting of 2021.**

L:UZO Articles (see following pages)



	Application Returned	Funded Prior Yr	Group Name	Approved BOS Recommendation	2021 Request	2020 Request	2019 Request	Note
2/16/2021		NO	Acadia Family Center		\$5,000.00	none	\$2,000.00	
2/16/2021	2/2/2021	NO	Acadian Youth Sports		\$2,000.00	none	\$1,750.00	
2/16/2021	Not Requesting Funding 2021	Yes	Aid Society Otter Creek		none	none	none	
2/16/2021	2/4/2021	Yes	American Red Cross/Pine Tree Chapter		\$3,500.00	\$3,700.00	\$1,500.00	
2/16/2021	2/2/2021	Yes	Bar Harbor Food Pantry		\$3,500.00	\$3,500.00	\$3,500.00	
2/16/2021	Unable to attend any meeting	NO	Community Health and Counseling Services	Not Present	not attend	\$0.00	\$0.00	
2/16/2021	2/5/2021	Yes	Downtown Community Partners		\$1,504.00	\$5,059.00	\$2,280.00	
2/16/2021	1/22/2021	Yes	Downtown Horizons Inc.		\$5,600.00	\$5,600.00	\$5,600.00	
2/16/2021	Not Requesting Funding 2021	Yes	Downtown Transportation/Island Explorer		none	none	none	
2/16/2021	1/12/2021	Yes	Eastern Area Agency On Aging		\$500.00	\$500.00	\$500.00	
2/16/2021	2/5/2021	Yes	Emmaus Homeless Shelter		\$2,053.00	\$2,053.00	\$2,053.00	
2/16/2021	2/5/2021	Yes	Families First Community Center		\$1,000.00	\$1,000.00	\$1,000.00	
2/16/2021	2/3/2021	Yes	Great Harbor Maritime Museum		\$5,500.00	\$8,700.00	\$3,700.00	
2/16/2021	2/3/2021	Yes	Health Equity Alliance (formerly Down East AIDS)		\$500.00	\$500.00	\$500.00	
2/16/2021	2/3/2021	Yes	Hospice Volunteers of Hancock County		\$1,500.00	\$1,500.00	\$1,500.00	
2/16/2021	1/13/2021	Yes	Island Connections		\$2,500.00	\$2,500.00	\$2,000.00	
2/16/2021	2/4/2021	Yes	Island Housing Trust		\$7,500.00	\$7,500.00	\$5,000.00	
2/16/2021	1/15/2021	Yes	Lifelight Foundation		\$1,000.00	\$1,000.00	\$1,000.00	
2/16/2021	2/10/2021	Yes	MDI Campfire Coalition		\$3,000.00	\$3,000.00	\$3,000.00	
2/16/2021	1/21/2021	Yes	Mt. Desert Chamber of Commerce		\$27,500.00	\$27,500.00	\$27,500.00	See Kyle for the figure
2/22/2021	1/8/2021	Yes	Mt. Desert Island Historical Society		\$2,500.00	\$2,500.00	\$2,500.00	
2/22/2021	N/A	Yes	Mt. Desert Masonic Lodge #140 AF & AM		\$1,500.00	\$1,350.00	\$1,350.00	
2/22/2021	2/4/2021	Yes	Mt. Desert Nursery School		\$2,000.00	none	\$2,000.00	
2/22/2021	1/12/2021	Yes	Mt. Desert Nursing Association		\$35,000.00	\$35,000.00	\$35,000.00	NHH
2/22/2021	2/10/2021	Yes	Neighborhood House		\$50,000.00	\$50,000.00	\$50,000.00	
2/22/2021	2/10/2021	Yes	Neighborhood House - Community Events		\$23,000.00	\$23,000.00	\$23,000.00	
2/22/2021	2/10/2021	Yes	Neighborhood House - Youth Program		\$15,000.00	\$15,000.00	\$15,000.00	
2/22/2021	2/5/2021	Yes	Northeast Ambulance Service, Inc.		\$20,000.00	\$10,000.00	\$10,000.00	
2/22/2021	1/22/2021	Yes	Northeast Harbor Library		\$20,500.00	\$20,500.00	\$20,500.00	
2/22/2021	1/21/2021	Yes	Northeast Harbor VIS		\$5,000.00	\$5,000.00	\$5,000.00	
2/22/2021	2/2/2021	Yes	Northern Light Home Care & Hospice		\$1,200.00	\$1,200.00	\$1,200.00	No response to email or phone messages
2/22/2021	Not Requesting Funding 2021	NO	Open Door Recovery Center		none	none	none	
2/22/2021	2/1/2021	NO	Pretty Marsh Community Corporation		\$9,500.00	\$0.00	\$0.00	
2/22/2021	1/28/2021	Yes	Seal Harbor Library Association		\$4,000.00	\$4,000.00	\$4,000.00	
2/22/2021	2/1/2021	Yes	Seal Harbor VIS		\$52,815.00	\$50,000.00	\$45,000.00	
2/22/2021	2/12/2021	Yes	Somesville Library Association		\$11,000.00	\$9,000.00	\$9,000.00	No response to email or phone messages
2/22/2021	2/5/2021	Yes	Somesville VIS		\$3,000.00	\$3,000.00	\$2,500.00	
2/22/2021	2/5/2021	NO	SPCA of Hancock County		\$1,000.00	none	none	
2/22/2021	1/7/2021	Yes	WIC Nutrition Program		\$495.00	\$675.00	none	
2/22/2021		NO	Yesterday's Children Inc		\$675.00	none	none	

## Town Clerk

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**From:** Kyle Avila  
**Sent:** Wednesday, March 3, 2021 11:30 AM  
**To:** Durlin Lunt  
**Cc:** Town Clerk  
**Subject:** LD1 calc and tax rate estimate appendices  
**Attachments:** 2021 LD 1 Worksheet 030321.pdf

Durlin,

See the attached LD1 calculation. Looks like we're under the limit by more than 227k this year! So, we can pass over the LD1 article vote unless something substantial gets added to the municipal portion of the budget. I have the tax rate estimate calc mostly ready, but am waiting for final budget request amounts for MDES and the High School. Send those once you have them and I can complete the tax rate estimate.

Regards,

*Kyle Avila, CMA*

*Tax Assessor/IT Coordinator/E911 Addressing Officer*

*Town of Mt. Desert*

*P.O. Box 248*

*21 Sea Street*

*Northeast Harbor, ME 04662*

*Phone: (207) 276-5531 ext. 116*

*Fax: (207) 276-3232*



## 2022 MUNICIPAL PROPERTY TAX LEVY LIMIT WORKSHEET

Municipality: MOUNT DESERT, ME    Contact Person\*: KYLE AVILA    Phone Number: (207)276-5531

**\* The Contact Person should be able to answer clarifying questions about the reported information.**

The following two pages show how to calculate your municipality's property tax levy limit. Completing these pages is not mandatory, but doing so will help ensure that your municipality complies with Maine law on the rate of property tax increases. Information on new property, appropriations, and deductions should be collected from the assessor and the valuation book before completing these pages.

Fiscal Year Municipalities – For communities with "fiscal year" budgets, the use of the term 2021 refers to the July 1, 2020 to June 30, 2021 budget year. The use of the term 2022 refers to the July 1, 2021 to June 30, 2022 budget year.

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### LAST YEAR'S (2021) MUNICIPAL PROPERTY TAX LEVY LIMIT

This is the portion of 2021 property tax revenue used for municipal services.

- If last year the municipality committed LESS THAN or EQUAL TO the limit, enter last year's **limit** on Line 1 below.
- If last year the municipality voted to EXCEED the limit ONCE (just last year), enter last year's **limit** on Line 1 below.

1. **LAST YEAR'S MUNICIPAL PROPERTY TAX LEVY LIMIT** \$8,746,253

**OR**

- If last year the municipality voted to INCREASE the limit PERMANENTLY, complete Steps A-D below. The information needed for this calculation is on the *Municipal Tax Assessment Warrant*, filed in the Valuation Book.

- A. Last year's Municipal Appropriations (Line 2, 2021 Municipal Tax Assessment Warrant) \_\_\_\_\_
- B. Last year's Total Deductions (Line 11, 2021 Municipal Tax Assessment Warrant) \_\_\_\_\_
- C. If necessary, enter any revenue included in Total Deductions that paid for non-municipal appropriations, such as schools. (If all deductions paid for municipal appropriations, enter "0".) \$ \_\_\_\_\_
- D. Add Lines A and C, and subtract Line B. Enter result on Line 1 above.

### CALCULATE GROWTH LIMITATION FACTOR

- Each municipality's Growth Limitation Factor is based on local property growth and statewide income growth.

- 2. Total New Taxable Value of lots (splits), buildings, building improvements, and personal property first taxed on April 1, 2020 (or most recent year available) \$7,043,400
- 3. Total Taxable Value of Municipality on April 1, 2020 (or most recent year available) \$2,078,790,100
- 4. Property Growth Factor (Line 2 divided by Line 3) 0.0034
- 5. Income Growth Factor (provided by Office of Policy and Management) 0.0330
- 6. Growth Limitation Factor (Line 4 plus Line 5) 0.0364
- 7. Add 1 to the Growth Limitation Factor calculated in Line 6. 1.0364  
(For example, if Line 6 is 0.0362, then enter 1.0362 on Line 7.)

**2022 MUNICIPAL PROPERTY TAX LEVY LIMIT WORKSHEET**

**RESOLUTION ENDORSING THE DECLARATION OF A CLIMATE EMERGENCY AND  
EMERGENCY MOBILIZATION EFFORT TO RESTORE A SAFE CLIMATE**

**PREFACE:** This document was drafted and reviewed by the Climate Emergency Action Coalition in collaboration with the College of the Atlantic's sustainability group [Earth], and the Town of Mount Desert Sustainability Committee.

**WHEREAS**, in October 2018, the United Nations released a special report which projected that limiting planetary warming to 1.5°C target within this century will require an unprecedented transformation of every sector of the global economy by 2030;

**WHEREAS**, the Gulf of Maine is warming faster than other oceans around the world as a result of global temperature rise, posing a serious risk to the fishing industry in Downeast Maine, as well as the state-wide economy. Additionally, climate change caused sea-level rise is eroding wetlands and beaches, increasing damage and vulnerability of the Town of Mount Desert and other coastal towns during severe storms;

**WHEREAS**, climate change has led to marked shifts in seasonal temperature changes, which threaten the natural ecosystems of Mount Desert Island, economic activity such as tourism and seasonal recreation, and public health, such as an increase in tick-borne illnesses like Lyme Disease

**WHEREAS**, over 1480 local, county, and national governments worldwide, including the town of Bar Harbor, Portland, South Portland, and Brunswick have passed a declaration of Climate Emergency and committed to taking emergency action to restore a safe and stable climate

**WHEREAS**, restoring a safe and stable climate will require swift and immediate action on the part of communities across the nation and worldwide, and the Town of Mount Desert can initiate strong climate policies, procedures and infrastructure changes as part of an emergency climate response by towns throughout Maine;

**NOW BE IT THEREFORE RESOLVED**, the Town of Mount Desert declares that the climate emergency represents a clear and present danger to all life in the Town of Mount Desert and on Mount Desert Island, and is threatening the cultural, social and economic well-being of our community;

**BE IT FURTHER RESOLVED**, the Town of Mount Desert commits to an effort to reverse global warming and the current ecological crisis, which, with appropriate financial and regulatory assistance from State and Federal authorities, will:

- (a) initiate additional greenhouse gas reductions and reduce as much as possible town-wide greenhouse gas emissions no later than December 31, 2030;
- (b) prioritize zero-carbon solutions for local electricity, heating, and transportation systems towards the goal of a zero-emission, energy-independent Mount Desert Island as quickly as possible and no later than December 31, 2030; and
- (c) ensure a fair and reasonable transition for all residents;

**BE IT FURTHER RESOLVED**, the Town of Mount Desert Board of Selectmen directs the Sustainability Committee to work with key stakeholders, including local youth, to collaboratively plan the town's climate emergency response, including emergency climate mitigation and education programs, and to develop proposals to be submitted to the Board of Selectmen for implementation and integration into the Town of Mount Desert Comprehensive Plan;

**BE IT FURTHER RESOLVED**, that the Town of Mount Desert Board of Selectmen charges the Sustainability Committee with coordinating, in collaboration with key stakeholders, proposals for Town efforts towards the expedient reduction of greenhouse gas emissions across the community, as well as developing funding proposals to support such initiatives;

**BE IT FURTHER RESOLVED**, the Town of Mount Desert, in collaboration with key stakeholders, commits to engaging our residents and local stakeholders in educational activities and public deliberations on the climate emergency, ensuring that local voices will participate in all climate initiatives;

**BE IT FURTHER RESOLVED**, the members of the Town of Mount Desert Board of Selectmen request the Town Manager to send this resolution to the Town's state and federal legislative delegations, to the Governor of Maine, and to the President of the United States.

**WARRANT ARTICLE XX** - Shall an ordinance dated May 5, 2021 and entitled “Amendments to the Land Use Zoning Ordinance to add a definition of footpath and exclude footpaths and sidewalks from certain setbacks” be enacted as set forth below?

***Explanation: This Article changes the definition of “setback” so that footpaths and sidewalks are exempt from the definition and would therefore be allowed within a setback. In addition, the amendment will add a definition for “footpath”.***

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**SECTION 8 DEFINITIONS**

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**Footpath:** A landscape path or cleared way for pedestrians with a travelled surface not exceeding 6 feet in width that may be improved and may include stairs. Footpaths are not for motorized vehicle use. Footpaths in the shoreland zone need to be meandering and stairs must meet State Shoreland Zone and Natural Resource Protection Act standards. See Code Enforcement Officer for allowable materials for footpaths in the Shoreland Zone.

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**SETBACK:** The horizontal distance measured in a straight line from any property line, shoreline, road (or edge of legally established right-of- way if no road exists) abutting a lot or property to the nearest part of a structure or other regulated object or area. Setback shall apply to all sides of a lot having shore frontage or road frontage, unless stated otherwise within this Ordinance. For the purpose of setback requirements, fences, walls, signs, roads, parking areas, footpaths, sidewalks & driveways shall not be considered structures, except that roads, sidewalks, walls, parking areas, and driveways must meet shoreline setbacks. Where the setback is from a private right-of-way, the setback shall be equal to the property line setback requirements of the district in which the property is located.

**WARRANT ARTICLE XX** - Shall an ordinance dated May 5, 2021 and entitled "Amendments to the Land Use Zoning Ordinance to remove footnote 4 from some permitted uses in the Resource Protection (RP) District to be in conformance with Shoreland Zoning Standards" be enacted as set forth below?

***Explanation: This Article removes footnote 4 from the following permitted uses: Clearing or Removal of Vegetation for activities other than timber harvesting; Excavation or Filling < 50 cubic yards; Excavation or Filling of >50 to 150 cubic yards; Excavation or Filling of > 150 cubic yards, and Road & driveway construction. This change will be in conformance to the State's shoreland zoning requirements.***

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**SECTION 3 LAND USE DISTRICTS**

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. .

**3.4 Permitted, Conditional, and Excluded Uses by District:**

All land use activities, as indicated in the following table, shall conform with all of the applicable land use standards in Sections 6.A., 6.B., and 6.C. The district designation for a particular site shall be determined from the Official Land Use Zoning map.

- P Use allowed without a permit** (but the use must comply with all applicable land use standards
- C Use allowed with conditional use approval from the Planning Board** Use allowed with conditional use approval from the Planning Board, except where the code enforcement officer may authorize minor changes in the placement and size of improvements for an approved conditional use permit
- X Use is prohibited**
- CEO Use allowed with a permit from the code enforcement officer**

- VR1 VILLAGE RESIDENTIAL ONE
- VR2 VILLAGE RESIDENTIAL TWO
- VR3 VILLAGE RESIDENTIAL THREE
- R1 RESIDENTIAL ONE
- R2 RESIDENTIAL TWO
- SR1 SHORELAND RESIDENTIAL ONE
- SR2 SHORELAND RESIDENTIAL TWO
- SR3 SHORELAND RESIDENTIAL THREE
- SR5 SHORELAND RESIDENTIAL FIVE
- RW2 RURAL OR WOODLAND TWO
- RW3 RURAL OR WOODLAND THREE
- VC VILLAGE COMMERCIAL
- SC SHORELAND COMMERCIAL
- RP RESOURCE PROTECTION

C CONSERVATION  
SP STREAM PROTECTION

See table of uses on following pages



Section 3.4 Permitted, Conditional, and Excluded Uses by District

<b>DISTRICTS:</b>										
<b>LAND USE:</b>	<b>VR 1 VR 2</b>	<b>R 1 R 2</b>	<b>SR 1 SR 2 SR 3 SR 5</b>	<b>RW 2 RW 3</b>	<b>VC</b>	<b>SC</b>	<b>C</b>	<b>RP</b>	<b>SP</b>	<b>VR3</b>
<b>MISCELLANEOUS</b>										
Clearing or Removal of Vegetation for activities other than timber harvesting	P	P	CEO	P	P	CEO	P	C <sup>8</sup>	<u>CEO</u> <sup>4</sup>	CEO
<b>ESSENTIAL SERVICES</b>										
A. Roadside distribution lines (34.5kv and lower)	P	P	CEO <sup>9</sup>	P	P	CEO <sup>9</sup>	CEO	C <sup>6</sup>	C	CEO
B. Non-roadside or cross-country distribution lines involving ten poles or less in the shoreland zone	P	P	CEO	P	P	CEO	CEO	C <sup>6</sup>	C <sup>6</sup>	CEO
C. Non-roadside or cross-country distribution lines involving eleven or more poles in the shoreland zone	P	P	C	P	P	C	C	C <sup>6</sup>	C <sup>6</sup>	C
D. Other essential services	P	P	C	P	P	C	C	C <sup>6</sup>	C <sup>6</sup>	CEO
Excavation or Filling < 50 cubic yards	P	P	CEO	P	P	CEO	CEO	C <sup>8</sup>	<u>C</u> <sup>4</sup>	C
Excavation or Filling of >50 to 150 cubic yards	CEO	CEO	CEO	CEO	CEO	CEO	CEO	C <sup>8</sup>	<u>C</u> <sup>4</sup>	CEO

DISTRICTS:			SR 1							
LAND USE:	VR 1 VR 2	R 1 R 2	SR 2 SR 3 SR 5	RW 2 RW 3	VC	SC	C	RP	SP	VR3
Excavation or Filling of > 150 cubic yards	C	C	C	C	C	C	C	C <sup>8</sup>	<u>CC</u> <sup>4</sup>	C
Fire Prevention Activities	P	P	P	P	P	P	P	X	P	P
Parking lot	C	C	X	C	C	C	C	X	X	C
Piers, Docks, Wharves, Bridges and other Structures and Uses Extending over or below the Normal High-Water line or within a wetland (refer to Section 6C.7)	X	C	C	C	X	C	C	X	X	C <sup>12</sup>
Road & driveway construction	CEO	CEO	CEO	CEO	CEO	CEO	CEO	C <sup>7,8</sup>	<del>C<sup>7,4</sup></del> <u>C</u> <sup>7</sup>	CEO
Service drops, as defined, to allowed uses	P	P	P	P	P	P	P	P	P	P

Note: Some footnotes have been deleted. – namely 1,2,3 & 5.

<sup>4</sup> Provided that a variance from the setback requirement is obtained from the Board of Appeals; otherwise the setback is 75 feet. Any Excavation or Filling must be limited to that necessary for the construction of approved structures.

<sup>6</sup> See further restrictions in Section 6C.5.2

<sup>7</sup> Only as provided in Section 6C.9.3

<sup>8</sup> Single family residential structures may be allowed by special exception only according to the provisions of Section 7.5.3, Special Exceptions. Two-family residential structures are prohibited.

<sup>9</sup> Permit not required but must file a written “notice of intent to construct” with CEO.

<sup>10</sup> Timber Harvesting is regulated by the Bureau of Forestry in the Department of Agriculture, Conservation and Forestry.

<sup>11</sup>Mobile Food Vendors are allowed to operate without a permit or license for limited time events (up to three consecutive days and maximum of two events per year on the same property). However, written property owner authorization is required to be posted for any Mobile Food Vendor activity on private property, regardless of whether or not a permit is required.

<sup>12</sup>Uses only allowed if associated with hotel/motel use

**WARRANT ARTICLE XX** - Shall an ordinance dated May 5, 2021 and entitled "Amendments to Section 6A.6 Lighting-Outdoor" be enacted as set forth below?

**Explanation:** *This Article amends the outdoor lighting standards in the LUZO by adding more current definitions, modifying the applicable review standards, and reorganizing the entire section.*

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## **SECTION 6 STANDARDS FOR USES, PERMITS AND APPROVALS**

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### **6A GENERAL PERFORMANCE STANDARDS**

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#### **6A.6 Lighting - Outdoor**

~~1. **Purpose.** To establish minimum requirements for outdoor lighting that enhance visibility and public safety by preventing uncontrolled intrusion into adjacent properties and the natural environment. Voluntary best practices are recommended to promote energy conservation and preserve the Town's night sky which is an important part of the Town's character.~~

#### ~~2. **Requirements**~~

~~1. **Full cutoff.** All lights greater than \*1800 lumens (a 100 watt incandescent light produces 1800 lumens) shall be shielded to direct all light towards the ground.~~

~~2. **Light trespass.** All light shall be directed away from adjacent properties. The light sources in flood and spot lights shall not be directly visible from adjacent properties. High intensity light sources shall not be directly visible to motorists on public roads.~~

~~3. **Excessive Lighting** may not be used to direct attention away from existing business and community lighting.~~

~~1. The lighting of structural canopies such as gas station canopies shall not be used to attract attention to the business. Areas under structural canopies shall be illuminated so that the uniformity ratio (ratio of average to minimum illumination) shall be no greater than 5:1 with an average illumination level of not more than 30 footcandles.~~

~~2. Light fixtures located on structural canopies shall be mounted so that the lens cover is recessed or flush with the ceiling of the canopy.~~

### ~~3. Recommended Best Practices:~~

- ~~1. **Motion sensors.** Use motion sensors to control flood and spot lights.~~
- ~~2. **HPS lights.** Use high pressure sodium (HPS) lights to minimize sky glow where color recognition is not needed.~~
- ~~3. **Non-security parking lights.** Turn off non-security parking lot lights after business hours to save energy and protect the night sky.~~
- ~~1. **Minimum amount of lighting.** Provide the minimum amount of light needed to achieve safe uniform lighting with lights that consume the lowest amount of power possible.~~
- ~~5. **Shield or flush mount lights.** Fully shield or horizontally flush mount all lights.~~
- ~~6. **Signs and flags.** Illuminate signs and flags from above and shield all sports lighting.~~
- ~~7. **Guidelines for professional design.** Request that professionals follow Illuminating Engineering Society guidelines for intensity and uniformity and not to exceed the minimum recommended values.~~

### ~~4. Definitions~~

~~Lumen: Approximately the amount of light measured one foot from a candle. 1 lumen is approximately 1 foot candle.~~

~~\*A 100 watt incandescent light produces 1800 lumens.~~

### ~~5. Grandfathering.~~ These requirements apply only to new construction and lighting installations.

- ~~1. **Purpose.** To establish minimum requirements for outdoor lighting that enhance visibility and public safety by preventing uncontrolled intrusion into adjacent properties and the natural environment. Voluntary best practices are recommended to promote energy conservation and preserve the Town's night sky which is an important part of the Town's character.~~

### ~~2. Definitions~~

~~**CCT (Correlated Color Temperature).** The perceived color of a light source. High color temperatures (e.g. 4000K and 5000K) are rich in blue light, which is a source of night sky light pollution, glare and potential biological issues.~~

**Dark Sky Friendly:** Full cutoff, no light above the horizontal. For LED light sources, <3000K CCT. Up to 3100K will be allowed for manufacturing tolerance.

**Direct Light:** Light emitted below the horizontal from the lamp, off of the reflector or through the refractive lens or diffuser of the luminaire.

**Fixture:** The assembly that houses the LED(s) or lamps(s) and can include all or some of the following parts: a housing, mounting bracket or pole socket, lamp holder, ballast, power supply, reflector or mirror and/or a refractor or lens.

**Floodlight or Spotlight:** Any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

**Foot-Candles (FC) and LUX:** Units of illumination. One FC is equivalent to 1 lumen per square foot and 1 LUX equals 1 lumen per square meter. 1 FC = 10.764 LUX. FC or LUX can be measured with Foot-Candle or LUX meters.

**Glare:** Light emitting from a luminaire with intensity great enough to reduce a viewer's ability to see and in extreme cases to cause momentary blindness.

**Height of Luminaire:** The height of a luminaire shall be the vertical distance from the ground directly below the center line of the luminaire to the lowest direct light-emitting part of the luminaire.

**Indirect Light:** Direct light that has been reflected or has scattered off of other surfaces such as a portico or roof overhang.

**Lamp or LED:** The component of a luminaire that produces the actual light.

**Light Trespass:** The excess light produced by a luminaire that extends beyond the boundaries of the property on which it is located.

**High Intensity Discharge (HID) Fixtures:** HID fixtures contain an arc lamp. HID fixtures in order of high to low efficiency are: Low Pressure Sodium (LPS) -pale yellow; High Pressure Sodium (HPS) - golden orange; Metal Halide - greenish white; and Mercury Vapor - purple-white. Mercury Vapor is considered obsolete.

**LED Lighting:** A solid state light source that emits light from a semi-conductor, light emitting diode junction (die) when voltage and current are applied. [Note: Current white LED's utilize a high efficiency blue LED (>10,000K) in combination with phosphors that absorb blue spectra and re-radiate light energy into the green-yellow-red portions of the visible spectrum.]

**Lumen:** A unit of source light. One Foot-Candle is one lumen per square foot. A 100 watt incandescent, 26 watt CFL (compact fluorescent) and 17 watt LED lamp produce up to 1800 lumens. (See manufacturer's lamp packaging for the lamp's published lumen output).

**Non-Specular Reflector:** A diffuse reflector such as a painted white surface. Aluminized reflectors with a mirror like surface are specular reflectors.

**Luminaire:** A complete lighting system which includes a lamp or lamps or LED's and a fixture.

3. **Grandfathering of Nonconforming Lighting.** These requirements apply only to new construction and lighting installations. Upgrading any fixtures with Dark Sky units is highly recommended.
4. **Standards.** All public and private outdoor lighting installed in the Town of Mount Desert shall be in conformance with the standards established by this ordinance.
  - a. **Full Cutoff.**
    - i. Any luminaire with a lamp or lamps rated at a total of more than 1800 lumens shall not emit any direct light above a horizontal plane through the lowest direct light-emitting part of the luminaire.
    - ii. Any Floodlight or Spotlight luminaires with a lamp or lamps rated at a total of more than 900 lumens shall not emit any direct light above a horizontal plane through the lowest direct light emitting part of the luminaire.
  - b. **Light Trespass.** All light shall be installed so as to minimally illuminate adjacent properties (<0.1 FC or <1 LUX). Light from fixtures may be visible beyond the property line but brightness must be significantly attenuated to non-distracting levels by the use of shields, diffusers, indirect non-specular reflectors or other special optical designs. The images of lamps, arc tubes and LED dies shall not be directly visible.
  - c. **Excessive Lighting.** Excessive lighting may not be used to direct attention away from existing business and community lighting.
    - i. The lighting of structural canopies such as gas station canopies shall not be used to attract attention to the business. Areas under structural canopies shall be illuminated so that the uniformity ratio (ratio of average to minimum illumination) shall be no greater than 5:1 with an average illumination level of not more than 50 Foot-Candles.

- ii. Light fixtures located on the ceilings of structural canopies shall be mounted so that the lens cover is recessed or flush with the ceiling of the canopy.

5. **Exemptions.** The following are exempt:

- a. Lighting required by the Federal Aviation Administration (FAA) for aviation control/safety;
- b. Church Steeples;
- c. Lights used by police, fire, and medical personnel during an emergency.

6. **Recommended Best Practices:**

The following best practices are not enforceable standards of this ordinance and should not be applied specifically to any project or application before the Planning Board or Code Enforcement Officer. Rather, outside of the enforceable standards of this Ordinance, these practices are suggested ways applicants can help improve the quality and sustainability of the Town's outdoor lighting.

- a. **Motion Sensors.** Use of motion sensors to control flood and spot lights should be considered when feasible.
- b. **LED Lights.** Use 2700K correlated color temperature LED lights for better color rendering, higher efficacy and lower maintenance than HID fixtures.
- c. **Non-security Parking Lights.** Turn off non-security parking lot lights after business hours to save energy and protect the night sky.
- d. **Minimum Amount of Lighting.** Provide the minimum amount of light needed to achieve safe uniform lighting with lights that consume the lowest amount of power possible.
- e. **Shield or flush mount lights.** Fully shield or horizontally flush mount all lights.
- f. **Signs and flags.** Illuminate signs and flags from above and shield all sports lighting.
- g. **Guidelines for professional design.** Request that Architects, Engineers and Lighting Designers follow illuminating Engineering Society guidelines for intensity and uniformity and not to exceed the minimum recommended values and International Dark Sky Association and American Medical Association recommendations for Full Cutoff and <3000K color temperature for IDA Approved Dark Sky Friendly fixtures.



**WARRANT ARTICLE XX** - Shall an ordinance dated May 5, 2021 and entitled “Amendments to the Land Use Zoning Ordinance to clarify where the setback is measured from on a private road or right-of-way” be enacted as set forth below?

**Explanation:** *This Article moves existing language under the definition of setback to Section 3.5, footnote C and modifies Table 3.5 to clarify where setbacks are measured from on a private right-of-way or road.*

**SECTION 3 LAND USE DISTRICTS**

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Section 3.5 Dimensional Requirements for Districts: minimum area, width of lots, setbacks, etc.

DISTRICTS	VR1	VR2	R1	R2
<b>DIMENSIONS see Notes (b) (h<sup>1</sup>)</b>				
MINIMUM LOT AREA: A. with public sewer B. without public sewer. C. Cluster Subdivision w/sewer* D. Cluster Subdivision w/o sewer* E. Workforce Subdivision* <b>* see Note (k)</b>	10,000 sq ft 1 acre 5,000 sq ft 20,000 sq ft State Minimum	20,000 sq ft 1 acre 10,000 sq ft 20,000 sq ft State Minimum	1 acre 1 acre 20,000 sq ft 20,000 sq ft State Minimum	2 acres 2 acres 1 acre 1 acre State Minimum
MINIMUM WIDTH OF LOTS: Shore Frontage	N/A	N/A	N/A	N/A
SETBACKS FROM: normal high water line of a water body (stream), tributary stream or upland edge of a wetland  Great Ponds  Public <del>or private</del> road* <b>* see Note (c)</b>  <b>Private Roads or property lines**</b> <b>** see Note (c) and Note (d)</b>	75 ft  N/A  20 ft  10 ft	75 ft  N/A  30 ft  15 ft	75 ft  N/A  30 ft  15 ft	75 ft  N/A  30 ft  25 ft
MAXIMUM LOT COVERAGE	40%	40%	40%	40%
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS	20 ft	20 ft	20 ft	20 ft

Section 3.5 Dimensional Requirements for Districts: minimum area, width of lots, setbacks, etc.

DISTRICTS	SR1 see Note (f)	SR2 see Note (f)	SR3 see Note (f)	SR5 see Note (f)	VR 3 see Note (f)
<b>DIMENSIONS see Notes (b) (h<sup>2</sup>)</b>					
MINIMUM LOT AREA: with public sewer	1 acre	2 acres	3 acres	5 acres	5 acres
without public sewer	N/A	2 acres	3 acres	5 acres	5 acres
MINIMUM WIDTH OF LOTS: Shore Frontage	200 ft	200 ft	200 ft	200 ft	200 ft
SETBACKS FROM: normal high water line of a water body (stream), tributary stream or upland edge of a wetland	75 ft	75 ft	75 ft	75 ft	75 ft
Great Ponds (n)	100 ft (n)	100 ft (n)	100 ft (n)	100 ft (n)	100 ft (n)
Public or private road* * see Note (c)	50 ft	50 ft	50 ft	50 ft	50 ft
Private Roads or property lines** ** see Note (c) and Note (d)	25 ft	25 ft	25 ft	25 ft	25 ft
MAXIMUM LOT COVERAGE	20%	20%	20%	20%	40%
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS	30 ft	30 ft	30 ft	30 ft	10 ft

Section 3.5 Dimensional Requirements for Districts: minimum area, width of lots, setbacks, etc.

DISTRICTS	RW2	RW3	VC	SC see Note (e), (f) and (g)	C see Note (f) for those properties that are within the shoreland zone
<b>DIMENSIONS (b) (h<sup>1</sup>)</b>					
MINIMUM LOT AREA: A. with public sewer B. without public sewer C. Cluster Subdivision w/sewer* D. Cluster Subdivision w/o sewer* E. Workforce Subdivision* <b>* See Note (k)</b>	2 acres 2 acres 1 acre 1 acre State Minimum	3 acres 3 acres 1.5 acres 1.5 acres State Minimum	5,000 sq. ft.** 1 acre 5,000 sq. ft. State Minimum 5,000 sq. ft. <b>** See Note (p)</b>	1 acre 1 acre N/A N/A N/A	3 acres 3 acres N/A N/A N/A
MINIMUM WIDTH OF LOTS: Shore Frontage	NA	NA	N/A	100 ft	250 ft
SETBACKS FROM: normal high water line of a water body (stream), tributary stream or upland edge of a wetland  Great Ponds (n)  Public or private road* <b>* see Note (c)</b>  Private Roads or property lines** <b>** see Note (c) and Note (d)</b>	75 ft  N/A  60 ft  25 ft	75 ft  N/A  60 ft  25 ft	75 ft  N/A  10 ft or -0- ft from edge of public sidewalk  5 ft(o)	75 ft  N/A  25 ft  5 ft	75 ft  100 ft (n)  50 ft  25 ft
MAXIMUM LOT COVERAGE	15%	15%	75%	70%	15%
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS	30 ft	30 ft	N/A	10 ft	30 ft

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NOTES:

(b) Refer to setback as defined in Section 8.

(c) Public roads are measured from edge of road surface, or edge of legally established right of way if no road exists. Where the setback is from a private road or right-of-way, the setback shall be equal to the property line setback requirements of the district in which the property is located.

SECTION 8 DEFINITIONS

**SETBACK:** The horizontal distance measured in a straight line from any property line, shoreline, or road (or edge of legally established right-of- way if no road exists) abutting a lot or property to the nearest part of a structure or other regulated object or area. Setback shall apply to all sides of a lot having shore frontage or road frontage, unless stated otherwise within this Ordinance. For the purpose of setback requirements, fences, walls, signs, roads, parking areas & driveways shall not be considered structures, except that roads, walls, parking areas, and driveways must meet shoreline setbacks. Where the setback is from a private right of way, the setback shall be equal to the property line setback requirements of the district in which the property is located.

# **NEW BUSINESS**



G.F. Johnston & Associates  
*Civil Engineers and  
Land Use Consultants*

12 Apple Lane Unit #3, P.O. Box 197 Southwest Harbor, Maine  
04679  
207-244-1200 Phone /Fax

RECEIVED

FEB 25 2021

THE TOWN OF  
MOUNT DESERT

Board of Selectman  
Tony Smith-Public Works Director  
21 Sea Street  
PO Box 248  
Northeast Harbor, ME 04662

RE: Steamboat Wharf Utility Location Permit

Dear Mr. Chairman, Members of the Board and Mr. Smith:


We have attached a completed utility location permit application for new watermain installation on Steamboat Wharf road. The project is the installation of approximately 1000 linear feet of 10" ductile iron waterline along Steamboat Wharf Road. The project is a shared effort between the Mount Desert Water District and the owners of 39 Cooksey Drive, Ringing Point LLC. Presently the public water supply from the Seal Harbor Library south along Steamboat Wharf Road is only seasonal. The existing 4" line is flushed and shut down late October each year. This requires most of the residences to shut down for the season or switch over to wells for water service. The purpose of the project is to provide year-round water service and fire protection for the Ringing Point property at 39 Cooksey Drive. Year-round public water will also then be available for other properties along the route. The waterline will be installed along Steamboat Wharf Road with a hydrant set for maintenance flushing on the north end of the Ringing Point property near Steamboat Wharf. The waterline will be installed using combined resources of the Water District and Ringing Point LLC. Following construction and testing of the line, the watermain will be dedicated to the Mount Desert Water District for ownership and maintenance. A future private water service will be installed into the Ringing Point property to replace the aged and seasonal water service that presently serves the site.

The project is scheduled to start in March 2021 with pavement and completion before Memorial Day. The work will be focused in a narrow 4-foot-wide trench along the easterly (uphill) side of Steamboat Wharf Road. The road will remain passable at all times. The application and sketch plan of the utility route is attached for your review. We thank you in advance for the time you will spend in consideration of this request. We will be present at the Selectman's meeting schedule for March 1st to answer any questions you may have.

Sincerely,

Greg Johnston P.E.  
Registered Civil Engineer  
G.F. Johnston & Associates

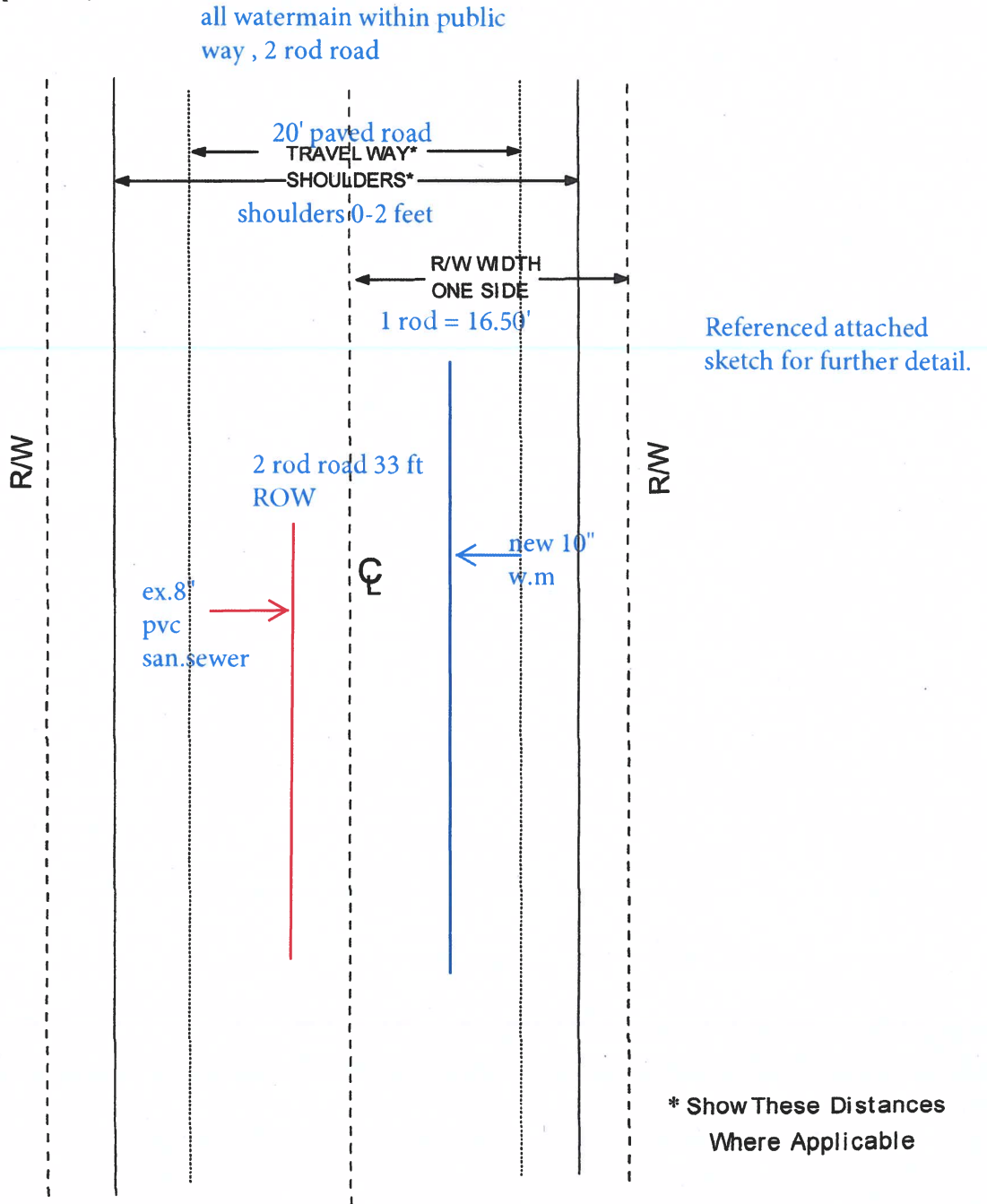
cc.MDWD Paul Slack

Utility Location Permit Application		Town Use: Permit Number
Town of Mount Desert		
<b>Property Owner (Applicant) Information:</b> Map 029 Lot 002-001		
Name Co-Applicants -Ringing Pont LLC, Mount Desert Water District		
Phone 207-667-1373	Cell	E-mail greg@gfjcivilconsult.com
Local Street Address 39 Cooksey Drive , Seal Harbor		
Village /Mailing Address: PO Box 1123 Trenton Maine		
Town Mount Desert	State ME	Zip Code 04675
<b>Permit Applicant Information if Not Owner e.g. Agent for Owner:</b>		
Name G. F. Johnston & Associates, Consulting Civil Engineers (Agent) Greg Johnston PE#10396		
Phone 207-244-1200	Cell 207-460-6153	E-mail greg@gfjcivilconsult.com
Local Street Address PO Box 197		
Village		
Town Southwest Harbor,	State ME	Zip Code 04679
<b>Proposed Installation (sketch next page)</b>		
Work to be undertaken in Village of Seal Harbor		
Street Name Steamboat Wharf Road		
Type of Work (sewer, water, cable, I-net, etc.,) 10" watermain		
Minimum Depth of Cover Over Asset 54"		
Maximum Pressure (PSI, if applicable) 250 psi		
GPS Coordinates (Optional):	Latitude (decimal)	Longitude (decimal)
Starting Point	44 degree 17'41 N	68 degree 14'17 W
Ending Point	44 degree 17'32 N	68 degree 14'11 W
<b>Expected Construction Schedule</b> Start March 2021 Completion May 31, 2021		
<b>Location Description:</b> On (street name) <u>Steamboat Wharf Road</u> , beginning at a point approximately (a distance, including units) <u>700</u> feet <u>      </u> feet/miles <u>      </u> south of fountain (north, south, east, west ) from <u>Town Lift Station/Library</u> (a reference point e.g. pole with number, intersection, hydrant, etc. ) and extending in a <u>south</u> (north, south, east, west ) direction for a distance of <u>1000</u> feet (a distance, including units ) <u>      </u> feet/miles. to just south of entrance to Steamboat Wharf		
By signing this for Utility Location Permit Application , the undersigned hereby certifies/understands: a) that he/she is a duly authorized agent/representative of the entity identified above ("Applicant"); b) that, to the best of their knowledge, the information provided herein is true and accurate; c) they are responsible for contacting all other utilities in the area, Dig Safe and all entities that might have assets in the proposed excavation area; d) should the Town decide that it needs the location approved by the permit for its own assets, the Applicant shall move, adjust or relocate the asset described herein at the Applicants own cost and; e) that the Applicant will maintain its facilities in accordance with the Town of Mount Deserts applicable ordinances and all other applicable laws.		
Signature 	Date 2/24/21	
Printed Name Gregory F. Johnston		

Utility Location Permit Application: Sketch Plan  
 Town of Mount Desert

Permit Number: \_\_\_\_\_  
 (Town Use Only)

The purpose of the sketch is to show the location of the proposed opening in relation to the public right-of-way. It is not necessary to sketch to scale but accurate locations relative to reference points such as fire hydrants, utility poles or intersections is required. All start and end point, reference points, offset distances and lengths must be accurately indicated. A separate sheet or formal plan sheet is a suitable substitute for the sketch plan. (Note: Traveled way is paved surface; shoulders include grass, pavement or gravel; R/W is the roadway right-of-way. Please contact Town officials for the width per street).





**From:** Tony Smith  
**Sent:** Tuesday, February 23, 2021 10:18 AM  
**To:** Greg Johnston ([greg@gfjcivilconsult.com](mailto:greg@gfjcivilconsult.com)) <[greg@gfjcivilconsult.com](mailto:greg@gfjcivilconsult.com)>  
**Cc:** 01-Durlin Lunt ([manager@mtdesert.org](mailto:manager@mtdesert.org)) <[manager@mtdesert.org](mailto:manager@mtdesert.org)>; 17-Claire Woolfolk ([townclerk@mtdesert.org](mailto:townclerk@mtdesert.org)) <[townclerk@mtdesert.org](mailto:townclerk@mtdesert.org)>  
**Subject:** Steamboat Wharf Road Water Line Installation

Greg:

You and I have discussed the subject project a number of times over the last few weeks. The project is for installation of a new below grade 10-inch diameter water line and associated valving in the public way of Steamboat Wharf Road. The project is to begin near the existing fire hydrant just north of the town's wastewater pump station and extend to a location just south of the intersection of Steamboat Wharf Road and the entrance to the Seal Harbor pier. At this point, the water line will leave the public way and continue on private property. Based on these discussions and my review of project Plan/Profile sheets numbered CO-1.1 and CO-1.2 dated 2-19-2021 and, Detail Sheet number C-468.1 dated 2-17-2021, I recommend you be granted a Town of Mount Desert Location Permit for the waterline installation in Steamboat Wharf Road.

---

Please include this e-mail with your permit application package to the Selectboard.

Please contact me if you think I can be of further assistance.

Tony Smith, Public Works Director  
Chairman, Acadia Disposal District  
Town of Mount Desert  
P.O. Box 248  
Northeast Harbor, ME 04662  
Tel. 207-276-5743  
[director@mtdesert.org](mailto:director@mtdesert.org)  
God Bless America

# Mount Desert Water District

P.O. Box 209, Northeast Harbor, ME 04662 • Tel: 207 276-3733 • Fax: 207 276-9310



This letter serves as authorization for G.F. Johnston & Associates to act on behalf of Mount Desert Water District regarding permitting associated with Public Utilities (Watermains). This authorization includes, filling applications, exhibits and representation at meetings with regard to permitting associated with Public Utilities in Steamboat Wharf Road, Mount Desert, Maine.

 2/17/21  
Signature/Date

Paul Slack  
General Manager

RINGING POINT LLC  
39 COOKSEY DRIVE  
MOUNT DESERT, ME

This letter serves as authorization for G.F. Johnston & Associates to act on behalf of Ringing Pont LLC regarding all State, Municipal, and Federal permitting procedures. This authorization includes, but is not limited to, filing applications, exhibits and representation at meetings with regard to permitting associated with property located in Mount Desert, Maine.



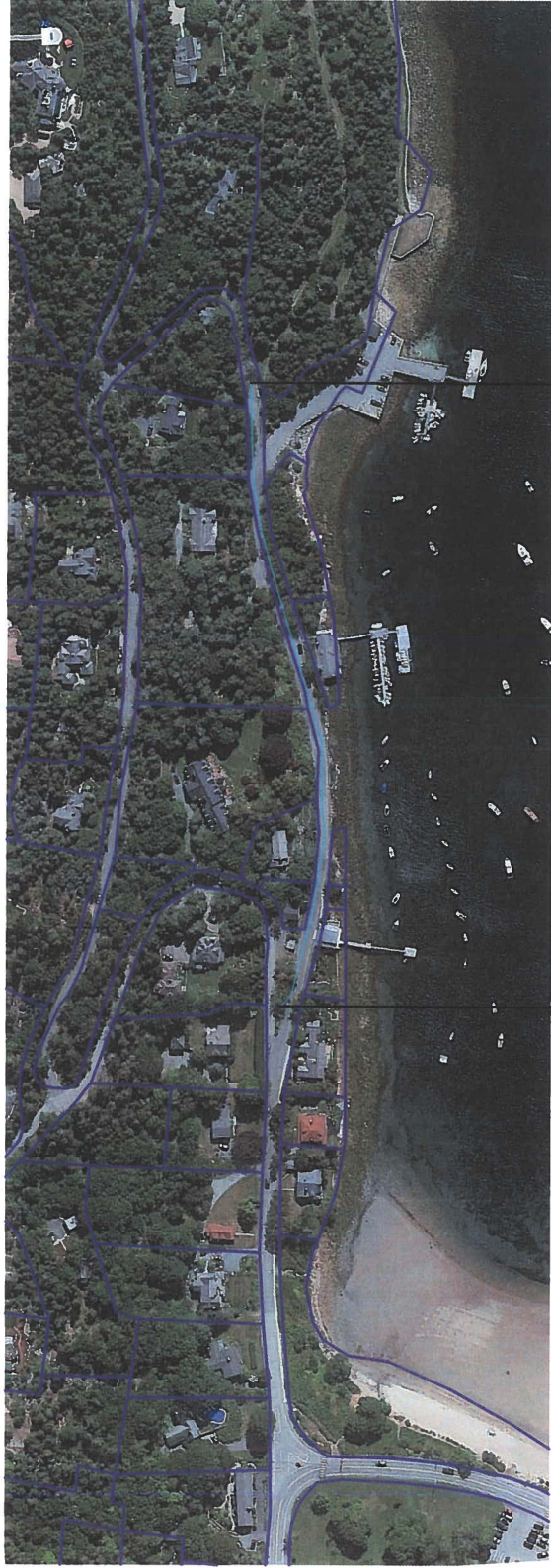
Signature



Title



Date



END WATER MAIN  
EXTENSION

BEGIN WATER MAIN  
EXTENSION

SCALE: 1" = 300'

G.F. Johnston & Associates

Consulting Civil Engineers  
P.O. Box 197  
Southwest Harbor, Maine 04679  
207-244-1200



STEAMBOAT WHARF WATER MAIN EXTENSION  
AERIAL EXHIBIT  
MOUNT DESERT, MAINE



END OF SEASONAL WATERLINE

PROPOSED WATER LINE  
BOARDWALK

SEAL HARBOR YACHT CLUB

PROPOSED HYDRANT

TOWN WHARF ROAD

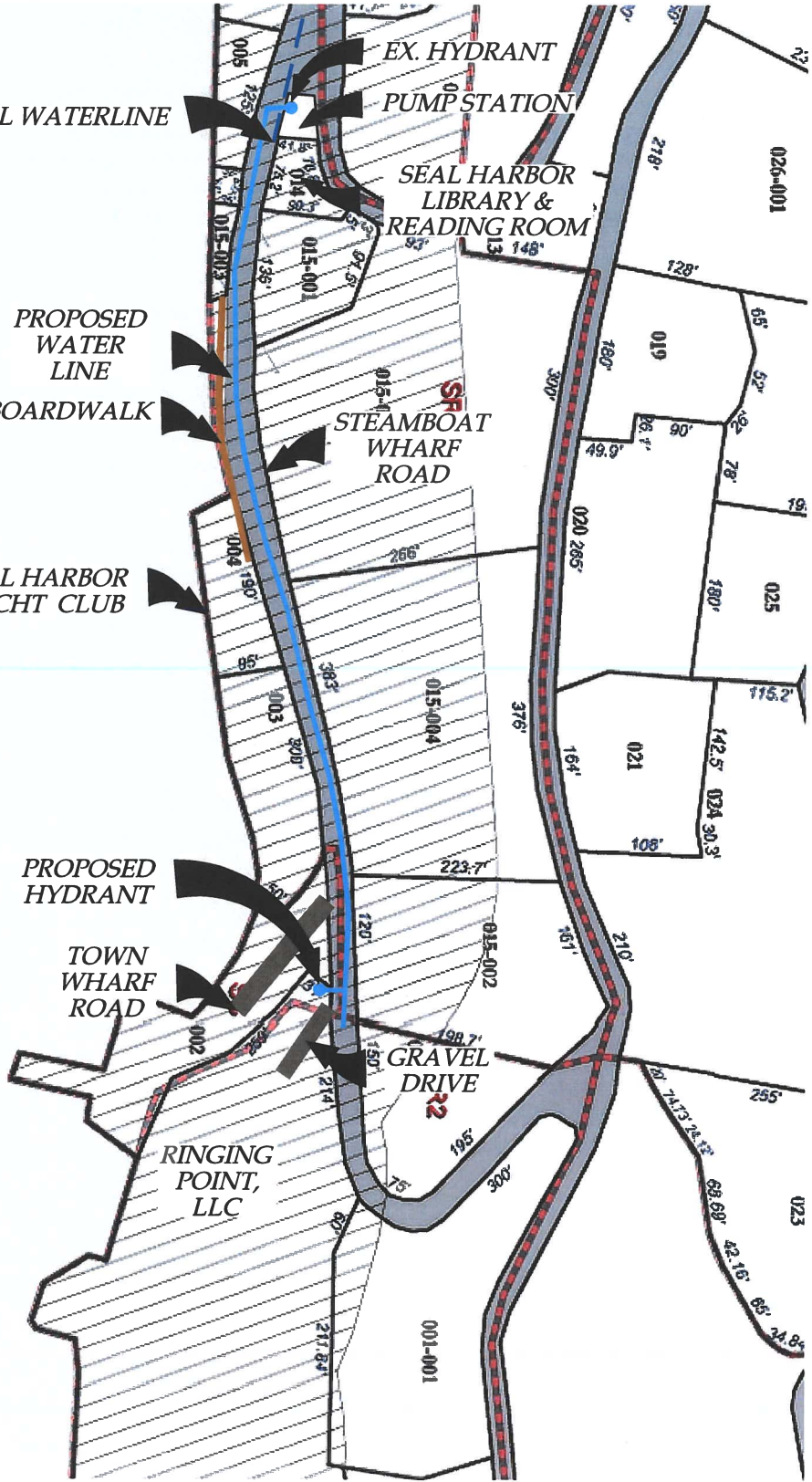
RINGING POINT, LLC

EX. HYDRANT  
PUMP STATION

SEAL HARBOR  
LIBRARY &  
READING ROOM

STEAMBOAT  
WHARF  
ROAD

GRAVEL  
DRIVE



G.F. Johnston & Associates



Consulting Civil Engineers  
P.O. Box 197  
Southwest Harbor, Maine 04679  
207-244-1200

PORTION OF  
TAX MAP 29  
MOUNT DESERT, ME