

**Town of Mount Desert
Selectboard Meeting Minutes
Thursday, February 28, 2022**

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

Wendy Littlefield was not in attendance.

Town Officials Present: Town Manager Durlin Lunt, Town Clerk Claire Woolfolk,

Members of the public were also in attendance.

I. Call to order at 4:00 p.m.

Chair Macauley called the Meeting to order at 4:00PM.

II. Minutes

A. Approval of minutes from February 14, 2022 meeting

MOTION: Mr. Hart moved, with Mr. Wood seconding, approval of the Minutes of
February 14, 2022, as presented.

Motion approved 4-0.

III. Selectmen's Reports

None Presented.

IV. Unfinished Business

A. Adopt Community Resilience Partnership Resolutions

The materials were not available for the Board's review and vote. It was agreed to wait
until the next meeting.

B. Service Groups/3rd Party Budget 2022-2023 Requests review and votes

Discussion ensued regarding the Chamber of Commerce's request. Ms. Dudman wished
the committee had come forward with specific plans detailing the proposed position. The
request would perhaps be more appropriate coming as a funding request from the
committee to the Town. How the committee then decides to use the funding would be
another discussion. The Town has made it clear over the years that they do not want an
employee of the Town in this role. The way it's presented as coming from the Chamber
of Commerce to the Town is confusing.

Mr. Wood agreed. A municipality does not usually fund the Chamber of Commerce.
Mr. Wood could not support using taxpayer dollars to fund a Chamber employee that is
not accountable to the taxpayer.

Chair Macauley concurred with the sentiments. Additionally, no job description was
presented. The materials presented provide no clarity on what such an employee would

1 be doing. The third-party request system should not become a way to fund personnel.
2 Chair Macauley could support the amount the Chamber was given last year.

3
4 Mr. Hart recalled his experience as an ex officio member of the Economic Development
5 Committee. The only time things were accomplished is when there was a paid advisor or
6 consultant. There is value to a position. Regarding the Chamber, Mr. Hart spoke with
7 Ms. Sumpter who told him she'd asked how to go about suggesting such a hire and was
8 told the third-party request system was likely the best way to do it. The Seal Harbor VIS
9 is using funding for a similar purpose; a position funded in this way is not unprecedented.

10
11 Mr. Wood did not believe the question was whether the position made sense. If the Town
12 believed the position was necessary, they would find a way to fund it. If the Chamber
13 membership believed such a position is necessary, then they can fund it. Mr. Wood was
14 not sure what the return would be for most Mount Desert residents for such a position.

15
16 Economic Development Committee member Stephanie Reece was not in favor of the
17 position proposed. The Town already has a lot going on. There was a person in a role of
18 this type in the past that was unsatisfactory to some of the people in the Town. The
19 position as proposed does not seem to have a lot of detail. Additionally, the position
20 appears as a Northeast Harbor-centric position, which may concern residents in other
21 villages in Mount Desert.

22
23 Mr. Wood stated he was willing to support last year's level of funding at \$27,500.00.
24 He'd like to continue to visit the question of the Chamber's support.

25
26 Discussion ensued regarding the Health Equity Alliance request, which grew
27 significantly, and whether the Board should consider reducing their amount to last year's
28 amount of \$500.00. Mr. Hart pointed out that 100% of the request will go to the needs of
29 those they serve, and costs have increased over the year.

30
31 Discussion ensued regarding the Mount Desert Nursery School's request. Chair
32 Macauley explained the Mount Desert Nursery School was deeded to the Town, which
33 then leases the property back to the nursery school. Therefore, the Town has an interest
34 in keeping the building maintained. Ms. Dudman felt the school was providing a needed
35 service and the funding needs were valid. Mr. Hart believed the nursery school generally
36 presents the Board with specific projects.

37
38 The Seal Harbor Village Improvement Society was discussed. Mr. Wood hoped the
39 Town could find an alternative to the way employee positions in that organization have
40 been traditionally funded. Ms. Dudman noted that despite discussions on this topic every
41 year, it appears this is the most effective way to handle this funding. The task they
42 perform is enormous, and the area is a showcase for the Town. Having the Town do it
43 would be expensive. It isn't a perfect system, but it continues to work. Mr. Hart believed
44 the Improvement Society can keep the beach and green in a condition the Town would
45 find difficult to match. Mr. Hart's concern was that every increase in things like
46 insurance is immediately passed along to the Town. He'd like to see the group try to

1 cover at least a portion of these increases. Mr. Wood agreed the cost appears to be going
2 to a good purpose. As with the proposed Economic Development position, he objects to
3 taxpayer dollars paying for an employee that is not accountable to the Taxpayers.
4

5 Chair Macauley agreed, he'd like to see the position in a more appropriate cost center for
6 the town. In this case, the VIS is asking for funding, and then using that funding for a
7 variety of things, including the position. Ms. Dudman noted the Neighborhood House is
8 a private organization which supports the Town, and is valuable, and the Town supports
9 them to a great degree. The possibility of a Parks and Recreation department where these
10 and other costs could be placed might be worth looking into.
11

12 Mr. Hart believed it would be a good idea to sit down with the VIS some months prior to
13 the third-party requests and discuss the situation.
14

15 The Board agreed the only change necessary was for the Chamber of Commerce.
16

17 MOTION: Ms. Dudman moved, with Mr. Wood seconding, to recommend for approval
18 the Service Groups/3rd Party Budget 2022-2023 Requests in the amount of \$324,095.00
19 Motion approved 3-0-1 (Hart in Abstention).
20

21 *C. Discussion of Boston Cane Award – Marie Nolf*

22 Clerk Woolfolk reported that Ms. Nolf is unable to attend the Town Meeting. She hoped
23 to schedule time for a small group of Town Officials to come to her home to present the
24 cane. Town Manager Lunt, Chair Macauley, and the Town Clerk all sign the certificate,
25 so it might be good for them to attend. Clerk Woolfolk suggested asking Deputy Clerk
26 Jennifer Buchanan to attend to take pictures. Ms. Dudman suggested displaying a picture
27 at the Town Office.
28

29 It was decided March 10th, at 3:30 or March 11th at 3:30 would be suggested to Ms. Nolf.
30

31 **V. New Business**

32 *A. Warrant Articles for Review*

33 Noel Musson explained the Warrant Articles for review. These Articles are voted on by
34 the Planning Board; the Selectboard does not need to act.
35

36 *a. Land Use Zoning Ordinance Article Section 4.5 Non-conforming Lots*

37 Clarifying the Ordinance with regard to non-conforming lots, whereby if acreage is added
38 to a non-conforming lot, but the addition does not bring the lot into conformance,
39 Grandfathered status is not jeopardized. Such a lot cannot be wholly or partially in the
40 Shoreland Zone.
41

42 *b. Land Use Zoning Ordinance Article Section 7.4 Permit Application*

43 Applicants will be required to provide pre- and post-construction photographic evidence
44 of property in the Shoreland Zone, as newly mandated by the DEP.
45

4

1 c. *Land Use Zoning Ordinance Article Section 6B.11.3 Accessory Dwelling Units*
2 *Outside the Shoreland Zone*

3 This Article will be revised to clarify the intent is to allow only one accessory dwelling
4 unit per lot, regardless of the size of the lot. Larger lots that want to increase dwelling
5 units are free to use subdivision ordinance provisions.
6

7 d. *Land Use Zoning Ordinance Article Amendment to the Land Use District*
8 *designation of Map 009: Lot 010-006*

9 A zone change request for a property partially in Resource Protection. A DEP evaluation
10 showed the portion of land does not meet the criteria of Resource Protection. The
11 situation likely occurred when the area was undeveloped.
12

13 Ms. Dudman mentioned weekly rentals in Town. She believes this is a growing problem
14 that the Town should present to the voters. Mr. Musson noted the LUZO Advisory
15 Committee has looked into it. Research has been done regarding affordability issues and
16 what data could be found relating to short-term rentals, where issues might be, and how
17 short-term rentals may affect neighborhood character. The conclusion was that more data
18 is needed to identify how to target short-term rental. A possible solution is an ordinance
19 requiring owners to register their short-term rentals in order to understand the extent of
20 the problem to determine a solution. It won't be on this year's Town Meeting, but it will
21 be worked on this year. Mr. Musson promised to forward information on the progress.
22

23 **VI. Other Business**

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

25 Chair Macauley reported complaints about the process by which moorings are assigned.
26 He's heard it alleged that the process is not fair, and there are people with more than their
27 fair share of moorings. Manager Lunt believed it was an issue that should go before the
28 Harbor Committee for their input. The Ordinance would likely have to be addressed
29 again.
30

31 **VII. Adjournment**

32 MOTION: Ms. Dudman moved, with Mr. Hart seconding, to adjourn.
33 Motion approved 4-0.
34

35 The Meeting adjourned at 4:45PM.
36

37
38 Respectfully Submitted,

39 
40
41
42

Wendy Littlefield