

Public hearing was called to order at 7:00pm to discuss planning and permitting for 10 Cold Storage Road. Those present were Harbor Committee, Harbor master David Schmanska, Noel Musson, Gregg Johnston, Town Manager Tim Polky, Selectboard liaison Randy Elwell, members of the public, and recording secretary Patty St Clair.

Chairman Miller stated we will start the public hearing for 10 Cold Storage Road in regards to the planning and permitting stage. To start us off will be Dan Morris of the Harbor Committee with an overview of how we got to where we are right now and then there will be a more in depth explanation of what is going on from Noel Musson and Gregg Johnston. At this time handouts were passed out.

Dan Morris stated these are some handouts I put together on how we got to where we are today. It started in July 2014 when the harbor committee recommended the Town explore the purchase of 10 Cold Storage Road; it doesn't seem possible this much time has gone by. During that time, the Town had a referendum which passed to purchase this property. Since then the Ad Hoc Committee and the Harbor Committee have been considering different uses and different plans to rehab the property into something to make the Town proud. The Musson Group has done some Geo-studies, we have removed a building that was there and have obtained a pump out float which will give us pump out capabilities since this is the only one between Boothbay Harbor and Rockland which is a positive. Where are we right now, the harbor committee came to the conclusion that any long range plans that we want to consider will be solely dependable on what we can do with this site. So we didn't deluge into the long range plans until we get answers. The Musson Group and the Harbor committee have developed a plan that we think serves the needs of the Town in terms of what we heard at other public hearings, what the Town would like to see down there. We think the plan really gives us the best options to accomplish a mixture of uses. We can connect the sites so that the recreational aspect which is overburdening the existing public landing can be moved on to that site as well. We have the northern dock which is really user ready as far as commercial use goes; that is what we attend for that. We have a middle area that can be used either way depending on seasons or whatever the activities bring in the future. Some of the plan improvements we have been discussing are on the plan but there is flexibility in that plan. We don't talk a lot about parking but we all know that parking will be a good thing down there particularly boat trailer parking. So there is room on there to improve parking down there. We can also have another launching ramp down there and a float system that we hope to be able to use year round. Important part that we need to take away from tonight is this plan that we have been working on is ready to go to permitting. The Harbor Committee is convinced that using the Musson Group to take this plan to permitting is the best plan to take forward. These guys have a very good track record with plans just like these, they know the players, and all the rules of the game. Just today we had a positive first meeting with DEP and Army Corp. They can discuss the nuts and bolts of the plan later on. Short term uses; we have come up with a plan for 2017 it's really an experimental on the Town's part something we would have liked to have done last year but really couldn't pull it together so we are shooting for this year to allow five lobster fishermen to use the northerly dock. Again on an experimental basis, a no service dock, everything is carry in/carry out, and the reason we are going this route is because we are trying to balance the Town's resources which is currently there with the interest of any uses that want to pick us up on our offer. We also have to keep in mind any future construction down there assuming things go well and that construction could very well interfere with any commercial uses that we

approve on a short term basis. The Reliance would continue with the Town to be used the revenue we get from that helps offset the loss of property taxes down there. There would be allowance for other commercial uses at Dave's discretion. We would like to think there may be other interest and we could accommodate that interest given the nature of the project right now is going to be up to the Town and the harbormaster. Pump out float will be operational this year. Administration is now working on repairing some of the dock equipment, resolving any remaining insurance issues and also an agreement between any potential users in the Town. There is a draft of the agreement that we looked at tonight that sounds lawyerly but it has to be unfortunately. That agreement covers a lot of the conditions of use and what the Town would like to see of various uses to safely use it. This type of approach allows the Town to gain some experience with this whole process. This is all new to the Town and its never been done before. As a matter of fact, commercial uses have been expressly prohibited at the Town public landings up until now. So this is all new and we are crawling before we walk, we are walking before we can run and we are at the crawling stage right now. Hopefully this will be more information so in the future we can make some wise decisions to go forward with more commercial uses. Where we would like to go in general with this property and what is possible to make wise decisions will be made possible if the money is approved that we are asking for. This will enable the Musson Group to take our application to DEP and Army Corp for a "yes" or "no" on the project its that simple. If this money gets us to yes, the regulatory decision should come sometime in 2018. I believe it takes six months for applications once you hand it in before the end of the year; that would be great. It would be nice to think we could have some cost estimates sometime in 2018 and some construction timelines whether or not we can phase the construction that would be a wise thing to do on our part. Obviously there will be many public hearings and Town votes before the Town takes any action; hopefully that can come in 2018 too. Until we get the yes or no answer all this is speculation so it's kind of tough to say . But it would look like the way beaucroacy works 2019 would be best year for construction maybe a little before maybe in the 2019 it's hard to say. In between time we will continue to work on the long range plans for the property. There is a lot to look at, lot to consider, and we need to work on recreation aspects and as well as commercial in that regard. We hope that we can get to a facility down there that's really nice facility personally I like to think of Rockport as a really nice facility. While this is different there is no reason why the Town can't have a really nice facility down there and something that would be an asset to the Town for many many years.

It has the potential to become a draw for business both by land and more importantly by water. The water visitors are something we would all like to attract since they don't have to park except at the floats. But they will still come ashore and spend their money. Hopefully we can get the facility to a point where it generates some revenue, it would be great if it could generate enough revenue to support itself, who knows only time will tell on something like that. But at the very least it would hopefully we can develop a nice facility at the lowest possible cost. This is pretty much where we are at and would answer any questions people may have. What we would like for you to take away from tonight's meeting is the money that is being asked for tonight gets us to a "yes" or "no" vote; that is the important thing tonight.

Rockwell asked how much money are you asking for tonight?

Harbormaster Schmanska said \$28,600.

Dan Morris said any other estimates are just wild speculations.

Dan Morris introduced Noel Musson from the Musson Group and Gregg Johnston.

My name is Noel Musson and this is Gregg Johnston a civil engineer and we are working together on this project. We prepared a little presentation tonight and briefly go over the type of work we have done so far. The considerations and hit the highlights of the master plan and then at the end answer any questions you may have. Sort of set the stage for where we are going next and what we are talking about for funding for the next fiscal year.

I want to highlight some of things we have done so far; first of all we have done a code review and analysis what that is is the Town's code and shoreland zoning standards what we have to consider for this particular piece of property just to see what some of the constraints are. We have looked at redevelop the site in bathymetric survey basically understanding what the topography is under the water so we know that the depth of the water is and the relation to low tide is, we have done some geo technical analysis on the soils so we can understand the soil conditions are to develop the design work in the future for structural support of the facility and what are options are for those types of things. We have worked quite a bit on the master planning process which is talking about tonight and started talking about different types of construction options.

So this is the property, 10 Cold Storage Road basically .74 acres, it has two existing wharves, concrete boat ramp, and it is in the commercial fishing maritime activity zone. It is adjacent to the existing Town owned area which is really small property with limited parking. Just want to set the stage because we are now starting to think of them as one property instead of two separate areas. This one is hard to see this is just an example of a bathymetric survey and on this plan you can barely see the topography on the screen but this is the bathymetric topography and what that has done given us again the relationship low tide depths and also discovering in this area what might be happening with this corner of the existing facility and there is a big hole right there sort of the water comes in during a tide events and then circulates back out dips down into the hole because there is different kinds of soils out there. We have also located all the structures on the facility, this one is actually gone now and thinking about the topography and elevations in relation to the existing facility and 10 Cold Storage property. This is a lot of the background information that you really need to know to thoughtfully discuss.

Rockwell asked if these slides will be available to the public?

Musson stated we could make PDF file available, sure.

What we are talking about with the master plan and the goals we are trying to accomplish. We want to think of 10 Cold Storage Road as a multi facility recreational orientated, its commercially orientated, but it is also to ensure anything that we do foundational decision so that the Town can use this as basis for making changes, as the economy changes, as the uses on the waterfront change how do you make this facility most flexible over time so it is the foundation for meeting different changes as the waterfront demands. Intregrating with the Town landing and providing visual access opportunities so when we are talking about public access; how do you get from land to the water but there is another access to the water also the visual side. So if people just want to go down and sit and look at the water see whats going on in the harbor so this provides another element in Port Clyde to be able to do that. So just as we don't like to highlight it in certain settings, parking and circulation is certainly an issue and one other opportunities can we bring to the table to help improve that situation down there. So we have come up with a bunch of elements for the plan, we have added in landfill areas in two locations, we do have a printed version over there also after the

meeting people can check it out on paper. We want to define this space as a public space so you are changing use from a gated commercial space to a new public space. We want to accommodate commercial and recreational access, and also have a paved pedestrian trying to create that action between the village shops and this facility as a public working waterfront got to create that separation because there is a working side and a recreational side. We have added storage, commercial space, to the master plan. We have improved the connectivity with the village and added parking where possible, floats for tie up space, and integration of outside opportunities. How they might look in the future during the planning process and how and when the Town ---- they want to do. But make sure accommodate some of these ideas from the site plan. So this is what we have come up with on the master plan; there is a commercial side, the recreational side, where we have taken the Town existing Town facility and try to make it a little bigger, and also the commercial side Dan Morris mentioned earlier to try use this space as the commercial space. Then there is an overlap sometimes the recreational may be in more demand than the commercial and vice versa so there is flexibility on how that all shakes down. We have added these two fill areas so this area between the existing facility, this is an existing pier, and there is two areas infill we will call them to make a more consistent space. To go back to parking a little bit, we have added these parking spaces we can configure them in different ways, trailering is a big deal down there, the potential options these spaces can be some for trailers spaces on how that lines up. We have added floats as option, this float layout had a lot of great feedback from the people on the Harbor Committee there is a couple of other members community oriented that are volunteered a bunch of their time to give us really good feedback on how the floats might work down there to provide not just access but maybe a potential breakwater situation where we are protecting the floats on the inside. These are optional elements that we would want to include in the permitting process but could get develop over time. The float layout as we are talking about the next phases is this may get adjusted one way or the other as well. We have added the pedestrian connection, these are sidewalks -----in improving the ramp we ---on that side many of you may know that -----ramp there is -----steep and short and it could be widened and lengthened a little bit to make it more functionable not just for the commercial side in the future however that need presents itself. We have added the potential for benches and seating this is represented of may not be the final design works but it is important to point out. We have also added additional functionable space could think about as the property rises up higher how does that functionable space is that is really the only area on the property that is sort of conforming from a land use perspective setbacks they are functionally water dependent that is where you would want to put that.

Rockwell what is the setback from existing structures?

Musson said setback from the property line is 10 feet setback and from the water is 75 feet. But I don't know if there is a setback between existing structures.

Town Manager Polky said 20' between structures.

This represents a retaining wall we have talked about this sort of a topographic --- that actually makes using this space a little more challenging. So if you can create a retaining wall in this situation its going to open up the flexibility not only for the boat ramp but for circulation that might also help in this area. The other thing we have done thinking about this circulation from not only out here where it is very congested, how you might circulate around and get in but also in this area as well for the commercial users keep it open; but flexible. Adding some landscaping, as we are looking at the permitting design and options. Landscaping might be a useful tool in terms of stormwater run off or

some kind of pollution control. If paving the area, think about how we might grade this site to help in our environmental impact considerations. Some of these elements are movable as well. We thought quite a bit about in stabilizing that corner. This is the front side of the sheet pile area and this is the corner of the facility looking starting to dip down a little bit because material is actually being undermined from underneath ----- about this whole project and how we want to address that. Possible commercial storage, these kind of functionable elements can add a building there water dependent for storage however that shakes out. Then possibly a combination of offshore wind project I want to say we have added this to the plan but the plan is not being driven by that project. This project has element of the project is a very small piece of this discussion and not being driven by that at all. We want to make sure this facility is actually useful for the community and not necessarily for the wind project. This is a piece that could work or not depending on how the Town wants to go but I think adding it to the plan and kept it on for permitting discussions.

Rockwell asked What about a structure right on the property line?

Musson said if this were to occur there are many options. The line would come into the site and potentially go -----this is a transformer and it may be that we set it off to meet the setback requirements.

Rockwell -----on the property line

Musson it's not quite on the property line and I would, certainly not use this as a representation of what could on that particular project, we don't have a lot of details, its not the primary point of the project; so there is the master plan. We can go back to this, so I just want to reiterate the next steps. The major step is taking the master plan and turning it in to a permitting ---set of drawings, and thinking more about the structural elements but the permitting agencies that we have to deal with are the Department of Environmental Protection, the Army Corp, local permitting, and also potentially submerged lands because some of the areas that need below the water line. Then we are going to be taking that where we are now and thinking about design versus cost considerations so that we could pile supported structure versus fill opportunity and what the cost opportunity. Front options for the ---pile across the front to make to make that more functionable, preliminary pricing of tractors -----so that you could think about phasing options and prioritize and then also working toward identifying -----grant opportunities. ----- Ship -----fits right in line with the project we are working on. So the next step is are to take this plan and move it the phase that allows us to put something out for construction but we have to some other details to work on.

Rockwell There was discussion somewhere about picnic tables ---but I didn't see them on the plan.

Musson We haven't added any picnic tables but that would fall in line with my element of public access for visual access. Those would fit -----

Rockwell what is your contemplation for ---where the options would be for that.

Musson where picnic tables could go?

Rockwell yes

Musson said, Again the whole idea is to try make this one funtionable site, so picnic tables go in a bunch of different areas but probably focusing on the recreational side. Could use some of the space up here for that, those are the discussions we would have to have. Those are movable elements.

Dan Morris stated here is some unknowns because some of this current site down there that's overwhelmed during the Summer time; but it is the only place down there. If this plan comes to foishon it will no longer be the only place and I have to think, its speculation on my part, if this plan

comes together like this an awful lot of the activity that's now at the current Town landing will be over on that other float system. So I think it is going to relieve the current Town landing to a great degree. It might open up the current Town landing to put picnic tables in a place we never thought of before. So there is a lot of this will play out and we will have to see how it plays out. The good thing about this site, it's very adaptable. We can have moving parts and it won't mess anything up. So we have a lot of flexibility built into this.

Musson asked for thoughts or questions.

Sandra Roak asked can you clarify what the money we will be voting on now would be used for? Musson said the money voted on will be used for these next steps taking the plan from permitting to where we are now to ---permitting phase. Hopefully the objective would be to have ---permits in hand or very close -----by this time next year. By this time next year we would be having the discussion on where we are in the construction phase. What phases do we want to go for and how do we want to proceed with that project. So the master plan is what we want to permit we may not --master plan might not include elements that are movable i.e. benches or picnic tables but it is going to really include the environmental impacts the fill area, the uses, those kind of things.

Rockwell asked will it have the transformer on it?

Musson said no. It will not have it on there. We haven't discuss that yet but I have---actually had conversation with DEP about that and I think we might want to keep that as whole separate responsibility not necessarily.

Rockwell said I think that sensitivity to that issue ----should be clear that whether it is going to be submitted with that on it or not and should not be left to an uncertainty in advance of a vote.

Chairman Miller stated we aren't voting on this right now anyway -----

Rockwell said there is an issue about that which is permitted, that which is certain, and there is a very pronounced uncertainty about other things. What I simple saying is if there is something you aren't certain of seems to me that there should be certainty about what it is you are asking for and the public should know that there is an uncertainty in anything that is being presented collectively on behalf of the public. So here's the question is the transformer going to be in that submission if it is, is it depicted? If it is as is depicted other issues that ---setback ----questions that clearly present a little more of a hot potato. I think that is something that deserves to be defined and made clear as how do you proceed. I am not saying that can't be done at some point down the road or whatever you do the mission and you are going to a master plan and that transformer is on there with that master plan and gets permitted -----the only uncertainty is whether you guys are going to be able to move it and that is what the uncertainty is of it.

Harbormaster Schmanska said by the time we get around to the permitting process which is roughly a year from now, we will know far more about this whole issue than we do now ; I would hope we would have far more answers.

Rockwell said question is that with regard to any submissions will the transformer be submitted as part of the master plan. That is my simple question -----yes or no. The answer I got is maybe well we don't know.

Harbormaster Schmanska stated that is the answer; we don't know.

Rockwell said You don't know if you are going to submit it-----

Harbormaster Schamanska said we know what we are going to submit a plan but we don't know right now today exactly is going to be on it relative to anything having to do with Aqua Ventus because Aqua Ventus doesn't know. As soon as we get answers everybody else will get answers.

Rockwell asked has there been a proposal is, there some financial incentive for the Town, is there dollars ---has been looked into in regard ---that point of entry on to the land and how that might impact financially the of the cost of this project.

Harbormaster Schmanska said it hasn't been dealt with by this group. It is not part of their charge. Rockwell said so in the abstract there has there been a concept that has -----something that is uncertain as to whether this is going to happen and as to whether the implications -----have adds up.

Chairman Miller said the chair of the selectboard is right behind you and he will answer that question for you.

Chairman Selectboard Bates said the selectboard is very clear that any plans that Aqua Ventus may come up with in the future will be independent on what goes on here and if there are permits to be applied for -----transformers that will be Aqua Ventus responsibility to acquire not what the Town will be doing so applications Noel will be doing on behalf of the Town is approved it will be without Aqua Ventus.

Rockwell said so the plan will be submitted this time without a transformer.

Chairman Selectboard Bates -----followup question is about the community benefit there has been no discussion between the selectboard and Aqua Ventus -----so that is --no discussion of that sort.

Rockwell This level of uncertainty deserves to be everything should be certain of -----

Gregg Johnston said one thing about the transformer in talking with -----anything that happens with Aqua Ventus they have to permit their -----infrastructure and I put that on the plan as a talking point because it was raised as a piece of ---what does this piece look like not as something that we were proposing or planning more by what size ---talking about -----generate discussion generate plenty of discussion but is really not part of master plan because it is so far removed from community benefits of the in fill of those two areas we are talking about that --really do the permitting we are talking about ---really is focused on those two in fill areas not so much the land bases it is a little bit miss leading having it there ---and no one knows what it is -----its generating a lot of conversation--- -----it was a piece of discussion.

Rockwell said I hope my questions have clarified how unclear it is.

Musson said I would like to take it to a higher point related to the Aqua Ventus project is ....where we are now there is going to be some level of uncertainty exactly on what is going to get permitted and the way we want to permit this is to provide some level of uncertainty for the future. So there are elements of this plan that we may want to permit that might not get developed anytime soon. Because you want to provide that level of flexibility and you really only want to do the permits once. So there could be some elements of this plan that kind of get tweaked around as we are going through the discussion and developing plans are ready for permitting and also to provide the Town with an ultimate level that the foundational element that we talked about----. Provide you options in the future not just the way we have laid it out here but this whole area The most important part ---this consistent everything else up here just a good idea for right now and not necessarily for whats 20 years from now. But the 20 years from now are these elements right here. These floats could all change ----permit them, some version of this but five years from now Dave could say you know what that configuration was crappy and we need to go back do something different but we need to add all these elements permit eventually.

Mike Mathiau said-----where is this coming from. People are seeing a picture but they are not familiar with every level of DEP permit if they had rip rap, erosion control and all these other things that is really the point it is -----picture so much as what's going on right on the waterfront with the low tide and and all that.

Musson said exactly, the important part from the permitting perspective is environmental impact, visual impact -----some of these other things but the important thing for the community is to think about what do you want that site to be meet -----planning process that you have -----you know what this is what we would like it to -----but let's make sure we can make it -----in the future there is a lot of sort of behind scenes work that goes on making a plan suitable for permitting and the DEP is not going to look at that it will be look more technical.

Dan Morris said the rationale of the Ad Hoc Committee had and now the Harbor Committee has when we first obtained the property first thing on everyone's mind we have got to fix the sagging dock. So we looked into that and got some ideas about what it would entail, what it would cost, and in going through that it looked like the repair of that dock would take most of the to the current landing if we just went in a straight line instead. These ideas have developed from a real basic let's fix it, to wow we could really turn this facility into an expediently better facility and perhaps at not much greater cost by filling in these areas and really having a lot of space to work with. My mindset was to go with the plan gives us the most as far as permitting goes hopefully we can get that approved. If we have to take it step by step to see it through but we have time once it is approved. The Town does have time, extensions, fairly routinely granted --once it is approved. This is the first big step and there are a lot of other steps to come, we have identified perhaps a 100 steps and I feel we are at 10 right now. So we have got a lot in front of us but this is an important step right here.

Rockwell said budgetwise is money there is a -----regards to dollars first. Is there a fund that funded in order to provide those dollars? Is it a matter of -----where does the money come from? Does it come from an existing budget or does it come from another budget line?  
Dan Morris said there are no funds or we wouldn't be asking for \$28,000 tonight.

A lot of talking over each other here.

Glenn Hall said-----until we know what we can do.

Dan Morris said ---find out what we can do, get some estimates, that will be a whole different process to go through Town budgeting process and hopefully we can tackle those issues next year.

Selectboard member Hall asked is this -----for the next fiscal year?

Musson said we have tried to break down the thought process in terms of fiscal years, when we are thinking about it in terms of Gregg and I, what should we do this fiscal year, put some tasks together, and there is kind of a bob and weave process to get to the finish line then that's the number we came up with for this fiscal year. -----earlier next year this time we will be standing in front of you again saying OK here is where we are, this is the permitting process we have gone through, this is the design we are working towards, this is the cost we have come up with for construction options and phasing.

Selectboard member Hall said this amount of money is less than the amount budgeted for -----fiscal year.

Gregg Johnston said I just want to add about the permitting process ----square footage and such to kind of reach out and claim the square footage and impact. There is a little bit of -----minor changes to -----no matter how many times you do it So there is no -----in there and the other part there on timeline ---you get seven years then and then you get another easy one page extension ---fourteen years and then so considering how the regulations



travel you have fourteen years to phase and think about how you make the -----just heard the word timeline -----very routine-----.

Anita Siegenthaler asked could you do a little breakdown on the line items on the \$28,000 roughly?

Musson asked the tasks?

Anita Siegenthaler said no the amounts of money involved in the different permits and what the parts of that budget will be.

Musson said he would try; I don't know if I have those numbers right off the top of my head. So I am looking at roughly pulling together the permits we are looking at \$6-8thousand dollars, rest of the design cost consideration and budgeting that will be ---rest of that. Then ---

Gregg Johnston said of the \$26000 ---you are 60/60percent in the permitting 10percent for the remaining -----.

Butch Thompson said I would just like to offer extreme minority point of view-----what you are talking about here is government enterprise and the fact that -----land improved ---fishing ----- --taking -----waterfront----- so I have always assumed the government enterprise is a drag on the economy ---talking about income -----find the ----piece of property-----market is going to tell you that -----Town business to be involved in ----activities -----opposed to that goldmine over in Long Cove -----making all kinds of money -----this business in Town forgotten fact here I would like to bring up how many acres millions and millions dollars worth of real estate --taxpayers -----atleast a dozen -----belong to St George -----talking about confined spaces present landing -----needs real estate probably 90percent lets say just 50percent of those property owners and those islands beginning to -----got no place on shore and they are paying taxes for what there is no snowplow going by, they aren't getting services that you would get on the mainland. I would think they after awhile --talking about money is coming out of their pockets ----commercial activity -----discouraging way -----there ought to be a pecking order there real estate -----and taxes -----come before the sailboat traffic and not that they aren't welcomed there but there should be more consideration for those footing the bill here and for that reason -----we would need more real estate -----for that reason I just totally oppose this project. -----things the government shouldn't be doing anything -----its not fair to the extreme minority of one.

Rockwell asked is there any thought of removing the existing boat ramp?

Musson said no, we haven't spent a lot of time looking at the functionality of that area except to know that it is pretty congested -----good for launching bigger boats but that could be a future thought once this site gets laid out a little bit better. ----talk about how to make it better ---I think there are some constraints over there on how that property was developed in terms of super careful -----piece of -----and other considerations.

Rockwell said what are these boxes in the key here?

Musson said those are structures we put on there for conversation purposes and be part of the ----- plan. Certainly some of them maybe too close to the 25 foot setback.

More overlapping of conversation here.

Musson said there is sensitivity as far as I understand from talking to the abutting residence right there too.

Rockwell said I know about that residence.

Dan Morris said just a kind of a final thought on my behalf, I think it is wise of us all to keep in mind that the amount of land in St George has a lot of shorefront property. The amount of land that is available for public access is measured in yards in this Town. That land is very quickly becoming inaccessible to most people I have seen it in my lifetime and a lot of people here see it. Shorefront property isn't what it use to be in the Town of St George. When this opportunity presented itself --a prime waterfront property became available next to the existing Town landing, it is really a once in a lifetime opportunity to do something about permanent access for everyone in town, for the visitors to the Town, seasonal or year round residents it doesn't matter to me. It's certainly a benefit to the taxpayers of this Town. You would have beautiful waterfront access where none currently exists and if this property had not been purchased by the Town it would never had existed again. I don't think we should take a shortside approach to this. I think it is a long term thing I would like to think that 30-40 years down the road for the people that inhabit Port Clyde and St George would be awful glad that we did on what we are looking to do. That's the thoughts that run through my mind.

Rockwell asked how many initial parking spaces are can be accommodated on this plan?

Musson said there are numbers on the plan, 30ish spaces. Not counting the existing ones and another 30plus. I would like to reiterate though, to me as a planner, what is really important about in the way we were asked to look at it. Isn't just that this plan is a good plan it works for what the needs are now. But the investments are going to be in these elements that are making this facility long term. A benefit to the public for waterfront access it could be a lot more recreational at some point or more commercial you just don't know how waterfront is going to react in the future and to have this option and to make it that foundational piece of it that is a really unique opportunity that and that's the reason why we are going through the permitting process; how you develop it over time. We are going to have those discussions ---I think it is important to think about it -----what you really want for the future that is what. Some these things we have on here now 44 parking spaces, green areas, those can turn into different areas but it's those foundational pieces that are going to be the key. Don't know if that reflects what we have been talking about, that's the general goal.

Ken Oelberger said once you have gone through the original process -----in years do you have subsequent processes which change take place----

Musson said it depends on how big of a change ----amendment process you aren't going to be going through each -----to change this area because the big areas that we are going to be talking about -----changing the floats around, -----different amounts of piles to support that, permits that you want to get over -----.

Rockwell said could you talk about the lighting?

Musson Actually we haven't talked about lighting at all yet, so that's a good question.

Chairmen Miller asked is this guy done with his questioning?

Ken Oelberger asked -----permits what is that process?

Gregg Johnston said so one of things we called the parking area is a blank slate you ----claim ---the sea floor that could become parking for trailers of boats, town could have events there, those sort of uses that change on the surface no additional permitting. Floats you decide to tie up to square footage that you got-no permitting, decide change the shape of a float that increase one or -----

justified your probably again simple one page minor amendment. We need two more of these really long floats then you are increasing your impact so anything where you are swapping apples for oranges -----impact is very simple.

I am reaching out and making more footprint on sea floor big permit.

Dan Morris said we get your comment but it's tough to know answers to questions like that until we know what we can do with the site.

Rockwell asked questioning about the lighting? ---on the plan so I want to ask the question thinking behind those are trying to carry this plan forward. Is the thinking to have the property luminated in the nighttime? If so, what kind of considerations would those that are involved in this ---be sensitive relative to lights. Cut to the chase no one would want to see a Walmart parking lot.

Dan Morris said To ---questions do you want people down there at night? Do you want the place open after dark that's a major question we need to have a discussion about. If so, that's how much to laminating, there is a lot of discussions that need to take place, we recognize that, but we haven't gone into those discussions yet because we don't know what we can do yet.

Musson said let me add to that, ----

Rockwell stated let's talk about the existing regulatory environment is. There existing Towns, boundaries or perimeters,-----considerations are relative to lighting. I have ---piece of property ---wanted me to put lights up what would constrict me ---are there any defined boundaries that currently exist.

Harbormaster Schmanska said there are but we don't have the code officer here tonight. We cant answer those questions but I know there are restrictions certain things have to be shrouded incertain ways -----sympathic to your concerns. But I can not see a major lighting system done there regardless of what is decided. It would certainly be done to try to omit or elevate any problems with the neighbors and I would think on -----thinking of it on the surface the municipality had would certainly not be any where near as extravagant as what might have been there in the past.

Bill Mroz said There is a public safety issue that has to be addressed here -----.

Rockwell said I will tell you though -----I own the house up on the hill as an abutter and two of the abutting properties. We leave a light on over the garage that as in the last three years generated all sorts of complaints from all over Town. Individuals who call to lights have been there since the house was built can you turn the light off past 9pm; it's in my bedroom. A lot of people are B & B folks who come in for a week, they want darkness and light pollution starts to get into all sorts discussions about that you never discuss before relative to changing what nothing will look like. So as soon as you put anything in there that change creates sentivities like coming out of the darkness into light and its twice as bright everything is exagarated when there is such a estatic environment that for such a long period of time everything changes having it be ideal for this particular use has to be in the context of everything that is around it and everything that is affected by it.

Harbormaster Schmanska said we will have a better idea if when we know what the ultimate use is.

Glenn Hall said can I say something I don't blameyou for your concern but it is like you said just for numbers sake we have 1-100 steps and we are around 50 if we -----this one don't have to worry about it -----

Too much chatter at this time.

Rockwell said there has been some uncertainty for two years out of the fog comes a plan that has a little bit of meat on its bone and so for the very first time this presentation has something just a

really -----concept while I respect and understand there 100 steps and quite a few years ahead, today is the first day there has been any clarity as to what preceded us last two years to get to here so these are logical and ---questions.

Musson said I don't want to cut short the lighting discussion but your perspective is a really good one. I am happy to hear about there is tons of different ways to address lighting that is going to be respectful of the neighborhood and also provide the public safety aspect, we just have to have that discussion.

Harbormaster Schmanska said just for a heads up all of our minutes from our meetings where all of this stuff has been gone over over over over is all on the website. So if you can't make it down to the meeting go to the website read the minutes that will help you catch up.

Diane Oelberger said so it's my understanding that tonight were voting on to permit the stability main structure for which the next 95 steps can go and it is my understanding that your meetings are all open to the public. So you actually can stay apprised of any discussions that go forward ----tonight's discussion is simply to improve the money to do permit this stability of potential space.

Rockwell said totally understand.

Too much conversation to understand.

Dave Percival said I know you had on that chart somewhere the wind project and so was passed over lightly can we pass over it a little more thorough?

Musson said I think we just addressed that and not sure what.

Rockwell said my concern was on the master plan there was an indication of a structure which is identified as a transformer building and I was speaking about that. Found this will not be on the plan. Followed with a question about any economics involved and was answered with there are no dollars this is really is even more speculative than all the other speculative ---.

Dave Percival said I didn't realize the transformer -----.

Selectboard Chairman Bates stated there is no Aqua Ventus on this master plan.

Musson said there has been lots of different discussions on one element of our discussion as a group if this were to happen let's throw something on the plan so we can -----again to be clear the goal of this project is not to accommodate the wind project it is specifically to talk about the public access needs for Port Clyde for both commercial and recreational use.

Harbormaster Schmanska stated next time anyone sees the master plan there will be no transformer on it.

Butch Thompson has one more comment regarding the time frame probably a good model to look at would be the -----Thomaston and deciding what to do with that piece of land that once was the prison it has been decades now so that is what you get when -----entities starting to plow new ground should be anyway and my question does this a money raising meeting tonight.

Chairman Miller said tonight is a public hearing discussion informational forum we will not be voting on anything tonight we will be voting at Town meeting. Voting takes place on Monday and Town meeting will proceed on Tuesday.

Gregg Johnston one thing I realize ---example of shrubs and these other things on here. There is a public proof that represents how the community and they are actually forward thinking elements to be holding the public interest and working through that where on prior project we don't have that opportunity they are part of the community as far as lighting whether it is a landscaping uses and I

think rare opportunity with a project so many times those decisions make ---people don't have larger interest enough -----all those things can actually be incorporated which benefits everybody -----.

Musson said before we end I know people will be interested in the process but aside of the planning - -----that the Harbor Committee has on this and get in to the DEP process the public comment opportunity there. If we go to the planning board that's an open planning process there is going to be other beside the stages we are going to be working with to develop the plan there are other opportunities to----

Rockwell said so if this approves on the 8th will we move forward immediately or wait until next budget year or do we move forward.

Chairman Miller said the way I understand if the money is approved on the 8th for the 2018 town budget then that gives Noel Musson and Gregg Johnston the go ahead to start the permitting process.

Town Manager Polky said some of that is going on now. We voted money in last year's budget to pay now so nothing is going to stop they are going to continue, the movement will continue.

Selectboard liaison RandyElwell said once the permitted stageTown can do this, they get the go ahead we can have the public hearing --process starts for the ultimate plan -----there will be public hearings, committee's been doing a very good job they have been considering a lot of ---a lot of the guys live down there they have the same concerns as -----tonight's focus on to tell public what that \$28.600 is for and that's what it is for. We can't do nothing unless we do that then we can start the process planning, lighting, and the parking spaces So there will be plenty of input time for public will have a chance for input.

Rockwell said I have got something that is a little, I don't even know how appropriate this is but I am going to throw it out. I speak on behalf of two of the abutting properties and I was here in favor of purchasing the property, recognize better than anybody the inadequacies of the village relative to what happens in the Summer so much so that I try to stay out of the Village in the Summer. Realize that it and agree that literally once in a multiple of generations opportunity, once in a lifetime I quite frankly understate that most of us have memories that are multi-generational we know what has been available right along being next to the Town landing and it's been nothing forever. We have been concerned about how the Town is going to be accommodate the inevitable that's happened its not something that ---can deprive you got to either to with it or accommodate it that's reality and quite frankly I say at the very first meeting the Town landing is both dangerous and grossly inadequate. Boats coming and going ametuers during at low tide launching boats, coming in going out, fuel -----just a recipe for disaster. It amazes me that more incidents there over boats hung up on those rocks because when it gets windy it's a little tricky in there very much in favor of it. This actually exspans the footprint of the Town a little bit that's favorable because big measure in yards and I agree with that as well. So I speak on behalf of number of property owners here in St George, I am a voter in St George, mywife, my family and multiple properties on the peninsula. We would be willing to foot the bill for this for a very insignificant concession which would be in the very highest as you can see topographical map there is a line and this is one of our properties and this is the other property quite frankly this hill has always been there but was blasted away once upon a time too terribly long ago but it was and where there was nothing there was something created of blasted out. If we could take this top corner/piece where there is neither parking or structures nor anything not accessible so it's a different level up here and lease it for 60-70 years we would foot the bill for this.

Harbormaster Schmanska said Where are you going to be tomorrow?

Rockwell said we will foot the bill for it?

Ben Norton said could you be a little more clearer on what you want to foot the bill for?

Rockwell said \$28,600

Ben Norton stated I thought you were talking the WHOLE project.

Selectboard Chairman Bates said that's a very interesting proposal and I will take this information to the Selectboard and we will talk about it and get back to you. We need to think about this. We will take this very seriously and we will talk.

Diane Oelberger thanked everyone for their hard work.

Chairman Miller said thank you and asked does anyone have any further questions?

Harbormaster Schmanska said we appreciate your support and vote on Monday, thank you.

Chairman Miller said thank you folks for attending.

A motion was made by Glenn Hall, seconded by Dick Vermeulen, to adjourn the public hearing; so carried.

Respectfully submitted,

Patricia A St Clair  
Recording secretary

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