

## Harbor Committee Meeting January 19, 2017

The meeting was called to order by Chairman Josh Miller at 6:00pm. Members present were Daniel Morris, Richard Vermeulen, Glenn Hall, Ben Norton and Josh Miller. Also present were Harbormaster David Schmanska, Assistant Town Manager Tim Polky, recording secretary John Falla, Select Board members Richard Bates and Jerry Hall, Noel Musson, Greg Johnston, Suzanne Hall, Chris Chadwick, Justin Thompson and Josiah Wilson.

Chairman Miller said that the main purpose of the meeting was to discuss the latest information on the 10 Cold Storage Road property and then turned the meeting over to consultant Noel Musson. Noel presented a concept site plan with an outline of the conceptual planning process. The concept site plan shows a multi-use facility with the ability to react to changes to the demands of the waterfront. Noel said that the plan added elements to make the site inviting; recognizes both recreational and commercial uses; and, added boardwalks and sidewalks. Noel also mentioned the different types of surfaces – wood, concrete, etc. – to help define the specific spaces.

Greg Johnston said that the project can be done in phases or all at once.

Noel then mentioned discussions he and Greg have had with the Aqua Ventus project – the wind power project off Monhegan. Dan Morris said that he is a property owner on Monhegan and he is very familiar with what it. Noel said that there are advantages to working with them, both financial and with the permitting process. He said the Aqua Ventus project would have minimal impact to the site. It was then stated that this wind power project is not a done deal, that people are still “kicking tires”. Noel said that the Town’s plan is not dependent on the Aqua Ventus project, but that the Town should be aware of opportunities that exist.

There was a brief review of solving the problem of the repair/expansion of the facility and the results of the study work done.

Noel then said there was a need tonight to discuss the layout of the plan and then discuss going forward.

- Dave Schmanska asked about the chances with permitting. Greg Johnston replied that fill is discouraged.
- Dan Morris said that there was previous discussion about what we wanted versus what we could get, and that it was felt we needed to look at what we could get. Noel said he has never had a pier denied.
- Greg said that the whole project can get permitted, and then built in phases. He said the permit is good for 5 years and that there is an automatic extension upon request.
- Dan Morris asked about a safe zone between commercial and recreational.
- A loading zone for commercial activity was mentioned.
- It was noted that the plan showed more recreational area than commercial. It was suggested by Noel and Greg that the recreational parking area next to the

commercial area could probably be moved back to allow more room for commercial – maybe even have a shared area between commercial and recreational for big boat access.

- There was discussion on the need for tractor trailer turnaround area – it was noted that this “need” could help with permitting.
- Dan Morris and Glenn Hall both said they liked the design as presented.
- There was discussion between Ben Norton and Greg Johnston about the need for a retaining wall on the north side of the property to allow better access to the launching ramp.
- Noel said the group should also consider the float layout for the site.
- Discussion followed on seasonal versus a year-round float system
- Dan Morris mentioned that the location of the ramp access is critical in preventing bottlenecks on people accessing the float system. It was mentioned that one option may be access to the float system from two locations.
- A question was asked about the need for more dinghy space, to which the Harbor Master said “yes”, there is definitely a need

Dave Schmanska said that the Harbor Committee should probably take home the handouts, review them and then return to another meeting to arrive at a consensus.

Noel said the Harbor Committee needs to consider:

- Lighting
- Float layout
- Additional needs for fishermen
- Any needs for other commercial activity
- The creation of an entrance, signage, etc.
- Rethinking the dinghy dock space to make it more functional
- Funding sources
- Involving permitting sooner rather than later

Noel also said that the Town needs to consider policies for the site and decide how that affects the layout.

Greg mentioned the idea of bathrooms, porta-potties, etc. It was mentioned that there was going to be a floating pump-out station located just off the property and that the idea of a holding tank for a bathroom might be a good idea.

Dan Morris suggested that a policy decision would have to be made about night time use or access.

Next meeting will be Wednesday, Feb 8<sup>th</sup>, at 6pm.

The meeting was adjourned at 7:48pm

John M Falla  
Recording Secretary