

## Harbor Committee Meeting

Tuesday-May 16, 2017

The meeting was called to order at 6:21pm.

Members present were Chairman Joshua Miller, Mike Cushman, William Mroz, Dick Vermeulen, and Daniel Morris. Also present were Harbormaster David Schmanska, Town Manager Tim Polky, Finance Director Elizabeth Curtis, Selectboard member Gerald Hall and Randy Elwell, and recording secretary Patty St Clair.

Chairman Miller stated we left off last time with the public hearing which he felt went smoothly. Dan Morris did a great presentation along with Noel Musson and Gregg Johnston. The vote passed on Monday, May 8.

Our discussion tonight should include other commercial users.

Bill Mroz questioned if anyone has shown interest in using the dock?

Harbormaster Schmanska stated in relative to setting up the whole way for the lobstermen the answer is no. We do have contracts with Island Transporter, Hale Miller, and Art Tibbetts. I also had Dan Canfield approach me today about something he has on his mind; told him to write up a proposal and get it to us or come to us with the proposal. Not sure if you all know who he is, but he is tried to be an independent buyer. Dan mentioned something about a union coming into Richard Carlson's wharf so that meant he was out of there. Chairman Miller said he wasn't on that wharf but maybe Sean lets him run in/out from that dock. Harbormaster Schmanska said Dan had a float he was buying from there and now he needs a place to go. Dave explained the provisions for 10 Cold Storage Road and Dan said he may be able to work something else out. Dave said the only way you will find out is if you propose something and he hasn't heard anymore from him.

### HARBORMASTER REPORT

Town Manager Polky and Dave have been talking about what else the committee needs to be talking about and one of things is we haven't really given much thought to what islanders may want or need; he feels we should. One islander that he has mentioned this to kind of soured me on the whole subject because the initial reaction was about time and we will finally get some parking. So how do we set that up? Or do we want to talk about it first. Two things they are always wanting is parking and a dumpster.

Chairman Miller when you buy a house on the island is there something that says the Town will provide you with parking and a dumpster?

Harbormaster Schmanska said I don't believe so.

Chairman Miller was just curious.

Harbormaster Schmanska said that has been the position of the Town in the past. I think it would be proper if we at least discussed what we might be able to offer without getting in the way of anything else we are doing.

Bill Mroz said but other than those two things what is there. Other than trash and parking what would they want.

Harbormaster Schmanska said probably access to load and unload, sometimes it is just easier to go with a takeout than loading something by hand. They load everything right there at the launching ramp now but personally I think the two biggies are parking and a dumpster.

Dan Morris said the thing about island parking if you open it up it will never go away. It will become an expectation generation after generation. So if the Town commits to certain amount of spots down

there for islanders it is just never going to go away, how do you balance the needs of the islanders with people who are down there for the day.

Harbormaster Schmanska said one of the squawks I hear constantly, how is it the guys who work on Allen's island who are making a living can take up half the parking spaces for all day. To me that's a legitimate complaint.

Dan Morris said you had a really good idea a year and half ago of changing that parking area to two hour parking; which I don't see as necessarily a bad idea.

Harbormaster Schmanska said I talked to Jake Ward about it, you show up in six vehicles and then go to the island in one boat. Why can't you have the guys park at your house and come down in one vehicle. He said that is a valid point.

Harbormaster Schmanska said I think this group needs to check out the parking situation on the old wharf. At some level you aggravate the problem but to be fair people who actually have boats there who would like to go cruise for a couple of hours and can't park; is that fair when the guy who is making money can park there.

Dan Morris said on one hand the islanders do pay a lot of property taxes to the Town and they don't get much Town services. I am not sure even the ones on shore don't get much Town services in relation to what they pay but I don't know if that's the spot for the parking down there for them. I look at that area as more transit and day parking.

Chairman Miller asked how does the selectboard feel about it?

Selectboard member Hall said we are looking to you for advice.

Selectboard liaison Elwell said even if you go to two hour parking, how do you enforce parking?

Mike Cushman said I didn't think we were going to have overnight parking. I thought it was going to just be daytime parking?

Harbormaster Schmanska said that's my mental picture; there is no overnight parking. Is it a good idea to turn the old wharf in to two hour parking or three hour parking as oppose to what is going on now?

Dan Morris said what if we did most of those spots as two hour parking and kept three the same for the time being. See how that works out for the Summer. It would force the Allen Islanders to carpool if they want to park there.

Town Manager Polky said the main thing is to treat everyone fair. If you are going to go to two hour parking or three hour parking its going to have to be on both sides.

Selectboard liaison Elwell said if we are doing this for one landing shouldn't we make it also be the same for Tenants Harbor?

Harbormaster Schmanska said I think it would be fair for both wharves to have two, three, four hours but not all day.

Chairman Miller said the average day sailor goes out for four or six hours, and clamming go for a tide. It would have to be more than two hours.

Bill Mroz said if you think long term for the vision to go forward and you are going to have half the place commercial and half the place for Town enhancement, day use for the town folk, people coming in would it be a positive thing to turn a parking spot for a specific set of people which then turns it into all success vs ---success.

Harbormaster Schmanska said I still have a vision of parking up on the upper part and you can fit a lot of cars up there.

Bill Mroz said you have been to many harbors on the coast most of them are like this; Rockport, Camden some of these other places where they have invested a ton of money for a beautiful spot

and we don't even have that capability unless we want to create parking. You can turn that into parking and gate everything else ----.

Chairman Miller stated even Camden with all their parking fills up so fast.

Harbormaster Schmanska said if we are looking at 10CSR for parking we are looking at the hill, there is a lot of room up there.

Dan Morris said I agree with Bill I don't think we should turn that into a parking lot down there.....

Bill Mroz asked what was his (R. Rockwell's) deal?

Harbormaster Schmanska said he was going to give the Town \$28,600 if he could have that spot; that spit right in front of his house in front of where the fence use to be.

Dan Morris asked Did he want to own it?

Harbormaster Schmanska said no, he wants to lease it for 70 years.

Selectboard liaison Elwell stated on that proposal, the Selectboard said no thanks.

Harbormaster Schmanska said it can't be sold because it is a non-conforming lot as it is. If a piece was sold this would make it more non- conforming and that can't be done.

Harbormaster Schmanska asked how about a dumpster?

Dick Vermeulen said there has to be a dumpster to put trash in or some nice garbage cans for trash.

Chairman Miller said Tenants Harbor landing has only ever had 2 trash cans and do they get filled up every day?

Town Manager Polky said some days those trash cans get dumped 3 times by Steve Jarret.

Harbormaster Schmanska said people use the trash barrels every day and even on the days the dump is closed. Sunday afternoon a lot of renters are putting their trash in the barrels because they are headed out of Town.

Chairman Miller said it's a reasonable expectation to have public trash barrels for people who come and go and use the public landing.

Harbormaster Schmanska asked what is the cost of a dumpster?

Dick Vermeulen said he pays \$256 a month for the dumpster at his office and they only pick up once a week.

Dan Morris said When and if we ever get it done, there will probably be volume enough of traffic down there especially in the Summer time to justify a dumpster easily. But until that happens can we get by with barrels?

Dan Morris asked How about port-a-potties?

Chairman Miller stated I think it's a great idea; if we could find a place where you could stick it out of the way.

Town Manager Polky said I think it is a good idea for port-a-potties at the Store, Jim's, and around because they wouldn't look good for the Town to have permanent ones.

Dan Morris said There again when it is finished I think there will be a need for it them.

Town Manager Polky said what you might want to do in part of the project is set up a facility that has a holding tank not ---- a port-a-pottie but a holding tank like Cod End has.

Chairman Miller said yes they come down once a week to pump it out.

Chairman Miller stated We haven't decided anything on anything yet. We are talking about parking and we haven't come to any conclusion. I would be interested to know how Selectboard feels as a whole about parking.

Selectboard Hall said to come back to your questions, I think the Selectboard comes back to the discussion that this group has had before that the 10CSR Adhoc committee had the expansion that is ---provide more parking space but there is far more demand ---there will be available space there is a questions on how --use it and if you decided to ----in some fashion how do you lease it. I think the Selectboard is looking to this committee to make recommendations it wasn't intended to ---a flip answer it's a tricky one and obviously and some how you have got to decide how you want to use the increase the space that are available but also there is the what are some of the needs the people in the community ---islands have and are there other ways that some of those needs --can continue to be ---people with the local knowledge can come up with better recommendations then---

Bill Mroz said How do you segment all these ----you can't. So rather than setting a time, can you put four or five spots that are for not sure what to call them commercial worker --- What do you call a transient worker that goes to the island?

Chairman Miller said then who polices that?

Harbormaster Schmanska stated what would be the difference between that and the guy who goes out in his lobster all day.

Chairman Miller said maybe we could just leave it for now.

Harbormaster Schmanska asked Tim we "the Town" can change parking regulations without a full blown town vote correct? It's not an ordinance it's a regulation not a rule we can change.

Town Manager Polky stated that's right the Selectboard has that authority.

Dan Morris asked are there any regulations down there?

Harbormaster Schmanska said yes, regulations that refer to both public wharves. Kind of skirts the ideas on parking the only thing that stinks ---that I recall there is no overnight parking. There are rules and regulations about vessels, tie up time, and like that cover whole wharf but in terms of vehicle parking all that it says is there is no overnight parking violators will be towed.

Bill Mroz said so unless you change the whole thing to overnight parking allowed on that facility you can't help them.

Harbormaster Schmanska but can we help the people who have boats in the harbor who like to go out on their boats and be able to park there. Can we help them out by saying four hours or two hours.

Dan Morris said if you limit it to users of the facility, islanders will have a chance to park there. So I think because it has been anything goes down there so long, any tightening up is going to result in squawks. Going back to Tim's ----that's the fair way to do it; parking will be only by the users of the facility.

Dan Morris said doesn't it make sense though users of the facility have first dibbs on the parking.

Town Manager Polky said you have to come up with some way to do that, to make sense, but how do you do that.

Dan Morris said well only with signage how else would you ---

Selectboard Hall said maybe what you need to do, is look at where you are going to be when the project is finished. You got this big thing and this amount of parking think about where you want to be 5 or 10 years from now. Then kind of work back from that, think about the steps you might take to get there because when you get this huge facility down there with the multiple uses you got to have some rules on what is going to go on down there; its complicated enough. So that it's not too early to be thinking about how you are going to police it --5 years from now because this one is not going to be figured out overnight.

Chairman Miller said Lets try to pick out some things we can agree on for now. Are we all in agreement that 10CSR is not going to be an overnight parking;yes. I would be in favor or a dumpster. I think it's a great idea if people are down there using the facility. If there are going to be commercial users then it would be a very good idea to have it because they are going to have boxes of bait and it's a lot easier to throw in there then instead of putting it in the back of a truck its expected but not expected.

Mike Cushman said you are opening a big can of worms if you let those guys put their boxes in the dumpster.

Dick Vermeulen said Dan's idea of starting out with barrels is a good idea. Keep the dumpster out of there as long as we can; it is going to change. It will evolve over time and when we find out what goes wrong during this time can change, it lets start small.

Dan Morris said if you are going to have ten floats tied up in there all summer long then you are going to need ----

Chairman Miller said they won't be this year though; let's start with barrels. How about port-a-potties; not a need right now.

Selectboard Hall asked can Noel Musson or you guys who have a lot of perspectives know how this was approached in other Towns. Looking at what other people do might be helpful in tossing some ideas on the table for consideration. A lot of them involve bigger Towns that have more people and there are more people there to do policing so but that might be helpful in future discussions.

Harbormaster Schmanska said I think he would certainly be willing to do that if you have read the river repot that he did he really came up with some stuff that we hadn't thought of. He is that kind of a guy who in terms of a full blown pickup truck with a 5foot boat behind; he had that all drawn out so where we could do this in that particular plot of land I think to some degree he wants to hear what we want and then he will figure out what or how to do it and we haven't gotten there yet but it certainly isn't a ----because he has been there done that.

Selectboard Miller asked if there is going to be lighting at this place or no? I know we have talked about it on the commercial side but what about on the other side?

Harbormaster Schmanska said we have a light at Tenants Harbor and ---the light ---at Port Clyde lasted about 15 minutes then it got taken out.

Town Manager Polky said you might say that the lighting is going to be different, less impact, but more effective.

Dan Morris asked is it going to remain gated? There is a big difference between a gate and no gate.

Harbormaster Schmanska said something we got to talk about.

Chairman Miller stated I would love to see a gate.

Harbormaster Schmanska said some people have asked can't we just open the gate this year and will end up with parking when we shouldn't have parking.

Bill Mroz said If someone comes in from the water it's not an impact but its day use parking only and if you really had to you could put up transient commercial parking of five or six spots.

Dan Morris said we did talk about earlier that the gate would be staying up. How about selling some parking spots on the other side of that gate to those guys?

Dick Vermeulen said I didn't think we had any fisherman; nobody had signed up for the contract.

Dan Morris said this is true, we were going to have spots over there for the fisherman; if they were going to pay \$4,000 that was part of the package one spot.

Harbormaster Schmanska said one of the problems as of right now is the gate is busted. The chain is a poor substitute and I don't think that gate can be repaired; it's pretty well shot. If we get anything substantial we are going to have non duplicated keys issued. Guys who have contracts are going to get those at some point if you lose the key you lose period; 50 bucks. But right now situation is not a good one, the way it is set up but I don't know if we want to spend the money to install a new gate --but right now what's down there is not working.

Dan Morris said can you haul it out of there to fix it?

Town Manager Polky said with the gate not being there you probably will have people parking everywhere and the people who want to use the facility won't be able to.

Harbormaster Schmanska said do you know what the gate ----- is at the Transfer Station? How much would that cost if we start it from scratch?

Town Manager Polky said Larry's Welding is working on the one at the Transfer Station.

Harbormaster Schmanska said could we talk to him about what the cost would be to do one of those?

Town Manager Polky stated yes.

Chairman Miller said just to go back to the lighting thing a minute, would there be lighting put in this year?

Harbormaster Schmanska stated I don't see it.

Town Manager Polky said I don't anticipate anything on that either.

Dan Morris said I know Ben has been hot on the video surveillance down there and I could see where that might be necessary when it is up and running but is it necessary right now?

All agreed that it was not necessary at this time.

Harbormaster Schmanska read Ben's email about the information he found and then the other thought was on parking to take down the fence and put up some jersey barriers, signage, and create some parking for the 2017 year.

Chairman Miller said but this brings us back to parking, gates, and fences; sure would be a great visual to get rid of that awful chain link fence.

Dan Morris said I thought about a handy way to open up a few more parking spots would be to put some jersey barriers in and take the fence down and just push the fence into the property ---maybe where the base of the road goes up the hill down to the water probably 10 jersey barriers.

Chairman Miller asked does anyone know the cost to get some of those barriers?

Town Manager Polky stated you could get used ones for 100 a piece.

Harbormaster Schmanska said What I kind of envisioned was to leave the gate or a gate roughly where it is right now for the commercial guys who are paying for access. Then you have some form of barrier running, knocking down that fence here, keep the gate here, and have some kind of areas like that just for the near future so this area could be accessed for parking but you can't drive through the gate unless you have a permit; permit will cost you money. So you have a gate here, come in off the road and park, fish, sit there and have a cup of coffee, you can't get in to what we were thinking of commercial access here.

Town Manager Polky said so what you do is move the fence back, jersey barriers in there, move the gate back, but don't call it parking -----that anyone can park there if you going to call it parking you will have to get a permit from the planning board.

Harbormaster Schmanska said to me this is a simple fix to the problem for the time being relatively low amount of money for the barriers, knock down the fence as we know it, it will cost something but it's not going to break the bank. So we spend money on a decent gate, purchase some barriers, and that's about it, then removal of the chain link fence as we know it.

Bill Mroz said then what you have is what we committed to we have a commercial side for those people and we won't get families that walk over there and we have a recreational side, transient people who want to do whatever, few picnic tables in there, that's what we really committed to for this year.

Selectboard liaison Elwell said some signs for no overnight parking.

Town Manager Polky said it's not a parking area; at some point you may want to get into that. This is such a small project you don't want to get into a full blown site review and that is what you would have to do to get that parking there and you will be doing something by next year with permits to get started and do what you want to do.

Harbormaster Schmanska asked so do you think this is a reasonable plan for this year; all agreed.

Dan Morris stated we are putting space for vehicles in a place where we anticipate there will be parking spots for this project.

Chairman Miller said we can reuse those barrier things it's not going to be a waste of money.

Dan Morris asked where is the pump out float going to be?

Harbormaster Schmanska said it is going to be in Tenants Harbor. I have talked with Merrik at the boatyard and they have agreed to kind of maintain it, keep track of it, and it would be an easier fit in Tenants Harbor than Port Clyde. I am kind of leary of leaving it out there by itself in Port Clyde.

Dick Vermeulen said that will be good for Tenants Harbor because they get more transient traffic.

Chairman Miller said so a pump out float works, leave it there so people know it's available, and they pull up along side of it and then once a month you bring it in.

Harbormaster Schmanska said it's a 1000 gallon tank like I have at my house and I talked with the harbor master down in Harpswell as far as he knows it's never been pumped more than once a Summer. I am going to talk with Steve Pixley over in Camden who has the same rig as well and Camden is going to be far busier than Tenants Harbor. The location will be inside Northern to avoid a northeasterly wind. My initial plan was to stick it out in front of 10CSR the more I think about it and talking with Merrik this helps two entities; we don't have to keep a constant eye on it and in general will be safer.

Harbormaster Schmanska said do we need a motion to do what we have been talking about?

Chairman Miller said I got everything written down as recommendations. We discussed no overnight parking at 10CSR, barrels for trash collection for now, no port-a-potty facilities to this juncture, no lighting at this juncture, no cameras at this juncture, coffee place will be remove the fence, barriers to make a small scenic overlook, new gate to restrict access to the commercial side.

Harbormaster Schmanska said someone want to make a motion to those recommendations and I will get started looking into the cost of things.

A motion was made by Bill Mroz, seconded by Dick Vermeulen, on the above; so carried.

Dan Morris said what is the Selectboard looking for from this group from now and when we get a decision on the permitting process?

Selectboard Hall said the things you are doing right now are certainly steps in the right direction. There is guidance input on what needs to be done down there this Summer and this looks like a reasonable approach.

Bill Mroz said would it warrant having some of those island people join us at a future meeting so that we can talk with them?

Mike Cushman said he said he would go talk to them he knows the majority of them.

Town Manager Polky said you might want to look at some of the things you can offer them; we know parking isn't going to be a thing we can offer them but they might be able to use the wench or something to load stuff; something to think about.

Harbormaster Schmanska said my only reservation there is insurance.

Elizabeth Curtis said they are not a commercial enterprise they are homeowners so their private insurance should cover for a one time use of the wench.

Harbormaster Schmanska said we should check that out to absolutely positively make sure.

Town Manager Polky said you could ask for proof of that insurance from the homeowners before being able to use it.

Dan Morris said to me the easy answer there is, we will take your concerns into consideration when the facility is built until then there is not much we can do at this time.

Town Manager Polky said I don't have a problem with that but you might want to start thinking about it now so when we get to the completed project you will have some answers.

Chairman Miller said we did have some stuff penciled in the original project; remember the heist that is over there on the southeast side that was designated for them.

Selectboard Elwell said the parking on the hill you might be able to make that a permitted paid yearly parking as the plans move forward.

Dan Morris said if we had a pretty good idea that it will be a "yes" on what we want to do then we get through the hoop of funding. Assuming we get those two things out of the way ---How much planning do we want to do for a facility we aren't sure when. So I guess that's my question in terms of the islanders.

Town Manager Polky said I understand what you are saying; but listen to what Noel has said over and over when it comes to permitting some of these things you are planning might not be a bad idea to mention this in the permitting process; more chance you will get a "yes".

Dan Morris said Island access is a big thing.

Town Manager Polky stated absolutely.

Dan Morris said we have been there to a certain stint with the ad hoc committee when we invited different user groups to our meetings for the purposes of them saying their say.

Harbormaster Schmanska said I have one question I have not rigged up the winches down there because I never seen winches like this. On the drum there is no place to attach the line and there is no hole on the side of drum. I bought 3/4 inch rope for them. How...

Dick Vermeulen said keep tension on it.

Mike Cushman stated they have an extra wrap on it so at low tide you not losing the end.

Dick Vermeulen said are these winches somehow unsafe in today's world; how old are these things? Did we have an insurance guy go down and look at this stuff?

Town Manager Polky said the insurance person hasn't gone down there yet.



Selectboard Elwell said there is one thing to mention Josh Miller's term is up on June 30, 2017 and he is all done. We have to decide one of the alternates to move up Bill Mroz has been an alternate longer than Ben Norton; so we should elevate Bill Mroz. Ben Norton will remain an alternate then. Chairman position will be open when the next fiscal year starts.

A motion was made by Dick Vermeulen, seconded by Mike Cushman to adjourned; so carried. Our next meeting is June 13, 2017; this meeting adjourned at 7:40pm.

Respectfully submitted,

Patricia A St Clair  
Recording secretary