

# 10 Cold Storage Road Project

## Public Hearing

### March 15, 2018

Harbor Committee Members present were Chairman Dan Morris, Mike Cushman, Peter Henderson, Bill Mroz, and Ben Norton. Also present were Harbor Master Dave Schmanska, Select Board Representative Randy Elwell, Town Manager Tim Polky, Finance Director Elizabeth Curtis, and members of the public.

Chairman Dan Morris opened the hearing at 7:00pm with a brief introduction about the how tonight's information will be presented. He said that he would speak on behalf of the Committee, then consultant Noel Musson would speak. He asked that people wait with their questions until after the presentation. *(The Power Point presentation is part of the permanent file of the Town.)*

Morris spoke about the number of miles of coastline and the number of feet that is open to the public. He gave a history of the project and noted the timeline of the three phases.

Noel Musson reviewed the engineering aspects of the project, noting the benefits to the recreational and commercial activities in Port Clyde village.

The hearing was then opened to the public and the following questions and comments were heard:

- What does EDA stand for? - Musson said it stands for Economic Development Association
- Will the site be year-round or seasonal? - Morris replied that the site will be year-round. Discussion followed on the issues faced by year-round use. Morris spoke about the Committee's investigation into concrete floats. He also said the float system may consist of both seasonal and year-round. Musson said it would be permitted as year-round to allow flexibility.
- Will there be traffic issues during the construction phase? - The response was that the intent is to minimize any conflicts.
- Are the cove and notch currently being used? - Schmanska said yes, but the use is not necessary to that area.
- There was a question about the timeline that Musson clarified.
- How much does everything cost, including purchase? - Morris said about \$3.5 million, and that was on the high side.
- How much will interest on the bond be? - Elizabeth Curtis said she would have that information for the next hearing.
- Would the project be bid locally or out-of-state, thinking out-of-state could be less expensive? - Musson said we are always open to work with cost effective contractors.
- Is the committee dead set on steel sheets or would they consider pilings? Are there other options? - Musson said proposed design would be the less expensive approach.
- What is the grant proposal for \$500,000 due at the end of this month? - Musson said it is the Northern Border Regional (NBR) Commission that we intend to submit a grant to. He said the letter of intent to file is due by March 31<sup>st</sup> and the application is due in May.
- Concern was expressed about relying too much on grants. - Schmanska said that all grants have strings, but the Town has had good luck with the SHIP grant and that the SHIP grant may be used for floats and the incline. Morris said we intend to apply for any and all grants to reduce the cost to taxpayers.

- What might be the revenue back to the Town? - Schmanska said we are looking at roughly \$8800/year, but we don't know for sure what that might be in 5-10 years.
- Will there be parking revenue? - Elwell said that the next phase, a Use Plan, will address that. Musson said the purpose of the current phase is to build something that will be flexible into the future, making it possible to address all needs and opportunities. Morris said it is difficult to know what the future will bring and likened this project to the Marshall Point Lighthouse – something that brings revenue into the Town. He said that he felt this project will not necessarily fix traffic problems but should make it safer.
- Has there been any consideration to purchasing other land for Port Clyde parking? - Schmanska said this Committee has not looked at this, but he said the Select Board probably has looked into it.
- If satellite parking, there would have to be a sidewalk.
- Has the St George Business Alliance expressed their thoughts on the project? - It was said that it has not been done but will be looked at.
- What happens if we don't do anything? - Schmanska said "sell it". He said that part of it is sinking, and that if we do nothing, the value of the property will decrease.
- What will be the financial impact? - \$60/year over the 20-year bond payback.
- Was there consideration of increased truck traffic? - Morris said that when the property was St George Marine, there was a lot of big truck traffic, but it was managed. He said that the site is being developed to alleviate some of the problem, to give us a fighting chance. Norton said public ownership will provide better local control than if it was privately owned.
- Mike Cushman said he was initially against this but feels this will give a lot of people the opportunity to access the waterfront.
- Dave Schmanska said that in Port Clyde there is no room to park, but there is mooring space available.
- Karen Cushman said recreational fishing for tourists will be a draw.

It was mentioned that the next hearing will be March 29<sup>th</sup>. It will be a repeat of tonight's meeting, plus it will have the wording for the town meeting ballot.

The hearing was adjourned at 8:25pm.

Respectfully submitted,

John M Falla  
Acting Secretary