

Town of Harpswell
Mitchell Field Committee Meeting
March 7, 2016

Attendees: Jane Covey, Don Miskill, Rob Roark, Scott Sheffer, Nancy Sohl, Sandra Allen, Michael McCabe and David Chipman.

Also present: Ellie Multer, Mark Eyerman.

A quorum was present. The meeting was called to order at 5:32 PM.

Meeting Minutes: The February 1, 2016 meeting minutes were approved as written [8-0-0].

Old Business: Action Items (not listed in any specific priority order)

- **Action Work List:** Tel-Com Conduit Repairs, pour concrete slabs on which to set granite benches, remove dead tree at entrance copse, repair trail ruts, asphalt road repairs, till and smooth lower meadow so it is usable as a grass playing area, remove remaining fence barb wire, burn or remove invasive plants debris at concrete pad, replace 5 2x4 posts on beach access trail, install 5 4x4 posts on new beach access trail, move barb wire from concrete pad, and Sentry Building Refurbishment.
- **Action item: Bluff Area Work Plan.**
- **Action item: Trim Oak trees at entrance and improve visibility of the entrance.**
- **Action item: Develop and implement invasive species mitigation and removal plan.**
- **Action item: Develop a strategic plan to upgrade and maintain the open meadows.**
- **Action Item: Pier Disposition and Boat Launch Public Information Action List:** Barney Baker Assistance, Pump House Cleanup, Town's Legal Cleanup Responsibility, Consulting Costs & Services, Pier Informational Package, Boat Launch Informational Package and Boat Launch Workshop.

New Business:

- **Recap of March 1 Public Forum -** Felt the forum went well. Jane did a nice presentation. Plenty of questions and support for the project.
 - **Questioned use by clam diggers** as the areas they want access to are farther up Middle Bay and putting in at Lookout Point ramp is closer. Also, number of clambers is declining so there may not even be a need.
 - **How many boats and moorings are there in town?** Jim said the number of boat registrations has been fairly stable over the past 4-5 years. Moorings are a larger number due to marinas. Do we know how many registrations are commercial and how many are recreational?
 - We need to make sure we know the **complete Boat Launch construction costs** including the parking and road upgrades.
 - Several questions about leaving the fill material and permitting the reef. Mark answered them.
 - What if we just the pier fall? Is it more expensive to remove then?
 - **Questioned the need for the road addition next to the Admin Bldg.** To eliminate interactions between people using the beach and boaters going to the launch facility.
 - **Felt these improvements were most attractive to non-residents.**
 - **MF Business Zone.** Would the boat launch be able to accommodate a travel lift device if a business wanted to use one?
 - Dick Moseley spoke on behalf of the **Harpswell Business Association** in support of the project. It will help attract visitors to Harpswell. He feels there is a lot more support out there in the community too.

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- **Preparation for Town Meeting:**
 - Reviewed the *Summary of Recommendations for Improvements to the Waterfront at Mitchell Field* (see handouts). This will be a handout for voters as they come in to the gym. Deleted the list of articles that would be voted on.
 - Reviewed the *Town Meeting 5 min Presentation* (see handouts). Remind voters that approval of the waterfront recommendations article does not spend any money. It just accepts the plan.
 - Reviewed *Town Meeting Q & A* (see handouts). Be prepared to talk about costs. Expect questions about leaving the fill in place. Is it more expensive to let it fall and see if we have to remove it?
 - Don't let folks get focused on how we got here. We are dealing with the present and the future.
- **Mitchell Field Waterfront Development Technical Assistance** – (see handouts) This memo derived from the Public Forum questions. Kristi and Mark wanted to establish some guidelines around what we would be requesting if the town accepts the waterfront recommendations. They will be pursuing the speed limit reduction at the entrance instead of moving the entrance.
- **Update on Town Warrant Articles related to MF** – The BoS voted last Thursday make some changes to the articles after accepting the public petition concerning the water tower. The articles are being (renumbered).
 - **Art. 31 (33)** – Reduced to \$11,300 for normal maintenance expenses for mowing, electricity, toilets and signage. It deleted \$22,000 for removal of the water tower that will be addressed in a separate article.
 - **Art. 34 – (New) To see if the Town will vote to raise and appropriate \$22,000 to a reserve fund for the purpose of repairing, maintaining and obtaining engineering analyses of the Mitchell Field water tower, and to expend that sum for that purpose, and to authorize the Board of Selectmen to accept gifts and grants for same.** This is an alternative to the public petition article that will also appear on the warrant. See *Possible Alternative Warrant Article* (see handouts) for more details and explanation for the article.
 - **Art. 35 – (New) We, the undersigned, request an article on the 2016 Town Meeting warrant to raise and appropriate \$22,000 for the repair and maintenance of the Mitchell Field water tower and to establish a fund to receive money from private sources for same.** This is the citizen petition article. If article 34 is approved then this article will be passed over.
 - **Art. 32 (36)** - Acceptance of the MF Committee Report. No changes
 - **Art. 33 (37)** - \$150,000 to remove the pump house debris. Unspent funds to MF Reserve Account. No changes
 - **Art. 34 (38)** – \$30,000 for consulting services. Grants could reduce the amount by up to \$15,000. No changes.
- **HCA Propeller Project** – HCA representatives met with the BoS earlier today to present a written proposal about the Propeller Project. (See handouts)
 - Ellie gave a brief overview. It is a combination of education, arts and business incubation.
 - Don will distribute the handout to the members of the committee via email.
 - They are going to negotiate a Memorandum of Understanding over the next year.
 - See it as a partnership with the town. What does that mean? What revenues would the town realize from this project? There is corporate interest in the project.
 - Ellie indicated that for the BCS there is a lot more work to be done. They are asking to exercise management control over the MFBZ and the Admin Bldg. Town would have to cover infrastructure improvements.

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- **Recreation Business** – Briefly discussed campground idea and Cycle Cross. Tabled further discussion to a later date after results of the town meeting are known.
- **Invasive Species** – Jane and Don are representing MF at the partnership meetings. MF is a test site. The field was surveyed and the results recorded. Looking at a remediation plan for removal and disposal. Burning the field in spring helps. Would also look at burning any cuttings that are pulled up vice disposal at the Town Transfer Station.
- **Action items:** Think about what our goals are for 2016 and 2017. We will discuss them at the next meeting once we know the results of town meeting.

Handouts:

- Jane Covey memo, *Summary of Recommendations for Improvements to the Waterfront at Mitchell Field*, dated March 7, 2016
- Jane Covey memo *Town Meeting 5 min Presentation*, dated March 3, 2016
- *Town Meeting Q & A* from Mark Eyerman email dated March 3, 2016 at 2:51 PM
- Memo *Possible Alternative Warrant Article*, dated March 3, 2016
- Memo *Warrant Article 38 (40), Mitchell Field Waterfront Development Technical Assistance*, dated March 7, 2016
- Memo, *Propeller Project at Mitchell Field - Overview*, dated March 7, 2016

Next Meeting:

- MFC meeting on April 4, 2016 at 5:30 PM at the Town Office
- MFC meeting on May 2, 2016 at 5:30 PM at the Town Office
- MFC meeting on June 6, 2016 at 5:30 PM at the Town Office

The MFIC Meeting adjourned at 6:45 PM

Respectfully submitted,
Don Miskill, Secretary