

Town Lands Committee
Minutes
January 12, 2016
Approved February 9, 2016

Present: Ken Oehmig, Co-Chair, Jane Smith, Co-Chair, David Hackett, Hope Hilton, Ned Perry,
and Jean Richter

Guest: Jane Covey, Chair of Mitchell Field Committee

Absent: John Loyd and Ellen Shillinglaw

The Committee met at 6:00 PM at the Town Offices with Co-Chairs Jane Smith and Ken Oehmig welcoming Jane Covey, Chair of the Mitchell Field Committee.

1. Visit from Mitchell Field Committee

Jane Covey discussed the recommendations for improvements to the waterfront at Mitchell Field and mentioned all the recommendations are contained in a Report dated November 20, 2015, which is available on the Harpswell web site. She reported the Selectmen are considering one or more warrant articles that incorporate the Committee's updated vision for the future waterfront development decisions including replacing the pier with a new or renovated landing facility that could accommodate both public recreational and appropriate commercial uses. There followed an extended discussion of some of the financial issues such as spending \$140,000 to build a new boat landing, \$20,000 for a technical analysis of the condition of the old pier and \$22,000 toward the removal of the water tower. Additionally, it was mentioned that the cost estimate to rehabilitate the old pier is about \$4,000,000 while simply demolishing it might cost \$3,500,000, which might be reduced by some \$750,000 if the pier materials simply could be lowered in place to the bottom of the bay to become an artificial reef. Jane Covey reported there would be a workshop on January 25 to further discuss the options. A member questioned the need for a two-lane launch ramp with several other town landings available on Harpswell Neck – as well as the very large boat launch facility at Mere Point. Another member said they don't see any need for a landing at Mitchell Field when there already is a good landing at Lookout Point. There also was discussion of a town wide study of the need for and ability to improve several of the Town Landings throughout Harpswell. Jane Covey mentioned there would be a need to reconstruct the main road entrance to Mitchell Field to allow for better access off of Route 123 for vehicles with boat trailers, as well as a need for a parking facility for the vehicles to use while the boats are on the water. She said the Mitchell Field Committee would be very interested to learn of the Town Lands Committee's feedback on all the issues. The Committee thanked Jane Covey for her presentation of the plans and recommendations of the Mitchell Field Committee and her openness to discussing a broad range of issues related not only to Mitchell Field but also improvements to existing landings within Harpswell.

2. Approve Minutes

The minutes of the Town Lands Committee meeting of December 9, 2015 were approved after several sections had been reviewed and revised.

3. Old Business
 - a. Landings & Abutters
The Committee discussed the Harpswell policy related to tax takings.
 - b. Permit for Work Abutting the Steamboat Road Landing
The Committee discussed concerns about the application that had been filed by Steamboatyard, LLC to reconstruct an existing pier in Lowell's Cove at 19 Steamboat Road. The Committee believes it is still important for the Town to communicate its concerns to the Bureau of Parks and Lands, or other appropriate authority, about the application not referencing or acknowledging the Town right-of-way or the Town Landing off of the subject property.
 - c. Graveyard Landing and Registry of Deeds
It was confirmed that the Graveyard Landing documents relating to the Coolidge Property are on file with the Registry of Deeds, although it is still not clear if there is a path or other right-of-way designated between the public road and the historic graveyard.
4. Stewardship reports:
 - a. Tide Mill
 - b. Lookout Point

Due to the late hour, the Committee agreed to re-schedule these reports for the next meeting.
5. Committee Report for the Town Annual Report
It was agreed a draft committee report for the Town Annual Report would be circulated to the full Committee in the near future.
6. Stewardship Reports to Review at Next Meeting
See 4. above.
7. Other
There was a brief discussion of a suggestion that the Committee invite all the selectmen to take a tour of all the existing town landings during the summer of 2016.
6. Next Regular meeting: Tuesday, February 9 at 6:00 PM at the Town Offices.

On motion made, the meeting adjourned at 7:55 PM.

Submitted by:

Ned Perry