

## 2022 Mitchell Field Survey E-5 Responses

<b>E-5 Do you have additional comments about the disposition of the Administration Building?</b>
Should be a large open air pavilion with bath/changing rooms.
Even though someone has offered to help fix up the building, it's an ugly duck and just really detracts from the beautiful waterfront and its use.
If the space should be used for Town/community purposes, then the existing building should be demolished and a smaller, more eye-appealing building designed for such purposes should be built.
so much of the history is being removed. It would be nice to keep some aspect of what the fuel farm was to begin with
Can the building be rehabbed and the garage demolished?
Any building not used or no immediate plan for use should be removed
It would be nice if the building could offer more to the people who use the park for water activities. (bathrooms, maybe a small shop to buy food and drinks).
Just get rid of it and leave open space.
I don't think this area should be turned into a parking lot, as it would ruin the natural feeling of the area. I've never had a shortage of parking with what I'd available and I think that space could be better used for the community.
Need a building that fits the area
Don't develop if there are pfas there and just demolish it. I know from being involved with the community garden that this is an issue with water in this area. If there are pfas in the well water, it's a lawsuit waiting to happen.
It should be used as a small community center and have space for a general store where you could check our beach supplies and buy snacks and drinks for the beach. A small book borrowing corner would be great for those who want to read on the beach. Food trucks would be a great addition and would bring more young families to the waterfront.
The only building on MF should be income generating
I don't know what, but it does seem like it would be nice to find a use for it.
if there is a donor that can help renovate, I think we should go for it!
Potentially, it is too valuable an asset to sacrifice through neglect. Sufficient repairs to make the building weather-tight and secure should be done, so that it can be preserved for future use when a use presents itself
The cost (both money and energy for renovation vs demo) is something I know nothing about, but it would influence my decision on a reno vs a demo. Also, hard to answer such varied questions in E4, It may have been better served to offer use (open space, parking, toilets, waterfront, storage) as additive with our like/dislike of supporting those activities instead of lumping options they way you did.
No opinion -- need more info about potential/proposed uses
we should have community meeting and storage space for Town needs, but it seems like money would be better spend on a new building, as the current one has so many needs and inherent limitations
Cafe
the Admin building could be repurposed and refurbished to provide a community center for varied activities. it would become a valued asset to the community. I expect that with good planning and marketing, we could find local donors, large and small, to provide the needed funds.
We anticipate traffic will increase and more parking will be needed. Demolishing the building could provide more parking space without encroaching on the meadows.
We need a gym for residents. So on bad days we can walked exercises and have companionship.
I would recommend we go with whichever solution is the least expensive. It is an eyesore. I'm not sure I like the idea of permanent toilets because that creates the burden of someone keeping them clean, etc.
use/non-use depends on other waterfront decisions
The garage has been used byTown committees so I hope it will be repaired and maintained for such use.
It's not the kind of building that is needed for the current/future purpose of Mitchell Field, and it's taking up a location that is at the heart of the waterfront. I think it should be demolished, and a cohesive new plan for Mitchell Field should be developed and implemented to turn it into the amazing place that it could be.
Do not commercialize it. Avoid additional businesses, not the place for it.

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Mainly that I think the plans for the building, and Mitchell Field in general, should be kept reasonable. I am skeptical that spending a lot of money to develop the building, or the property in general, will attract enough additional people to justify the cost. And, even if it does attract a lot of people, I think that will reduce the enjoyment of the property for its current, more limited uses.
Compare costs to renovate versus a new build, have restrooms in any case.
Would the Federal Government cover cost of demolition or are grants available? It is kind of an eye sore as currently.
Ugly -- would rather see something more attractive, useful and multi-faceted constructed in its place
Let the purpose drive the decision. Don't base your decision around the building that exists.
Great place for bathroom facilities and common rooms for public use.
If it's not currently in use, demolition and replacement with facilities or items that support more sustainable use would be best.
It is so ugly that I don't like going to the park because it is there
Open air shelter for use by the community - for protection from the sun and rain, large enough for different groups to use it, and bathrooms
It would be great to rent out to local business people (cafe, snack shack, bike/kayak rentals, etc)
what would the building be used for? could it be demolished and add more parking?
i believe renovating the old building will be too costly, the building does not merit that kind of expense, as it is not attractive. Careful thought needs to be put into the location and design of a new building, simply plopping a small structure in the same spot will do nothing to correct the design issues associated with continuing the same layout as when the site was a fuel depot. Sufficient funds and thought need to be put into a new structure to actually contribute to the improvement of the site, and its new dedication as a recreational site
Repairs versus a new building would depend on costs.
Develop a master plan and see if the building fits in. Personally, I think money and effort should be targeted for outdoor activities.
Equipment rental - small cafe
Would need more information to understand if renovation or building new is best
HHLT is interested in identifying a location for a permanent set up for Outdoor Education - a location that would include locked storage space, bathroom(s), running water and a space to hold classes. We really like access to Mitchell Field for one day of our Nature Camp classes in the summer. Such a space could be shared. Something to think about! It also occurs to me that a pavillion with picnic tables underneath would be useful for events and classes in lousy weather.
Obviously, long term plans would fit with the rest of the goals of Mitchell Field
If the use of the Admin building/replacement was targeted (i.e., we knew what it was going to be used for), could definitely support but all of the "enhancements" to Mitchell Field contemplated above are outdoor activities and you only really need bathrooms to support them.
We support whichever options results in a reasonably attractive final building with real bathrooms and either a concession for food or room for food trucks.
Not sure what it would be used for/what there is a need for. Permanent toilet facility would be great.
Don't know enough about the building
I am open to development as long as it's for the community and the property is not privatized. I think having on site toilet facilities would be great.
Great place for real bathrooms
make it well equipped enough to host weddings or other paying venues
I leave this to the town to decide what option is the most fiscally and logistically feasible; whichever option is pursued, I would like to see the space used for bathroom facilities. If rebuilt, the space could be crafted of local materials and perhaps powered by solar. Maybe even add a small museum/space detailing the history of Mitchell Field and its value to the town today.
Don't spend money for a short term fix - invest now for long term use
It's a bit of an eyesore.
It would be beneficial to have some indoor space for recreation/community use - but not sure this is the right setting for such an endeavor.
Make natural in appearance. Support local arts in the interior

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Renovate the entire building - not unless there are concrete ideas for self-supporting uses
Even a beautiful restoration seems cheaper than a new construct. Restoration with plenty of windows, etc. could allow for views and all season events and activities.
Depends on the direction town decides
Use the Administrative building as a historical building? Develop remaining space for non-commercial town use and to recruit additional businesses.
I would need to understand the proposed use before endorsing expending any funds. Renovating just to save the building does not make sense. I favor recruiting additional businesses if there is an appropriate tenant, great. Only if we need it I favor developing for non-commercial use. What purpose would the remaining MBD space be left open?
keep all existing structures!
Do something to compliment public use of the beach, ramp, dock. So much potential. No other town waterfront access place has so much parking room.
A need for a good toilet facility with any of the 4 options. The "don't knows" above reflect that the community/town needs to do real planning, visioning what are the needs? Recruiting additional business is interesting. Something to compliment the hatchery, something marine.
How about a library. I don't now what is needed most for remaining MBD space.
Depends on present condition of building - not my forte. toilet facilities. Leave my tax payer projects alone for now please. Seems we lost our chance for a business when refusing LNG!?
Would need to know cost. Is the building sound? Demolish vs renovate. I do support using it for the community.
Support demolishing but NOT for parking.
The building should either be improved or demolished. I favor space for additional businesses and town business use
Minimize footprint of building and parking. The open space is precious.
Demolish and keep open space with possibly pavilions for picnics, seating for viewing.
It's ugly - you can't put lipstick on a pig.
Timing and overall expense to repair versus demolish and build new would be my biggest question for the space. Something practical for community use should absolutely replace the current setup.
Need more details on Renovating and/or short term repairs.
Leaning towards public - lower priced housing
My choice depends upon building and renovating costs, future maintenance costs, appearance (please not industrial). I prefer NOT to have more parking and cars near the waterfront. You could build a drop off place at waterfront with parking up hill? Keep cars away from relaxing waterfront.
Something creative and inspiring would be great. Parking lots - no thanks.
If the town needs the space in future it would be available. I prefer Mitchell Field to be as undeveloped as possible.
recruiting other businesses , depends on type of business
Make alternate site for Summer Concerts when it rains. Possible site for people to gather for lectures or games (cards, bingo, scrabble, etc.). Possible site for fundraising events for local groups like fire company, scouts, lobstermen, etc.
options 1-3+4 can add substantial cost plus manpower needed for maintenance
costs?
Permanent bathrooms. As between 1-3 above, which is more cost efficient?
Lease it for restaurant use
Again, utilize the building with an indoor performance space, bathroom, and a library. Design with Coastal architecture.
Create a bathroom and changing rooms. Possible add grilling area if trash removal can be managed. Don't know where the MBD is at Mitchell Field. If it is down in the open field or waterfront then I favor recruiting additional businesses. If it's up one top where Pammy's is, then I favor keeping the MBD space open.
Is it salvageable?

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Renovating the building depends on what the use would be. I am a little hesitant about permanent toilet facilities and the maintenance that would involved and whether people would come to use them who were not really visiting the park.
E-4 option leads me to believe that some sort of indoor space should be available to take full advantage of Mitchell Field.
If there are no immediate needs, I support demolish building and use for other project. For example, parking area to prevent paving meadow. A pavilion for picnic.
E-4: #1 too expensive, #2 best choice
I see no rationale for keeping this building
How about a summer theatre?
It is a good solid building and quite frankly this town has a very bad habit of getting rid of perfectly good structures for some unknown reason.
We need bathrooms and I'd like to see the old building utilized, if it can be rehabed.
Support permanent toilet facilities year round. Other support depends on the cost and how many people actually use Mitchell Field.
need a cost feasibility study on new, renovating
All of these are viable options. I love more outdoor & community space. It depends on how much each cost compared to what would be done with the. More local businesses the better!
include toilet facilities
no more businesses
If it is only in need of repair - do renovation. Keeping remaining space open would require a PLAN...
If you make it nice, needs security. Bathrooms, bathrooms, bathrooms
Offer building rental to businesses that are appropriate for supporting activities on Mitchell Field. Permanent toilet facilities are needed.
senior center
Consider this historic site and repair buildings. Do not construct something that isn't in keep to its past uses.
It's hard to say without knowing costs
If it's in the marine biz district, it should be a marine biz. If 'recruitment' means spend money, no.
EITHER OR - RENOVATE OR DEMOLISH BUILDING FOR COMMUNITY USE
EITHER RENOVATE OR DEMOLISH FOR COMMUNITY USE
KEEP REMAINING SPACE OPEN UNLESS THE TOWN NEEDS THE MONEY TO KEEP MITCHELL FIELD OPERATING.
Emergency Telephone at Admin building. Think about telescope to see Mt Washington. The garage could be remodeled as open air picnic site for picnic. Tables - roof can be kept to provide shade and possible roof top garden with windmill to generate pwer.
1,2,4 should only be done once there is a know use for the building
Repair needs? Rent use
Harpwell Neck Library is a great idea, if the decision is to renovate the Admin building or decisin is to demolish and replace with smaller building
Maybe a portion of the build used as year round restrooms? Just a thought
Either recruit additional businesses or keep it as open space
Could do short term repairs to defer the decision. Could demolish the building and just keep it open. The meadows, woods, and views are what we appreciate most. Permanent toilet facilities seem like a costly undertaking (upkeep, cleaning) - port-a-potties seem just right the way they are.
Include toilet facilities, drinking water. Kelp business?
Support renovation contingent on more information about cost of maintenance
We need a nice community space ... this would be a great spot to set up for Merch sales for the lobster boat races.

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Why create waste if you can renovate? Need restrooms/water - renovate for expanded recreation area. What is the long term plan for Mitchell Field? Is it recreation space or business space? If recreation, then you have your answer.
We don't know enough about the building to know if it makes more sense to renovate it or demolish it. Whatever the Town and any consultants think best. If it is possible to have a bathhouse/toilet facilities and a space in the building for one or two festive businesses like Pammy's, that would be ideal. If there is to be more parking down by the water, put it behind the building so it doesn't interfere with the ambience and views.
Need more info regarding the idea and its cost beyond the roof repairs.
Cost analysis required for valid opinion.
library !!!
save the building
Kayak rentals would be nice
If there are no active uses currently, is a very outdated structure to fund for future use. And an eye sore. My overall goal is to preserve the natural beauty of this area. Our waterfronts are rapidly becoming developed and privatized and the meadow and waterfront are valuable public resources in their natural state.
Do #1, if not then at least #2
Renovation to building should be a cost saver to the town
Library?
Feel the building should be demolished and a smaller storage facility for town use be constructed on part of the site. Use the rest for expanded parking and porta-potties rather than permanent toilet facilities.
would be great to have the Harpswell Neck Library there
Would like to see the amount of funds spent here be matched for affordable housing location
need clean toilet facilities
It would be nice to have small cafe there with toilets
Make Mitchell Field Park a destination for Harpswell boaters. Add moorings, pier space, shuttle, swimming, picnic areas, food alternatives: cafe, general store, etc.
There should be a plan in place for what the building would be used for - so maybe necessary short term repairs would be needed until a plan in place.
Only renovate if there is a plan for its use in place - if not, then just make short term repairs. Include allowing the inclusion of an area of the building to offer vending machines for drinks or snacks or a small business to offer the same. Mitchell Field is either a recreation area for the town or an industrial facility. If individuals are to come to enjoy the space they will expect a pleasant place not a park in the middle of a business park. I think that the recreational park is more valuable in the long term for Harpswell.
If the town has no immediate or future use for the building or a replacement one, don't build one that may not meet these "future needs" and will require maintenance cost in the meantime.
new library
with permanent toilet facilities
Determine costs and make available to taxpayer support in concepts # 3,4 and encourage committee to research further.
Question: what is the size of the remaining space and location? Not enough info to answer E6
What would it be used for? Costs? Support concept of new small building but need more info.
Where is this remaining space? Would a business interfere with walking experience? Need more info.
use for classes, exhibits, rec program, lectures, ...
Explore dismantling a portion of the building to remake/rehab as a smaller unit adjacent to the beach for public/community purposes. Being made of brick, this might be a workable approach and less costly. Could some of the work be done by students in the 'building trades' program at the Brunswick Tech High school for learning experience?
A kayak rental business, perhaps?
It's ugly! Get rid of it, anything would be better

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Use it as a changing facility for beach but only seasonally. Why bother (remaining space)?
20 permanent flush toilet facilities + well + septic field
What ever is deemed the most reasonable cost effective way to have town and community use of the recreational lands in Harpswell. Year round public bathrooms would be a great benefit
Would need to evaluate costs before any decisions. Should make short term repairs for now. Would like more info on pros and cons of remaining space.
Do not know enough about it to comment
AN INDOOR PERFORMANCE VENUE WOULD BE WONDERFUL. WHICH IS MORE COST EFFECTIVE, CHOICE 1 OR 4?
What's more cost effective: renovating or building new?
work with the local donor
no opinion as I don't use MF
I would want to see more about the specifics of any plan for the building. Is there an appetite for more activities in the building?
I would like to see it turned into a usable town space - keep the history of the buildings but reno so its usable, inviting and fits with the landscape
A building for community use is a good idea
permanent toilet facilities, #1 & #2 ok also
not sure what would best serve local community
all sounds like good ideas
Harpswell Neck library could go there
How about a small cafe?
Recruit additional businesses only if pay the town what it's really worth!
make it seasonal
It is as solid as a rock. Demolition would be a huge mistake. Buildings like that last through hurricanes.
It should have a façade that fits Harpswell
see previous comments about bar/restaurant
Need cost info! What type of town use? Rent area for concerts? A restaurant? Would have to have a place for fishermen. More area for boat moorings. Need numbers: I support both town use and business use.
If this building is renovated, it would be good to see its use aimed at the community of Harpswell. It would be a shame to do anything to make Harpswell a destination /day trip so that there is more traffic and people from other towns come to recreate for free here.
I support #1 because generally renovation is more affordable than new construction (despite the myth that it isn't", however, if the space is not salvageable for the uses that are eventually determined, then I would support new construction. Depending on interest, also, consider a maker's space - there re many people generating small businesses and start-ups in Harpswell.
Don't know what the building with be used for if renovated.
the old building is not worth saving. Build a colorful attractive new structure with restrooms, snack bar, and meeting space.
couldl space be used for small boat storage?
As we aren't frequent visitors we trust the opinions of those who are.
Anything to support a better 'beach' destination would be best. Residents don't have many options for easy access.
permanent toilet facilities are important regardless of which option is chosen
ugly building demolish
Well build structure - repairs would be far less money than destruction and new structure
need to know the possibilities

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recruit additional businesses to help with long term money
put bathroom facilities in part of the building
Year round use - I hope the town will return all ownership and control of the building. A "makers space where people can rent space/equipment such as wood-working equipment, craft equipment (for example waving looms), artist or writer studio space or even space for workshops "conferences".
Permanent toilet facilities - YES. How much would the garage cost if the donor doesn't pay for it?
Some facilities for family reunions or other large gatherings. Would be useful but can it be assigned for only resident use?
Don't reconstruct unless there is a clear need/purpose. Otherwise, demolish and build a low maintenance open pavilion and toilet facilities. If we're going to keep it a business district it should be fully utilized. Otherwise, sell it. I don't see why the town should maintain unused real estate.
I would need more information about the current building to answer. Also, what is the other building? Nearer to the garden? Could we have a town meeting on this? I feel like our town has too many community buildings that sit empty yet have to be maintained and cared for. More buildings = more staff. No commercial use!! We have plenty of 'working waterfront'.
I would need to know more about the pros and cons of each option before selecting one. Continue to work with the local donor on a good solution, maybe seek some flexibility on the use of the donation. Need to know more pros and cons and consequences of the options of the remaining space.
I am in favor of a building for waterfront and community use. Which option - renovations or new construction - would be more cost effective?
Recruiting additional businesses that would provide revenue to support the field. I approved of Doughty/Washborn years ago.
whichever is most economical and sustainable - consider staffing requirements. Bathrooms!
no library
make sure the garage area is maintained for use for the overall care of MF
Renovate and put in a moderate price restaurant with beautiful water/sunset views
Restaurant?
Do not allow it to be used for commercial purposes
Not sure where this additional space is and what alternative use it might have. Generally opposed to overly commercializing the area.
Seems Harpswell has so many community use buildings! Very blessed! Is there really a need for another? And cold weather use would be?
covered area for picnic area
Have heard there is strong support for parking there, don't do it!
I will have to go look at it again - maybe not worth saving. Would be nice to have a master plan to develop the fields into a wonderful draw for the community.
Hard to answer; need to review space and have assessment of building
Make it a library / community center
THIS IS A WORKING WATERFRONT COMMUNITY
#3 - open space and permanent toilet facilities - not additional parking
need permanent toilet facilities
Library, performance space, community center
library, venue (wedding, etc.), community center
What is planned for future use? Has the structural condition and integrity of the building been evaluated? Proposed cost of septic or new building? Solve #5 before addressing #6. Fishing and Marine museum? Exercise? Food, games?
A more modest building with a more regional style - wood frame - would improve the site greatly.
cost of repairs and life expectancy of those repairs compared to the cost of demolishing and replacing the building
Appears may be cost prohibitive to renovate and get up to code. Probably more beneficial to have brand new facility as plan to use for future generations

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An estimate of the cost options would better inform decisions
How about a library and a community center
A small library would be a true delight
not worth repurposing
development depends on where - waterfront / field / near entrance?
No need to renovate something that won't be used for something meaningful.
I'd love a library
More info would be needed to know whether I truly support renovating or rebuilding at sites. IE would it be strictly community or would it be (allow) commercial?
Empty space will always attract a tenant whether the tenant is wanted or not by the town. Then we must justify why we do not want that tenant.
No Library at Mitchell! Cost of renovation? What type of community use? Small scale additional business in MBD space
costs vs. renovate or build small building
It's difficult to decide what to do without more information
Fun space - not opposed to businesses
If local donor will pay for renovations - go for it. Make sure permanent toilet facilities is part of the renovation
Thanks to the local donor for offer
The [town] doesn't need this building - this is a solution to a non-existent problem. It has no architectural merit, will be a money pit and is largely an eyesore as -is (2nd to the hatchery).