

Town of Harpswell
Mitchell Field Committee Meeting
March 4, 2019

Attendees: Jane Covey, Don Miskill, Sharon Oehmig, Mose Price, Karin Blake, Philip Conner, Paul Ciesielski and Spike Haible.

Also present: Mark Eyerman.

A quorum was present. The meeting was called to order at 5:00 PM.

Meeting Minutes: The February 4, 2019 minutes were approved as amended [8-0-0].

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

- **Action Work List** – See addendum page following the minutes
- **Action item: Trim Oak trees at entrance and improve visibility of the entrance.**
- **Action item: Develop a Natural Resources Management Plan for the entire property.**
- **Action item: Bluff Stabilization and Beach Erosion Mitigation Plan**
- **Action Item: Mitchell Field Waterfront Vision Plan:** Replacement Pier, boat launch, and Stormwater Management Improvements.

New Business:

- **Committee Membership & Officers** – Michael McCabe and Jim Knight are stepping down from the committee. Jane is stepping down since she is running for selectman. The committee thanked Jane for her service with the committee. That leaves 10 members. The normal number is 9. We increased membership to have more help with the master plan update. Several members are up for renewal, look for the note from Linda Strickland. The following motion was approved [7-0-1]

Motion: Don Miskill has been nominated for Chair of the Mitchell Field Committee.

- **Revision Energy Proposal** – Discussion focused on providing some feedback to the E & T Committee. See the Q & A sheet included with the MFC Chair's Update memo. There are many other concepts under consideration for siting at MF. If we have a conservation easement on the meadows what impact would that have on a solar field site and housing? There may not be room for everything. Need to hold an exact siting proposal until the MF Master Plan Update is complete. The following motion was approved [8-0-0].

Motion: The Mitchell Field Committee supports the concept of a solar field at Mitchell Field subject to recommendations of the update Mitchell Field Master Plan.

- **Master Plan Update** – Did not have a quorum to address the agenda. Did discuss the conservation of the meadows idea. See *Mitchell Field Master Plan Update Project Summary Report* for detail.
- **Waterfront Vision Next Steps:**
 - Town meeting approval of warrants.
 - Final design and permits for the dock. MDOT is ready to go if this passes. We can spend the money for final design and permitting. Then out to bid and build in 2020.
 - Parking at the waterfront.
- **Town Warrant** – Article #33, based on town attorney recommendation, deleted the third part of the article that established a specific dollar amount not to exceed for design and permitting the dock.
- **Town Meeting Prep** – Visual display and handout at the meeting. Members will be at the display.

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- **Administration Building** – Philip Connor has forwarded a non-profit Art Center concept for the Admin Building. Don will readdress it to everyone. Other thoughts are information center, sailing school, bathrooms and showers. Don't need to wait on MF MP Update to move this forward.
- **Chair's Update** – See handout.
 - Have not been able to move forward with fishermen looking at the generator building. Paul Plummer is the new liaison for that group. We'll work through him.
 - Waiting on weather improvement, snow melt to look at memorial garden sites.
 - Tear down and build new Welcome Center up on the lower meadow above current site.
- **Administration Building** – Options are:
 - Add pitched roof to current building and renovate.
 - Tear down and build new Welcome Center nearer to lower meadow on current site.
 - Tear down and build new Welcome Center up on the lower meadow above current site.
- **Chair's Update** – See handout. Still working on fisherman's inspection of the generator building. Will need to develop a memorial garden site and policy for all requests. Forwarded memo to BoS about MPU schedule change, see handout.
- **Planner's Update** – See handout.
 - **Cell Tower** - E&T committee has done some basic analysis. Looking at requests for expressions of interest in building one in Harpswell. Looking at MF for tower not to exceed 200 feet in height. No lights needed. Talked about using the sediment building location as it would not affect our other possible plans at the entrance. Will invite them to April MFC meeting.
 - **PFO Test Results** – Navy did the testing, MDOT is reviewing the results. There are some possible issues with the results from the Community Garden well. No final report yet.
 - **Hazardous materials and contamination at MF** – Mark cautioned that the Navy only tested for certain "things" at Mitchell Field. We have proceeded as if the site was "clean." There is contamination from various activities and construction – lead & asbestos at the water tower site. As we move forward with "plans and uses" at Mitchell Field, we need to keep this in mind when making decisions. That we may need to do more testing in the future and those results may impact what we were proposing to do.
- **Running Tide grand opening/Pier Demolition Completion Celebration** – Don and Mark will move forward with a proposal.
- **Steward's Update** – See handout. Running Tide is making great progress.
- **Winter Work Plan** – See Steward's Update.
- **Action Items Update** – No changes.

The MFC Meeting adjourned at 6:47 PM.

Handouts:

- Mark Eyerman Memo *Planner's Update* dated February 28, 2019
- Jane Covey Memo *Mitchell Field Committee Chairperson's Update* dated February 28, 2019 includes *Q & A Summary and Synopsis of proposal for Solar Field at Mitchell Field*
- Don Miskill Memo *Mitchell Field Steward's Update* dated March 1, 2019
- Jane Covey draft *Mitchell Field 2019 Goals and Action Items* dated January 26, 2019
- Mose Price memo *Mitchell Field Master Plan Update Project Summary Report* dated February 10, 2019
- Mark Eyerman memo *Current Zoning at Mitchell Field* dated April 2, 2018

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Next MF Committee Meeting:

- MFC meeting on Monday, April 1st, 2019 at 6:15 PM at the Town Office
- MFC meeting on Monday, May 6th, 2019 at 5:00 PM at the Town Office
- MFC meeting on Monday, June 3rd, 2019 at 5:00 PM at the Town Office

Next MF Master Plan Update Working Group Meeting:

- MF MPU WG meeting on Thursday, March 21st, 2019 at 5:00 PM at the Town Office
- MF MPU WG meeting on Thursday, April 18th, 2019 at 5:00 PM at the Town Office
- MF MPU WG meeting on Thursday, June 20th, 2019 at 5:00 PM at the Town Office

Respectfully submitted,
Don Miskill, Secretary

Attachments: (1) Mitchell Field Action Items List – Updated December 22, 2018

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Mitchell Field Action Items List – Updated December 22, 2018

Buildings and other infrastructure

- Remove wires and take down poles at water tower, sediment building and admin building
- Evaluate the Pump House behind the fire station – usable or demo
- Sentry building refurbishment
- Paint roof trim on buildings – Admin, Sentry
- Paint generator building windows
- Remove the two buildings in the water tower compound
- Close up air intake on south end of Generator building
- Clean out Admin Building

Roads, Fences and Debris

- Remove wire rope along the south perimeter road (flagged and staked)
- Remove dead tree at entrance copse
- Remove designated fence poles along the bluff
- Fell and buck hazard trees in the forest
- Remove remaining fence barb wire
- Finish crack sealing on main road (road commissioner)
- Move fishing traps from old road area near garden shed to the Admin Garage
- Move crab traps from Sentry building to Admin Garage.

Signage, Traffic, Trails, Parking

- Realign beach area sign post. Add another NO LIFEGUARD sign.
- Repair trail ruts
- Paint parking road stripes – In the spring
- Set up traffic counter – In the spring
- Develop mid-range plan for parking

Waterfront/Recreation

- Complete Town Dock and Boat Launch project
- Till and smooth lower meadow so it is usable as a grass playing area
- Install (5) 4x4 posts on new beach access trail
- Install Roark bench

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Natural Resource/Invasive Plant Management

- Spring field burn
- Spring Invasive Plant Workday
- Fall Invasive Plant Workday
- Spring Entry-way Weeding/Bed Cleanup- Mulch
- Consult with RT on Fence planting (encourage native)
- Assess Lower Meadow Wetland Status

Other

- Repair (2) water well casings in former housing area. Install locking caps.
- Pour concrete slabs on which to set granite benches
- Remove pipe stub on north side of causeway road just past old DogPot pole – after pier demo
- Tel-Com Conduit Repairs – after pier demo

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