

Town of Harpswell
Mitchell Field Committee Meeting
January 9, 2023

NOTE: The Committee did not plan to meet in January. This meeting was called to review the MF Town-wide Survey Results Report and accompanying Admin Building Disposition memo so they could be forwarded to the Town Administrator and presented to the Select Board at their January 12 meeting.

Attendees: Spike Haible, Katherine Goodrich, Don Miskill, Bob Yanders, Mose Price, Philip Conner, David Znamierowski, Sharon Oehmig and Jaye Kalil.

Also present: David Chipman

A quorum was present. The meeting was called to order at 5:05 PM.

Meeting Minutes: The December 5, 2022 MFC minutes were approved as written [9-0-0].

New Business:

- **MF Town-wide Survey Report:**

- The committee had the draft documents prior to the meeting. This was their chance to weigh in with edits, questions and feedback.
- Discussion about how projects come before the committee for review and recommendations.
- Past surveys targeted a specific area or issue (fishermen, waterfront). This survey was more comprehensive to help us move forward. We did a charette to develop the initial master plan. This survey will inform future project decisions and updates to the master plan.
- It will take time to get look at all the comments, categorize them, and decide what issues we need to address, i.e., toilets, signs, parking, handicap parking, dogs, speeding, admin building, leave it as is, not enough to do, more recreation things to do, etc.
- Survey tells us that we also need more outreach. People said they didn't know enough about the field, or unaware of current projects underway, dock & boat launch.
- The comments really give us a sense of how people feel about Mitchell Field. That there's a vision of what the field is and from that how do proposed ideas fit with the vision. Some of the comments with ideas should be forwarded to the Recreation Director for consideration
- The report and cover memo were approved as amended by the committee (9-0-0).

- **Admin Building Disposition Memo:**

- Because the results were almost evenly balanced for Renovation and for demolition, and there were a significant number of responses asking for more information in order to decide what to do with the Admin Building, the s/c felt a separate memo was needed proposing a decision-making process to help the public reach a final decision.
- The donor's proposal is just one part of the entire decision process. The town needs to step up and take the lead, gather the cost data to install utilities (water, septic & additional parking), conduct a hazmat inspection for asbestos and lead paint, develop long-term operations & management cost data since those would be borne by the taxpayers and include donor's proposal with drawings and cost information. All this to be presented to the public before a final vote.
- Some recommendations in the Admin Building comments section may or may not fit with the building and the current uses at the waterfront. Those will be referred to the Recreation Department for further consideration.
- The memo was approved by the committee (9-0-0).

- **MFMBD Redraw Planning Board Memo:**
 - Planning Board reviews our request at their January 18 zoom meeting.
 - This memo accompanies Mark's submission of an amended plot drawing with the changes.
 - No vote is required by the MFC as you have already approved the project. This is the next step in the process. Once approved by the PB, it goes to the BoS for review and approval to be put on the Town Meeting warrant. Once approved by the BoS, there will be a public meeting prior to town meeting. If approved by town meeting, MaineDEP will approve the changes and we are done.
- **Work Plan** – Nothing planned for the winter except to burn the pile.
- **Action Items** – See *Mitchell Field 2023 Goals and Action Items List*, December 2, 2022

The meeting adjourned at 6:23 PM.

Handouts: (All handouts are available electronically)

- *Mitchell Field 2023 Goals and Action Items List*, December 2, 2022
- MFC Cover memo, *Report on the 2022 Mitchell Field Town-wide Survey Results*, January 9, 2023
- (Draft) *Mitchell Field Survey 2022, Town of Harpswell, Report of Survey of Residents, Data and Comments*, January 9, 2023
- *Mitchell Field Survey 2022, Appendices (1) – (10)* were forwarded individually due to their volume.
- (Draft) *Proposed Process to determine the Final Disposition of the Administration Building at Mitchell Field*, January 9, 2023
- MFC memo, *Request for Approval of Proposed Realignment of the Mitchell Field Marine Business District and Required Zoning Changes*, December 2, 2022

Next MF Committee Meetings:

- Planning Board (Zoom) meeting on Wednesday, January 18, 2023 at 6:30 PM
- MFC meeting on Monday, February 6, 2023 at 5:00 PM
- MFC meeting on Monday, March 6, 2023 at 5:00 PM
- Town Meeting on Saturday, March 11, 2023 at 9:00 AM
- MFC meeting on Monday, April 3, 2023 at 5:00 PM

Respectfully submitted,

Don Miskill
Secretary