

Town of Harpswell
Mitchell Field Committee Meeting
October 3, 2022

Attendees: Spike Haible, Katherine Goodrich, Don Miskill, Bob Yanders, Mose Price, Lee Cheever, Sharon Oehmig, and David Znamierowski.

Also present: Mark Eyerman (by phone), David Chipman, Jaye Kalil

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

Meeting Minutes: The September 12, 2022 MFC minutes were approved as amended [8-0-0].

New Business:

- **Boat Launch:** See Planner's Update.
 - Barney held meeting with MDEP last Friday. May not allow us to get permit by rule (PBR) because they want to see what the eel grass beds look like at this time. Have done a drone survey of the shore waters on both sides of the causeway. If state doesn't object within 14 days we can get a PBR. Contact person is checking with her supervisor.
 - There is concern about the expanding eel grass (EG) area north of the causeway. Drone coverage of the area with drone. Barney has reviewed the video. Feels the EG area is inside the boat launch ramp. MeDEP and Army Corps need to make sure this is not an issue that we need to make changes to the final design.
 - Full permitting process can take 3-4 months after they receive documentation. Barney would have to prepare additional detailed documentation. That could preclude bidding the project this Fall.
 - Need the Permits and a Submerged Land Lease before we can submit final design documents and specifications for MeDOT approval of the final design.
 - Mark had conference call with MeDOT on project status. Concern about escalating construction costs. Our estimates are over one year old. Barney applied some inflation factors but current circumstances have probably exceeded the factor. Some hope that rising interest rates may slow things down and bring costs down but we don't know.
 - MeDOT and Mark talked about possibly making design changes to reduce costs. (1) State cannot increase their share of the matching funds for this Town Landing Project. And Town would need to set aside additional matching funds. (2) Town consider scaling back the project. That would require town to spend additional grant funds for the added engineering and updated cost estimates.
 - Question – Ask Barney for added cost to update the project cost estimates without any changes to the current design. Let's minimize these additional costs.
- **Running Tide Lease Update:**
 - Joint statement has been released by the Town & RT covers the up to one year delay (Sep 2023) to sign the amended lease for Lot B. And, RT has no problem with the MF MBD Redraw & Rezoning initiative.
 - Question from Hope Hilton – If RT does not sign the Lot B lease, do they still have right of first refusal for the remaining MF MBD area (Lot C). Mark feels they still have that right but should clarify.
 - Question – The option has value. Town did not request monetary amount for the option. Other businesses can apply for Lot C, but RT has right to match it so no loss to the Town.
- **Marine Business District Redraw (Rezone):** See Planner's Update and Mark's memo on the process steps. Need to start the process. Mark asked for permission to have Pat Harty develop

drawing to tell us where the 250 ft offset is from the highest tide line. Requires MeDEP approval for zoning changes. Will convene the sub-committee

- **MF Survey Update:** See Chair Report. We have over 600 responses. Denise Perry at Front Desk is entering them as online responses. Denise discovered one problem with the online survey. It had no last question for final comments. That was fixed but Mark asked how many online responses had been submitted before that fix was made.

Motion to cut off responses on October 15; approved (8-0-0). Will post this on TV.

- **Chair's Report:** See Chair Report handout.
- **Steward Update:** See Steward's Update. Thanked Katherine and Hubbard for painting the bollards and bike rack. Awaiting response from HAH Rep concerning winter project to build new tables. Will not build all 12 in one year, six is target for 2023. Spike working on pricing for concrete pads for the granite benches.
- **2023 Draft Budget:** Reduced electrical by \$100. Add \$1000 for drainage at beach and RT drain. Add \$2000 to invasive removal; \$4000 total. Don is checking on mowing costs to make sure we are correct. \$3000 to correct beach drainage with Admin Building drain at beach and RT drain to beach. \$225 for (3) perimeter road snow plows. Bandstand and Community Garden numbers come from Gina and Terri; should include money for the formal survey of the garden. Will ask them to donate for the extra P/P three month expense. Don will check with Terri to carryover the 9400 Contracted Planning money to 2023 after we have the survey results. Until we have the survey results, we do not know what the Admin Building's disposition is. Discussion about having a Capital Reserve set aside money for inflation related cost increases and Bonding option. Requires more in-depth discussion. Not sure we can do that; Capital Planning is carefully watch and much be adequately justified.

Motion to hold off on building a new swimmers' float. approved (8-0-0).

- **Parking in Lower Meadow:** Current uses have not required upgrading the Lower Meadow parking area. Current plan is to leave it as is. If increased use requires upgrades then we will address improvements at that time. The Parking S/C has talked about permeable surface if we need to do something.
- **Motion - January 2, 2023 MFC Meeting cancellation;** Approved (8-0-0)
- **Committee Membership Changes:** Recognized and thanked Lee Cheever for her time on the committee. Introduced Jaye Kalil who is applying to take her seat.
- **Action Items:** See *Mitchell Field Goals and Action Items List*, September 4, 2022

The meeting adjourned at 6:03 PM.

(Continued on next page)

Handouts: (All handouts are available electronically)

- MFC Chair memo, *Chair's Report*, October 2, 2022
- Planner memo, *Planner's Update*, September 30, 2022
- MF Steward memo, *Steward's Update*, September 29, 2022
- *Mitchell Field Goals and Action Items List*, September 28, 2022
- Planner memo *Mitchell Field Rezoning Process*, September 9, 2022
- (Reissue) Planner memo *Feasibility Study for the Reuse of the Admin Building* September 13, 2021
- *Diagram MFMBD Rezoning Plot Amended* May 24, 2022
- *MF Operating Budget for 2023 (Draft)*, September 29, 2022
- *Joint Statement of the Harpswell Select Board and Running Tide, LLC With Respect to the Leasing of Parcel B at Mitchell Field*, September 30, 2022
- (Read at the meeting) Terri Lynn Gaudet email *Re: Joint Statement*, October 3, 2022 at 11:58 AM
- *MF Zones and Wetland Area*

Next MF Committee Meeting:

- MFC meeting on Monday, November 7, 2022 at 5:00 PM
- MFC meeting on Monday, December 5, 2022 at 5:00 PM
- MFC meeting on Monday, January 2, 2023 – CANCELLED

Respectfully submitted,
Don Miskill