

Town of Harpswell  
Mitchell Field Committee Meeting  
May 3, 2021

**Attendees:** Spike Haible, Don Miskill, Sharon Oehmig, Philip Conner, Bob Yanders, Mose Price, and Katherine Goodrich.

Also present: Mark Eyerman, David Chipman, and Howard Marshall (E&T Committee).

**Meeting conducted remotely on Zoom.**

**A quorum was present. The meeting was called to order at 5:02 PM.**

**Meeting Minutes:** The April 5, 2021 minutes were approved as written [6-0-0].

**NOTE:** All photos and screen share documents mentioned below are attached at the end of the minutes.

**New Business:**

• **Integrated Town Landing:**

- BoS approved MFC proposal.
- Selectman Chipman made motion to withdraw the two approved SHIP grant applications and submit a new application for the Integrated Town Landing proposal pending approval of the warrant articles at the June Town Meeting.
- (Screen Share) Planner's Update dated April 29, 2021
- MeDOT considers this a new application instead of an amendment so we must go through a competitive RFP process to select a marine engineer for the final design.

• **Subdivision Plan:**

- (Screen Share) Planner's Update dated April 29, 2021
- Planning Board approved the three leased lots: Blue Sky Tower, Running Tide original lease area, and additional RT lease area. They will be recorded.
- Any additional changes we might make in the future will have to be approved too.
- (PC question) What about Pammy's Ice Cream Lease area? That area was a residential lot and transferred at a later date. The transfer deed has different conditions than the deed for the main field area. The residential area is recorded separately on our assessor's maps.

• **Blue Sky Tower:**

- (Screen Share) Planner's Update dated April 29, 2021
- Moving closer to beginning construction with all the required permits.
- They only require single phase power. CMP has recommended against connecting to the splice box as originally proposed. They recommend coming directly from the street.
- (PC Question) Does the Tower site have enough room for everything similar to the tower site at the Transfer station? Yes, the site will accommodate an overall fence area and interior fence plus all the buildings and other installations. It is a lattice tower and does not require guy wires. The MF site is smaller than the current tower site.
- (Screen Share) Blue Sky Tower Drawing for the Cell Tower Site.
- Electrical contractor is evaluating the best route. There are a number of sub-surface pipes from the old water system. Plus, the basement from the water tower site structures. We have a meeting tomorrow to find a route plan.
- (BY) Just a suggestion. BST might be able to come off the CMP side of the meter box on the Sentry Building. (ME) Something we can mention at the meeting. They want to be underground for their wire runs. Also need telephone lines with the electrical lines.

- **RT Lease Option:**

- (Screen Share) Planner's Update dated April 29, 2021
- Moving along but slowly. We have a meeting this Thursday to discuss the option area lease.
- RT had contractors out in the lower meadow. (ME) They have people out helping them plan for a septic system and water well.

- **MF Marine Business District Redraw:**

- This is on hold.
- There is an issue that would need to be resolved first with the RT original lease. They can also option for the balance of the MFMBD beyond their option lease. We will have to work with them should we want to move forward with this project.

- **Solar Field Proposal:**

- Memo submitted to Kristi with fact-finding questions for CMP related to the proposal.
- Town met with CMP reps on April 7. CMP will not do anything unless there is a specific proposal before them.
- (DM) This is not a MF project. This is a business proposal. The Town would negotiate this project. The BoS would have to recommend overriding the MF Master Plan.
- (PC) Does the Upper meadow diagram cover the entire open field. Yes, it does.
- (Screen share) Acreage Map of Lower Meadow
- (Screen share) Acreage map of Upper Meadow
- The lower meadow is already committed for other projects.
- Howard Marshall Comments:
  - (Screen share) MF Master Plan Solar Array Proposed Site
  - E&T Cmte evaluated the MF Master Plan Proposal. They are looking at other options.
  - The 20 acre 5mw proposal is a commercial venture.
  - Recommendation 1 – looking at a subscription purchase in a solar farm project. May not save the most money but does not require anything from the town except to subscribe.
  - Recommend 2 – town see if there is interest in MF commercial project. If not, then
  - From CMP meeting: 3-phase power proposal for the Mountain Road, and Route 123 system not ready for 5mw system at MF. Project would have to upgrade Route 123. CMP will not do any assessment unless they are presented with a specific project.
  - A MF solar farm would require a substantial amount of infrastructure upgrade beyond the boundaries of Mitchell Field. Once the Mountain Road is upgraded then the landfill becomes a viable site.
  - (PC) Are we looking at other green sources like wind. Not at this time. If we build infrastructure. We are stuck with it for a long period of time even though the town requirements change. With a subscription service we can adjust to our need. Right now, these solar fields subscriptions may be our best choice. We can always switch over to another source of green power such as wind. Flexibility is the key word.
  - No reason for us to do anything unless the town wants to do this. That means asking the town if they want to proceed. Again, would need a user survey on this issue, and is there any interest in doing a project like this at Mitchell Field.

- **Bike Pump Park:**

- (screen share) Mitchell Field Bike Park Proposal Memo
- Don reviewed his memo. The differences in Bike Park Styles. The three parks he visited. Their construction techniques, costs and equipment for construction. Topsham and Bath have people who work for them and volunteers. Gorham has volunteers for maintenance.
- (MP) They all have parking? Yes. Gorham folks park along the road side. There is parking at the Middle School across the road.

- (SH) Size of Topsham Area? Don will find out.
- (MP) Distance from town to Gorham Bike Park? Don will find out.
- Stepping back – Who is going to use this? Parking will be an issue? Adults will be coming? Who will build and maintain this?
- (DC) Liability question? All three towns covered by their liability insurance with policy rider.
- (KG) Any fees? No
- (PC) Who built the parks? NEMBA volunteers helped build the parks and volunteer to maintain them. I've already been approached by NEMBA volunteers to help us.
- (KG) Can they be used year round? Will ask.
- Need to talk with Rec Committee. Are there any better sites in town for them? Could we use the landfill area for something like this? We would just have a park, not the trail system that accompanies these other parks.

- **Walking Path:**

- Had a great meeting with Nat Wheelwright and Rob Bryan at the field. We walked the field. I am not going to try to relay their comments. Just to say that he was very excited about the possibility of using the fields as an interpretive teaching opportunity. The meadows in their current state don't promote a diverse ecosystem because the grass doesn't support that. Lots of recommendations.
- Recommend that we have him come to a meeting and speak to us. June possibly.
- (Screen share) Upper meadow to facilitate the discussion.

- **Housing Meeting:**

- BoS have raised the question of affordable housing. What can we do to foster it? The MF Master Plan addressed work force housing.
- Meeting being arranged with John Hodge, Brunswick Housing Authority on May 11. High housing costs have hampered their plans.
- (DM) We have met with him before on West Harpswell School reuse and MF master Plan. In those cases, it was poor credit .

- **MT Ararat Project Graduation Proposal:**

- Gina Perow and Don met with the committee planning this event, for June 13.
- Gina Perow is the POC for the town on this event.
- Planning games and recreational events. Chem-free event.
- Plan to close the field at 4:00 PM to the public.
- Bonfire at the beach. Working with the town on fireworks.
- Post event trash cleanup.

- **User Survey:**

- (SH) This is a placeholder. So much happening at the field, we should survey the town.
- Lots of proposals in front of us. Gets the word out about what's being considered at the field.
- (ME) Survey needs to be broader than just the users. Whole town survey. (PC) *The Harpswell Anchor* is coming back so we have that avenue again.
- Create a small sub-committee to put the survey together and how we do it.

- **Picnic Tables** – (DM) Have all the wood for the first two tables cut, painted and ready to assemble. Unable to finish before I leave. We'll assemble them when I return.

- **Overnight Parking:**

- Kristi had questions on fees and enforcement. Everyone on the committee got the final version and some of you have provided feedback. Only post memo addition was that overnight parking is not authorization to overnight camp. It is in the Town Administrator's hands.
- Town's attorney is reviewing the proposal.

- (BY) Hoping the on-site mooring owners could have to access their boats at hours outside the gate open hours. That proposal has been forwarded to Kristi and the Harbormaster.
- **Dinghy Storage Rack** – Waiting for the Harbormaster to forward a design. There is money in the budget to build it. Would be sited next to the Admin Building.
- **Admin Building** – BoS has decided to not put it on the June town meeting ballot. We did not get the grant to determine the use. The survey may be where we ask about uses. Kristi recommends putting it on the November ballot.
- **Dog's Off Leash Issues:**
  - New signs reiterating the new leash policy have been placed on sandwich boards at the gate, first road intersection, concrete pad entry, and at the causeway entry. The smaller signs are in the Sentry House window and on the DogiPot Station by the Bandstand. There is a sign for the upper DogiPot Station once it has been modified to accept it.
  - Policies are harder to enforce. No penalties. May need to implement a MF Ordinance for enforcement. The 15 mph Speed Limit is below the minimum speed for enforcement (25 mph except in school zones)
- **Work Plan** – Nothing until the Spring.
- **Steward Update** – Available online.
- **Goals and Action Items Update** – See changes.

**The meeting adjourned at 6:33 PM.**

**Handouts: (All handouts are available electronically)**

- M. Eyerman memo, *Planner's Update*, April 29, 2021
- MF Steward memo, *Steward's Update*, April 28, 2021
- *Mitchell Field Goals and Action Items List*, April 29, 2021
- *Lower Meadow Acreage Computation*
- *Upper Meadow Acreage Computation*
- MF Steward memo, *Mitchell Field Bike Park Proposal*, April 30, 2021
- Topsham Pump Track Proposal, April 15, 2021

**Next MF Committee Meeting:**

- MFC meeting on Monday, June 7<sup>th</sup>, 2021 at 5:00 PM via Zoom
- MFC meeting on Monday, July 5<sup>th</sup>, 2021 at 5:00 PM via Zoom
- MFC meeting on Monday, August 2<sup>nd</sup>, 2021 at 5:00 PM via Zoom

Respectfully submitted,  
Don Miskill, Secretary

**Attachments (Screen Shares):**

- (1) M. Eyerman memo, *Planner's Update*, April 29, 2021 – See handouts list
- (2) *Lower Meadow Acreage Computation*
- (3) *Upper meadow Acreage Computation*
- (4) *MF Master Plan Solar Array Proposed Site*
- (5) MF Steward memo, *Mitchell Field Bike Park Proposal*, April 30, 2021 – See handout list

(1) M. Eyerman memo, *Planner's Update*, April 29, 2021 – Available electronically

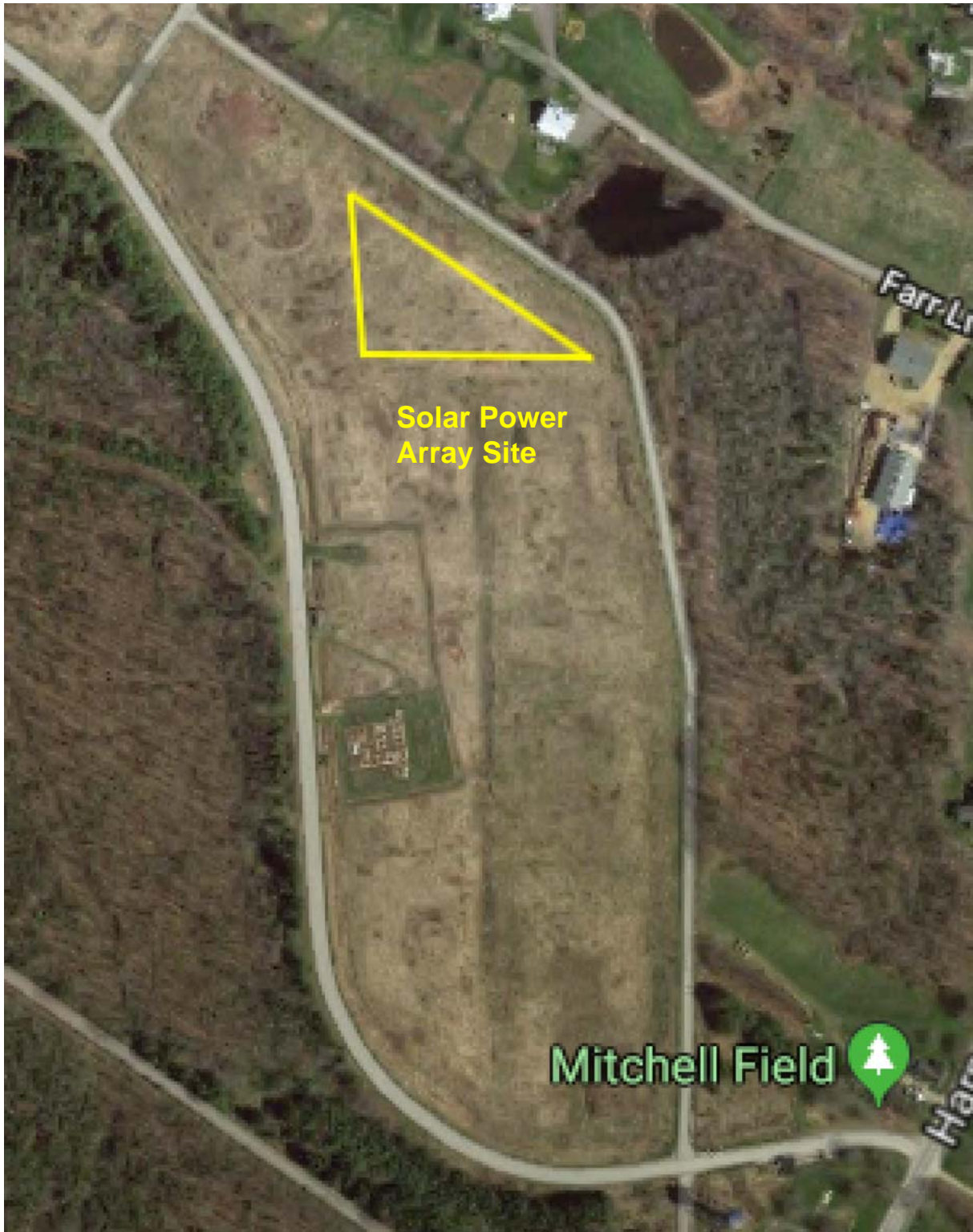
(2) *Lower Meadow Acreage Computation*



(3) Upper Meadow Acreage Computation



(4) MF Master Plan Solar Array Proposed Site



(5) MF Steward memo, *Mitchell Field Bike Park Proposal*, April 30, 2021 – Available Electronically