

Town of Harpswell  
Mitchell Field Committee Meeting  
July 12, 2021

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

Also present: Mark Eyerman and David Chipman.

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

**Meeting Minutes:** The June 7, 2021 minutes were approved as written [7-0-0].

**New Business:**

• **Running Tide Lease:**

- RT has asked for a couple of small changes to draft lease amendment relating to transferability of the lease and the use of the property to allow them to grow macro algae, seaweed.
- Lease allows for “transfer of the lease.” Town wants to have a say in a transfer.
- Hope to meet week of July 12 to resolve the issues and present to BoS at 7/22 meeting.

• **New Running Tide Building:**

- Will be located on Lot B in the Lower Meadow. See attached diagram for Lot B location.
- Preliminary meeting with town staff for code compliance review
- Building will replace rubber building. When removed, the concrete pad becomes a storage area.
- Building plans will require Planning Board approval.

• **Blue Sky Tower:**

- The Selectmen approved the lease for CMP to bring underground power (as well as for other tele-com services) to the tower across Pammy’s Ice Cream lot.
- Planning board approved a revision to BST’s development plan showing the change in the location of the utility easement, and approved companion amendment to MF subdivision plan.
- They have to remove the old sediment building foundation and floor in order to install tower anchor foundation points. Design shows huge concrete pad for the tower anchor points. Proterra rep coming this week to oversee compaction testing.
- Work going on relating to installing the Town’s emergency communications equipment on the tower when it is being erected.

• **Integrated Town Landing:**

- Town meeting approved both articles for the last \$50,000 requested, and to deposit the \$35,000 sign-up fee each carrier pays to get on the tower in the MF capital reserve account. We now have the \$340,000 in matching funds needed to submit the new SHIP grant application.
- Mark is working on the new application. BoS will be asked to approve withdrawing the two approved SHIP Grants and applying for the consolidated grant at their July 22<sup>nd</sup> meeting.

• **Walking Path:**

- Need to create a sub-committee to implement a walking path through the meadows and connect to the woods trails. Nat Wheelwright, Scott Ruppert, Lee Cheever, Spike Haible, and Don Miskill. May add someone from outside the committee.
- (DZ) Suggested getting a landscape architect on the group.
- Sub-committee will draft a plan and report back to the MFC for final approval.

- **User Survey Sub-Committee:**
  - Need to develop the questions. Include Admin Building usage, walking path, dogs.
  - Sub-committee to develop the survey. Spike, Philip, Don and Mark.
- **Admin Building:**
  - Benefactor still wants to proceed Question on March 2022 town meeting.
  - Dave met with some masons about the brick exterior and interior work requirements.
- **MF Marine Business District Redraw** – Process will commence after the subdivision plan is final, and the Running Tide lease amendments are approved.
- **MF Information and Policy Manual** – Don has for action. It is coming together slowly as he gathers all the necessary background information. Combination of history and governing regulations & policy. He will email the table of contents to the committee.
- **Solar Array:**
  - Memo sent to Town Administration with our recommendation not to go forward with the two proposals at MF. Don will email the memo to the MFC.
  - Additional discussion about negotiations for businesses that want to be at MF.
- **Mt. Ararat Graduation:**
  - Went as scheduled on June 13. Amazing support and cooperation from the general public when they arrived at the gate and found it closed. We explained the closure, and every single car expressed full support for the graduates and their event. No one balked.
  - The students were well-behaved and had a great time. They were able to have the bonfire and the fireworks. Excellent parent participation. They cleaned up the entire area in the dark when it was over. Next morning all we found was an empty water bottle, a frisbee and a small piece of paper. The fire residue was non-existent after a full tidal cycle.
- **Picnic Tables** – Should be able to begin assembly shortly.
- **Dinghy Rack** – Design was approved. (2) racks at \$500 per rack for 8 full size dinghies.
- **Swimmer's Area Markers** – Has been installed and is stable in the rough seas. Can be removed.
- **Overnight Parking** – The proposal was approved by the BoS and we have had two evolutions so far. Everything has worked as planned. The users are happy and I haven't had any issues.
- **Bike Park:**
  - Don is working with the Recreation Committee.
  - Mark referred to a Yankee Magazine current issue article about Burke, VT which became a mecca for mountain bikers. Huge network that helped revive a town that was struggling but its popularity may have gone to far. Success may be their enemy. People from away are coming to town. Profits are leaving the town. Some landowners have closed their property due to abuse and disregard for land and owners. Key property loses are disrupting the trail system.
  - MF saw large increase in visitors during the COVID crisis. We can control the size of a park so it's just for kids. We also have a gate which could be used to control the number of users.
- **Memorial Garden Project** – On hold.
- **DogPot Station Move** – Dave Z. will coordinate with Don to move it tomorrow.
- **Dog Leash Hours** – Most people are complying. The regulars have taken to reminding folks about picking up. Recommend town send out Dog Rules' flyer with dog license renewal. Rules signs are up
- **South Perimeter Road Closure** – Have signs for Cell Tower area closures.

- **Work Plan** – Nothing until August.
- **Goals and Action Items Update** – See changes.

The meeting adjourned at 5:50 PM.

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

- MFC Chair, *Chairperson Update*, July 10, 2021
- M. Eyerman memo, *Planner's Update*, July 9, 2021
- MF Steward memo, *Steward's Update*, July 10, 2021
- *Mitchell Field Goals and Action Items List*, July 10, 2021

**Next MF Committee Meeting:**

- MFC meeting on Monday, August 2<sup>nd</sup>, 2021 at 5:00 PM
- MFC meeting on Monday, September 6<sup>th</sup>, 2021 at 5:00 PM (May change due to Labor Day)
- MFC meeting on Monday, October 4<sup>th</sup>, 2021 at 5:00 PM

Respectfully submitted,  
Don Miskill, Secretary

Attachment:

- (1) Diagram of Running Tide Technologies lease areas at Mitchell Field

