

HENRY POINT WORKING WATERFRONT PROJECT

COMBINED COMMITTEE MEETING

SEPTEMBER 21, 2022

MINUTES

Present: Ira Kelly, Chairman Working Waterfront Access Committee; D. Kraig Church, Working Waterfront Access Committee Member; Harry Fish, Harbor Committee Member; Kathy Killian, Selectmen's Assistant. Guests: Cynthia Beauvais, Comprehensive Plan Committee Member; Elaine Abbott, Sunrise County Economic Council

Discussion of Selection of Engineering Firm:

- After review of proposals, firm's answers to subsequent questions, and reference checks completed, the committee chairs confirmed that their recommendation is to contract with Haley Ward, Inc. The recommendation was made to the Selectmen and approved at their meeting on September 14, 2022.
- Members present agreed by consensus to request that Ms. Killian move forward as soon as possible to get a draft contract and scope of work for the Engineering/Site Design Services from Haley Ward, Inc.

Wetland Considerations:

- Jim Beyer, Director of the Maine DEP Bangor Office discussed the Henry Point site with Ms. Killian in response to her preliminary questions about permitting and the fact that there are freshwater wetlands at the site. Mr. Beyer confirmed that the best option is to avoid disruption of the wetlands; if that is not possible, we need to document the reasons, and mitigate any damage. If mitigation is not possible, we must compensate by preserving another nearby area.
 - Options for compensation include the town's 1/5 undivided interest (gifted to the town) in a parcel on Kelley Point Road, or the Town Pond on Route 187 near the intersection of Mason Bay Road and Kelley Point Road. After discussion about legal and survey work that would need to be done on the 1/5 undivided interest parcel, the members present agreed by consensus that using the pond owned by the town would be the first choice, and the Kelley Point Road 1/5 parcel would be the back-up plan.
- Mr. Beyer is willing to come to Jonesport to view Henry Point and possible compensation site(s) and offer his opinion.
- Concern was expressed about whether the pond could still be used for winter skating if the site is compensation for Henry Point wetland. Continued use for skating will be determined before any final decisions or plans are made.

Henry Point Appraisal for Land for Maine's Future Award:

- The appraisal done by MSValuation Services was not approved by the LMF Board and Jesse Studley of Legacy Appraisal has been contacted by Laura Graham of LMF and Ms. Killian. Mr. Studley requested some additional information about the site and possible other uses for the property as he will need to do a 'best use' evaluation for the appraisal. 'Best Use' valuation is then compared to the value if encumbered by the LMF Covenant. If best use is Working

Waterfront, there may not be enough (or any) difference in value for a financial award from LMF. Mr. Studley does not want us to waste our money.

- The restrictions of the covenant would assure that the land remains as Working Waterfront in perpetuity, but also carries other restrictions regarding use. For example, a guest at the adjacent campground wishing to launch a kayak or two might not be allowed. Kraig Church made a motion to ask Elaine Abbott to reach out to Laura Graham of LMF, seconded by Ira Kelley. Ms. Abbott will reach out to determine what restrictions would be placed, and what else is needed in addition to an approved appraisal, documented survey, formal division of the parcel (campground/working waterfront) to allow LMF to encumber the Working Waterfront portion of the property.

Sawyer Cove Dredging:

- FYI only – Sawyer Cove needs to be dredged to preserve depth. Contact with regulatory authorities is underway to determine what is needed for permits/permissions. This is separate from the Henry Point project, although the Working Waterfront will benefit from the dredging.

Items for 10/19/2022 Meeting:

- The point will flood at times and must be designed to withstand being under 2' of water for a few hours on occasion. When the water subsides, we need to be able to clear away rockweed and debris and move on.

Miscellaneous:

- Ms. Abbott noted that although we were not awarded the \$1 million grant from the Northern Border Regional Commission, our project has attention. Awards were granted to 'shovel ready' projects and we aren't there yet. She encouraged us to watch for a future round and apply again.
- If we gain final approval for \$1.5 million through the Senate Appropriations bill, we probably won't see that money until spring or summer 2023. Those funds were applied for on our behalf by Ms. Abbott and will fund the work to raise a section of the Campground Road in anticipation of rising sea levels, and flood resiliency.