

HENRY POINT WORKING WATERFRONT PROJECT

COMBINED COMMITTEE MEETING

Working Waterfront Access Committee, Harbor Committee

March 15, 2023

MINUTES

Attendance: Ira Kelley, Working Waterfront Access Chairman; John Church, Harbor Master; Harry Fish, Harbor Committee Member; D. Kraig Church, Working Waterfront Committee Member; Elaine Abbott, SCEC & Planning Grant Admin; Kathy Killian, Assistant to the Selectmen; Guest: Cynthia Beauvais, Comprehensive Plan Committee Member

Minutes of January 18, 2023 Meeting: Ms. Killian advised that the minutes had been sent to all members for review. No comments or corrections were noted by members and the minutes were accepted by the members present.

Haley Ward Update:

- An initial draft of a site plan was submitted for review and a discussion was held on February 2, 2023 with Chip Haskell, Elaine Abbott, John Church, and Ira Kelley.
 - The plan was designed to avoid disruption of any “Wetlands of Special Significance” which includes anything within 250 of the high water.
 - This design eliminates the campground and Haley Ward was asked to prepare an alternative.
- The second draft (3/10/2023) was prepared which saves some of the campground and does have some disruption of wetlands although minimal.
 - A discussion with Ira Kelley, John Church, Elaine Abbott, Paul Monyak of Haley Ward, and Jessica Damon of the ME DEP was held via zoom.
 - Next step is a site visit from Jessica Damon (ME DEP), Shawn Mahaney (Army Corps of Engineers), and Betsy Fitzgerald (Jonesport Code Enforcement Officer) to determine what is possible at the site.
 - Approximately 3,032 square feet of wetland indicated on the plan would be disturbed and does not include grading or impervious surfaces (pavement or gravel surfaces for example). Less than 15,000 square feet of wetland disruption can be approved under Permit By Rule (PBR).
 - A copy of the second draft has been provided to Jessica, Shawn, and Betsy.
- The Committees want to explore an alternative site design:
 - Increase the impact to the wetlands within the ‘loop’ at the end of the Campground Road. This will be a more expensive option, but if the area can be used for parking and ramp/pier approach, the Working Waterfront will be suitable for serving future generations of fishermen and harvesters.
 - Noted that the community has been very supportive of the proposed Working Waterfront project by voting for town funds to be used for the purchase of the land, and raising funds for grant matches.
 - The community needs to be given the alternative for a ‘cheap’ option which would have minimal impact to the wetlands, and the more expensive option which would serve the fishermen/harvesters for future generations but could impact as much as 30,000 square feet of wetland. The cost would be \$10 per square foot just to get the permit and does not include materials or site work. The decision to fill wetlands, if possible, will add

hundreds of thousands of dollars to this multi-million dollar project, but may be the better choice for the future.

- Stormwater Management will need to be included in the site plan.
- In preparation for the site visit, the committees need to generate a list of questions for DEP, ACOE, and Jonesport CEO.

Campground:

- There is a section of high ground to the north of the existing campground that could be used for tent sites but a boardwalk or floating bog-walk would need to be constructed over the wetlands.
- This idea may be of interest to the campground, the community, and may be a 'tandem' project to the Working Waterfront.

Congressionally Directed Spending FY 2023:

- We have started receiving information and paperwork for the (HUD) Economic Development Initiative Community Project Funding Grant (\$1,500,000).
- Ms. Killian has started working on completing the paperwork.
- Weekly webinars will be held to help grant recipients navigate the paperwork and processes needed to properly administer the grants.
- Ms. Abbott advised that SCEC is researching what options may be available to pay for grant administration as Jonesport and other recipient towns in the area do not have the staff or experience they need to administer the grants.
- Request at town meeting (3/15/2023) for \$100,000 to be borrowed from surplus to be used to match the \$1,500,000 grant was approved without questions or discussion. Great community support for this project.

Next Steps:

- **Laminate the most recent (3/10/2023) plan so we can mark with erasable markers for future discussions. (John Church will take to the school for laminating).**
- **Contact Melissa Britsch with an update on the Shore and Harbor Planning Activity. (Killian)**
- **Contact John Noll with an update on the Harbor Access/Submerged Lands Grant – it expires 12/31/2023 and we will likely need an extension. (Killian)**
- **Follow up with Jessica Damon, Shawn Mahaney, and Betsy Fitzgerald to schedule site visit. (Killian and Church).**
- **After site visit, open discussion with Haley Ward about design that would use part of the wetlands for parking.**
- **Schedule Public Hearing to ask the town whether residents would support paying the money to 'buy out' the wetlands. It is unlikely that this would be funded by grants. The town would need to raise the money.**
- **Continue discussion with Jesse Studley of Legacy Appraisal for appraisal for Land for Maine's Future.**

Meeting Called to Order at 5:30 PM, Adjourned at 6:30 PM (4 Volunteers, 1 hour each equals 4 hours)
03/20/2023 - ktk