

HENRY POINT WORKING WATERFRONT PROJECT

COMBINED COMMITTEE MEETING

Working Waterfront Access Committee, Harbor Committee

April 19, 2023

MIINUTES

Attendance: John Church - Harbor Master, Harry Fish, Ernest Kelley, Jr., Howard Mills, D. Kraig Church, Kathy Killian – Selectboard Assistant. VIA ZOOM: Elaine Abbott – SCEC, Cynthia Beauvais – Comprehensive Plan Committee Member, Paul Monyok – Haley Ward Project Engineer

Minutes of March 15, 2023 Meeting: Ms. Killian advised that the minutes had been sent to members for review on 3/20/2023. No comments or corrections were noted by members and the minutes were accepted by the members present.

Haley Ward Update:

- The group requested that Paul Monyok ‘pull’ the parking lot to the southeast on the current draft plan, which was done with other minor adjustments. Mr. Monyok will arrange for the draft plan to be printed (full size) in the Machias office for pick up by Ms. Killian.
- Discussed the size of parking spaces – pick up trucks are bigger, fishermen and harvesters are using bigger boats/trailers and the plan should accommodate the larger sizes – 12x46’ big enough for the future?
- Everyone agreed that permitting should be based on all phases of the project as requirements and cost may change in the future and may not be to our advantage.
- Haley Ward team will be studying the vernal pools identified on the natural resource survey.

Army Corps of Engineers/Maine DEP/ Haley Ward Site Visit 4/2/2023:

- Notes of the meeting distributed.
- John Church reviewed the highlights of the meeting with group.
- John Church and Kathy Killian met with Jen Thalhauser of ACOE on April 18, 2023 concerning the dredging needs in Sawyer Cove . While this is a separate project, it will have an impact on the design and use of the Working Waterfront.

Appraisal for Land for Maine’s Future Award:

- The prospective appraiser, Jesse Studley is concerned that with the presence of wetlands, flood zone mitigation and set back requirements, that there is not enough space for a residence, septic system, and fresh water well on the 7-acre parcel. Mr. Studley believes the highest value for the parcel would be as a single residence and if appraised as such, would offer the highest award from LMF. If the parcel’s highest value is as Working Waterfront/Campground, then there is little to no value margin for the LMF award.
 - Estimated cost for appraisal by Mr. Studley is ~ \$8,000; town has already paid over \$6,000 for an appraisal based on residential use that was not accepted by LMF.
 - Haley Ward has a soil scientist that may be able to help determine if the parcel is suitable for septic requirements.
 - Ms. Killian will confirm with LMF how our potential award of \$118,000 might be impacted if there is no value for residential construction.
 - John Church suggested discussion with Planning Board.

Congressionally Directed Spending FY 2023:

- \$100,000 was raised (borrow from surplus/pay back over 10 years at \$11,046 per year). Vote was heavily in favor of the request, showing positive resident support for the Working Waterfront project.
- Ms. Killian will talk with Jen Peters of SCEC regarding administration of the Grant. The town of Whiting was also a recipient of a large grant, and they do not have the resources or the staff to manage the grant. Ms. Abbott reminded all, that the town is responsible for proper administration and contract awards, but there may be help available.

Upcoming Grant Opportunities:

- A SHIP (Shore and Harbor Improvement Project) grant may provide money for floats to be used temporarily at Sawyer Cove (separate project) and moved to Henry Point when the launch ramp is ready.
- It may be time to search for a second Shore and Harbor Planning Grant for the future phases of the project. Proposal due FRIDAY, JUNE 2, 2023
- Henry Point Working Waterfront has been identified as a Priority Project by the Aroostook/Washington County Planning Commission. Talk with Jen Peters so we can be invited to future meetings.
- Northern Border Regional Commission grants for Economic Development are looking for 'shovel ready' projects with permitting in place. We are not ready. On the calendar to review for 2024 grant opportunities.
- Our current Harbor Management Access Grant provides funds for launch ramp site preparation and will expire 12/31/2023. Ms Killian will request an extension.
- Boating Facilities Fund grants are for recreational facilities only. Our project does not qualify.