

# HENRY POINT WORKING WATERFRONT PROJECT

## COMBINED COMMITTEE MEETING

WORKING WATERFRONT ACCESS COMMITTEE; HARBOR COMMITTEE

**JULY 19, 2023**

### MINUTES

**Attendance:** Kraig Church, John Church, Harry Fish, Kathy Killian (Asst. to Selectboard), Elaine Abbott (SCEC), Heron Weston (SCEC), and Cynthia Beauvais (Guest)

**Minutes of June 15, 2023:** The meeting minutes were distributed to members of the Working Waterfront Committee and the Harbor Committee on June 20, 2023. No comments or questions were received. Minutes were approved as written.

**Concept Plan Update:** Concept Plan from Haley Ward received on June 29, 2023. Ira Kelley and John Church met with Chip Haskell and Paul Monyok via zoom on July 3, 2023 to discuss the plan and proposed scope of work agreement to begin the permitting applications. Wetland Impact is estimated to be 14,548 square feet. The goal is to keep the impact under 15,000 square feet. The angle of the launch ramp may need to be adjusted and Haley Ward indicated that is not a 'change order.' Ira Kelley expressed approval of the concept plan and proposed scope of work during the July 3<sup>rd</sup> meeting, and both were presented to the Selectboard for approval at their July 5, 2023 meeting. A motion was made to members present that the Concept Plan and Permitting Agreement be noted as approved by the committees. All present were in favor. Permitting Work agreement signed by Selectboard on July 5, 2023. Work is expected to begin by July 19, 2023 and be completed by August 31, 2023.

Ms. Killian will reach out to property owner, Kenneth Coleman, to arrange a meeting for Mr. Coleman, Ira Kelley, John Church, and Harry Fish (as Selectboard Chairman) to discuss the Campground Road Right of Way over Mr. Coleman's property as shown on the Concept Plan. When discussions with Mr. Coleman are complete, Ms. Killian will provide landowners Corneilia Aston and Judith Davis with an update on the Working Waterfront plans as a courtesy. A 'blurb' for the public with a copy of the concept plan will also be prepared.

Sevee and Maher Engineering presented plans to the Washington County Council of Governments in 2019 for elevating the lower section of the Campground Road. Ms. Killian will make sure Haley Ward has access to the report and plans completed by Sevee and Maher Engineering. Mr. Fish indicated that GeoTechnical work suggested by Haley Ward may have been done by Sevee and Maher. The Sevee and Maher plans available in the office are a draft; Ms. Killian will search for a 'stamped' copy.

**Congressionally Directed Spending FY 2023 (HUD – Economic Development Initiative/Community Project Funding):** Paperwork for HUD has not been completed to open

the grant. Assistance is needed to be sure the paperwork is completed correctly. SCEC has hired a Grant Coordinator, James Jutras and one of his priorities will be assisting Jonesport with the HUD grant.

**Miscellaneous:**

- Ms. Killian had discussions with Laura Graham of Land for Maine's Future regarding the property appraisal, potential for homesite, and other requirements that the town will need to meet to initiate the covenant and final award. To complete the Appraisal, soil testing needs to be completed to assure an appropriate site for septic. May also need tests to determine whether there is a suitable location for a fresh-water well. We must determine whether there is an appropriate homesite within the shoreland and wetland setbacks as required by town ordinances. After all that is completed, and paid for, and the appraisal is approved by LMF, the town will need to pay for
  - an Environmental Site Assessment,
  - Boundary Survey (including marking and recording) of the encumbered land,
  - title and deed work by attorney
  - the LMF award will be 25% of appraised highest and best use value. The award could be less than the \$118,000 originally estimated by LMF. The appraised value for the land will need to be higher than \$472,000 in order to receive the \$118,000 award. Appraisal cost is estimated at \$9,000.
- MeDOT SHIP (Small Harbor Improvement Project) requires a Letter of Intent to Apply. This will open up possible funding of \$250,000 for each of two fiscal years in the future. Ms. Killian will complete for submission. Chris Mayo of MDOT is the contact.