

HENRY POINT WORKING WATERFRONT PROJECT

WORKING WATERFRONT ACCESS COMMITTEE; HARBOR COMMITTEE – COMBINED MEETING

February 21, 2024

MINUTES

Attendance: Ira Kelley, Working Waterfront Committee Chairman; John Church, Harbor Master; Harry Fish, Harbor Committee; Ernest Kelley, Jr., Harbor Committee; James Jutras, SCEC; Kathy Killian, Grants/Planning Assistant; Cynthia Beauvais, Public; Nina Aiston, Abutting Property Owner; Maureen and Chris Funke, Aiston Heirs.

Minutes of January 17, 2024: minutes had been distributed by e-mail with no comments received. Motion made and seconded to accept the minutes as written. Approved.

Property Owner/Guest Questions regarding Right of Way: Maureen and Chris Funke (future heirs to the Aiston Property) and Nina Aiston questioned the purpose of moving the road. Committee responded that a straighter, wider access road was needed to Henry Point to support the Working Waterfront traffic safely, and to move the road as far from residential properties as possible. Mrs. Funke also questioned what studies have been undertaken regarding traffic to determine how many trucks moving large boats would be travelling the road each day. It was explained that there may be one or two during spring and fall when boats are traditionally launched and removed. The timing of that type of traffic depends on the tide. How many pick up trucks and trailers would be travelling the road each day. When decisions are made on permit categories and pricing, there may be estimates possible, but it is clear that during peak season, there will be early morning, afternoon, and limited evening traffic to and from the waterfront. Mrs. Funke also questioned property owner's legal standing and whether the property owners have any say in the development and/or approval of rules or ordinances. The Easement Description, drawn up by the Town's Attorney with data provided by Haley Ward's survey team was shared. The town is committed to terminating the old right of way at the junction of the new right of way with a stone barrier, plantings, or guardrail and that signage would be placed to mitigate traffic on the old section of road. The town is also willing to maintain the lane to the Aiston property. The lane will need to be renamed and the property owners will have input. Mr. and Mrs. Funke and Ms. Aiston have requested a conference with the Haley Ward Engineering team. Ms. Killian will arrange the meeting.

Mr. and Mrs. Coleman have forwarded a list of concerns and requests regarding the Purchase and Sale Agreement and Legal Description. (Copy attached for convenience).

The committee agrees that most of the concerns can be explained or addressed in revised drafts. Ms. Killian will forward to the town's attorney.

Note that the delay in signing the Purchase and Sale Agreement and acceptance of the legal description is causing a delay in the Permit Application process as the signed documents are needed for submission.

Town Meeting Articles:

- There will be an article voted on at the Annual Town Meeting (Monday March 11, 2024) to protect the Henry Point and Campground by asking the voters to approve the use of the property as Working Waterfront and Campground in perpetuity.
- There will be an article voted on at the Annual Town Meeting (Monday March 11, 2024) for voters to approve withdrawal of \$35,000 from surplus to pay the Mr. and Mrs. Coleman for the repositioning and additional width of the Right of Way across their property.
- There will be an article voted on at the Annual Town Meeting (Monday March 11, 2024) for voters to approve borrowing from surplus to have funds available for planning, services, and unforeseen expenses which will be paid back to the town upon completion of the project, or sooner.

Congressionally Directed Spending FY 2023 (HUD-Economic Development

Initiative/Community Project Funding): We have received notification of deficiencies in our paperwork submitted to HUD in October 2023 which must be corrected before any funds can be disbursed from the \$1.5 million grant. Disbursement is also contingent on completion and review of the Environmental Review. Ms. Killian is working on the corrections and a kickoff call for the Environmental Review was held on February 15, 2024 with Haley Ward.

Meeting opened at 6:00 PM; Adjourned at 7:15 PM ~ ktk