

HENRY POINT WORKING WATERFRONT PROJECT

COMBINED COMMITTEE MEETING

WORKING WATERFRONT ACCESS COMMITTEE; HARBOR COMMITTEE

August 20, 2025

MINUTES

Attendance: Ira Kelley, John Church, Harry Fish and Diane Smith (via Zoom), Committee Members; Kathy Killian, Grants/Planning Assistant; James Jutras, SCEC Grant Administration; Cynthia Beauvais, Public; Chip Haskell and Johanna Szillery, Haley Ward (via Zoom).

Minutes of July 16, 2025: Draft minutes of the July meeting were distributed by e-mail; no comments or corrections received. Minutes were reviewed during the meeting and a motion made to accept as written. Seconded and approved.

Haley Ward Update:

- **Environmental Review (required for release of HUD funds):** The drafted report is being reviewed by Johanna Szillery. ACOE Zach Normile has drafted permit and it's being reviewed by supervisor. Expect to hear from them by September 15, 2025.
- **Tier 3 Permit Status:** Madison Bangs of ME DEP requested vegetation screening between the parking lot and campground, and along the shore, using native species. John Church and Johanna Szillery had a phone conversation with Madison to review the plan with her for clarification on what we can do, and what is needed. Plan will be updated with the corrections, and we should have the permit by September 15, 2025.
- **Bid Packet:** Paul Monyok sent the updated Project Manual/Bid Packet on 8/20/2025; received at 4:45 PM. The committee will review before the September Meeting to be ready to establish dates for publishing the bid requirements and requests in October.
 - Advertisements will be published in the Bangor Daily News and Machias Valley News Observer. Need dates/schedule of process.
 - Receipt of Bids on-line/Town Website may make the process easier. Kathy will contact Deborah of Barnstormer Hosting for options.
 - Bids will be reviewed by Haley Ward.
 - Haley Ward will recommend choices. Committee will pick their choice(s) and submit to Selectboard for approval.
- **ACOE Requirements:** Work must be under contract and/or started by October 14, 2025, and finished by October 14, 2026. The general ACOE permit with Maine expires October 14, 2025, and for projects not started by then, a new permit would need to be applied for resulting in additional delays. Once the ACOE and DEP permits are issued, we will need to start work that is covered under the ACOE permit, perhaps by starting to fill wetland. Chip will get a 'substantial work' definition from Zach Normile (ACOE). Committee

agreed that if permits are issued by September 15th, and bid process stays on stated timeline, that work can be started and completed before October 14, 2026.

- **Intertidal Rights:** The 1987 survey of the campground property did not state that the owner of the parcel purchased by the town in 2018 had rights to the low water line. The town must have those rights to get a submerged land permit from the state of Maine for building the launch ramps and installing floats. Attorney's advice is to locate the heirs of William Kelley as Mr. Kelley had the colonial right to low water. A call will be scheduled with the town's attorney to discuss options. Mr. Kelley's deed is from 1889.

Coleman/TD Bank Request for Information

- **TD Bank Consent to Easement:** We received the T.D. Bank easement consent via e-mail. The original was mailed by T.D. Bank to Ken Coleman, but he has not received it. The original is required for filing with the Washington County Registry of Deeds and the consent is not valid without a copy of the filed document being returned to T.D. Bank. Kathy is not getting responses from the Contract Change Department at T.D. Bank and will try to make progress with the local office Mr. Coleman does business with.

Grant Updates:

- **Representative Jared Golden Request FY2026** ~ we are in the appropriations bill for \$1.2 million for parking and launch ramps
- **FY 2025 Coastal Community Grant.Shore and Harbor Planning Grant Programs** ~ for bidding process is in place
- **FY2023 Community Project Funding (HUD – EDI/CPF)** ~ need to submit approved Environmental Review
- **2025 Harbor Management and Access Grant Application Submitted** ~ denied due to Submerged Land Lease and intertidal rights
- **NBRC Pre-application due August 29, 2025** ~ need Letters of Support from fishermen/harvesters. If we are invited to apply, the full application deadline is October 10, 2025. Strong letters of support from legislators, marine businesses, fishermen, scallop draggers, harvesters of seaweed, worms, clams, seafood buyers, and others that rely on the economic health of our fishing community will be needed.

Permit and Use Fee: No information or discussion.

General Discussion:

- Johanna Szillery informed the committee that she will be leaving Haley Ward, Inc. as of Friday August 29, 2025. She has been an asset to the project and very helpful to the committee. Going forward, Dennis Kingman, Jr. will be working on the project. Many thanks were expressed to Johanna for the work she has done.

- The meeting continued after Haley Ward representatives Chip Haskell and Johanna Szillery left the Zoom Meeting. A committee member expressed concern regarding the short notice of the ACOE 'deadline' to have the construction begin or be under contract by October 14, 2025. It was noted that this deadline is not new information but was mentioned during our April 2025 meeting. Another concern of the same member was that the Haley Ward project manager be notified that a firm timeline needs to be established and followed by Haley Ward and the committee. It was noted that Haley Ward has heard our concerns multiple times throughout the project and that communication seems to be improving as the project picks up speed.

Meeting adjourned at 6:45 PM. Next meeting is scheduled for September 17, 2025 at 6:00 PM.

Minutes: ktk 09/02/2025

Approved as written 9/17/2025