

HENRY POINT WORKING WATERFRONT PROJECT

COMBINED COMMITTEE MEETING

WORKING WATERFRONT ACCESS COMMITTEE; HARBOR COMMITTEE

January 21, 2026

MINUTES

Attendance: Ira Kelley, Chairman Working Waterfront Access; John Church, Harbormaster; Harry Fish, Harbor Committee; Diane Smith, Harbor Committee (zoom); Cynthia Beauvais, Public/Guest; James Jutras, SCEC (zoom); Paul Monyok, Haley Ward (zoom); Kathy Killian, Grants/Planning Assistant.

Minutes of December 17, 2025: Draft minutes were distributed by e-mail; no comments or corrections received. Minutes were reviewed during the meeting; a motion made to accept as written. Seconded and approved.

ACOE Permit Update – Maine General Permits: Jonesport asked how to handle the fact that Maine General Permits, as noted in the ACOE permit expired October 15, 2025 and there was an understanding that we would begin construction by that date and complete one year. That did not happen. Paul Monyok explained that the permit only states to contact Zach Normile of ACOE. Paul recommends that he will bring that to Zach's attention when we file the notification that we intend to start work (must be filed two weeks in advance). Paul will take responsibility for contacting and discussing with Zach and correcting the required notifications.

ACOE and DEP permits refer to different plan dates (7/25/2025 and 1/15/2025 respectively) and Kathy asked to confirm how that may impact the construction contractor and the inconvenience of working from two sets of plans. Paul explained that a 'conformed' set will be issued with the construction contract.

Contractor Award/Contract: Kathy shared notes of questions and items to be clarified before contract is finalized. Paul indicated there would be a pre-construction meeting and these topics would be covered with the contractor and the Jonesport team during that meeting. Jonesport question whether the NOTICE of AWARD was issued as discussed at the December 17, 2025 meeting. It had not been, and Paul completed that and sent during the meeting so it could be signed and returned to Paul.

Work Restriction Dates: A calendar of months was shared showing work restrictions. ACOE: Work in tidal waters is restricted from September 1 to March 14. No work in tidal waters between March 14 and September 1, 2026. Maine DEP: A cofferdam or turbidity curtain is required for work in tidal waters. No work in tidal waters between March 15 and July 1, 2026. It was noted that the Environmental Assessment approved by HUD indicates the

“Correspondence with USFWS indicated that the project is not likely to adversely affect tricolored bat given the scope and location of the project and limited suitable habitat in the project area.”

Pre-Construction Needs:

- Money is needed to pay the ACOE/DEP In-Lieu Contribution for wetland mitigation before work can begin. Grants are generally not available for this purpose, but Kathy has asked HUD if the project budget can be amended to use \$200,000 to pay part of the \$201,954.64 contribution required.
- Matching funds of \$199,905.00 for the Northern Border Regional Commission (NBRC) grant must be committed before work on the parking area and launch ramp can begin. The match funds are used as invoices are submitted. For example, if the town submits invoices for grant reimbursement of \$100,000, NBRC would pay \$80,000 and the town would pay \$20,000. The Grant Administration Agreement signed with Sunrise County Economic Development as the Local Development District is not subject to matching funds.
- The total needed is \$401,859.64. There is a possibility of using some funds from the Harbormaster Account(s) and the borrowing from surplus that the town voters have approved in previous years. The committee has asked Kathy to research possibilities, requirements, and terms for either a Municipal Bond or Municipal Borrowing from a local financial institution in the amount of \$402,000.00 to cover the expenses. An ARTICLE for the TOWN MEETING WARRANT will be needed before mid-February.
- Submerged Land Lease is needed before construction on the launch ramp begins. That lease requires an application (fee \$100.00) and is subject to clear title with regard to the intertidal zone. Kathy will get firm information from the attorney, title insurance company and Department of Submerged Lands regarding what wording is needed. Of over 100 possible heirs of William Henry Kelly (b. 1824 – d. 1889) who last had a deed specifying rights to low water (per Colonial Rule), 41 names and addresses have been found.

Concrete Planks and Docks

Discussion of concrete planks vs. concrete pads or slabs. The wait time for individual planks to be made is much longer than expected meaning construction would be delayed at least a year. Pros and cons of each were discussed. Paul indicated that either option would be acceptable from an engineering perspective. The cost is about the same no matter which option is chosen.

William Henry Kelley (b. 1824; d. 1890) Surviving Heirs Needed for Submerged Lands: Of over 100 possible heirs of William Henry Kelly (b. 1824 – d. 1889) who last had a deed specifying rights to low water (per Colonial Rule), 41 names and addresses have been found. Legal advice is needed for wording of letters to be sent indicating what they may need to sign to facilitate clear title to the intertidal zone.

Grant Updates:

- **Representative Jared Golden Request FY2026:** Jonesport is in the Appropriations Bill that will be voted on January 21st or 22nd. The amount requested is \$1.2 million and Kathy has given Zach Schmesser a revised budget/project description that would include features adjacent to the raised pier that would be considered Phase Two of the total project.
- **FY 2025 Coastal Community Grant.Shore and Harbor Planning Grant Programs** ~ for bidding process. This grant end date has been extended from 12/31/2025 to 6/30/2026.
- **FY2023 Community Project Funding for Road (HUD – EDI/CPF)** ~ Revised Budget (Road) to agree more closely with BIDs received and submitted request to use \$200,000 for wetland impact DEP contribution.
- **NBRC Grant Award** ~ Approval of the 2024/2025 Environmental Assessment is required before grant funds will be released. If NBRC needs amendments or updates to meet their requirements they will notify us of that. In any case, the grant funds will not be released before February 1, 2026.

Permit and Use Fees: Diane is reviewing ordinances and by-laws for harbor and working waterfront use from five towns – Cuther, Rockland, Rockport, Stonington, and Jonesport. Stonington seems to have good example to follow. Consideration may be given to having a Harbormaster, Pier Manager, and moorings falling under the Harbormaster.

Other Business: Harry Fish has been communicating with the Campground Managers and has told them that some reservations they make need to be contingent on the start date of Working Waterfront and/or road construction. The reservation agreement needs to state that the reservation may be cancelled or modified to fit construction schedules.

Minutes: ktk; 1/23/2026

Approved 2/18/2026