

Sunset Landing Ad Hoc Committee Meeting

Date: January 19, 2015

Location: Chebeague Historical Society, Chebeague Island.

Present: Mary Holt (chair), Donna Damon, Thor Peterson, Will Lund, Susan Stranahan.

Meeting was called to order by Mary Holt at 5:40 p.m.

Agenda:

1. Review/approve minutes of prior meetings.

It was moved by Lund and seconded by Peterson to approve minutes of the following meetings: December 12, 2013; December 19, 2013; March 6, 2014; May 19, 2014; July 22, 2014; September 15, 2014, and November 17, 2014. Unanimously approved.

2. Review most recent progress report from Dustin Roma of Milhone & MacBroom.

The committee reviewed the Project Management Report #4 (dated January 12, 2015) on Phase 2 work from Roma; there are no additional updates.

Wind and wave analysis: Commencement of that work is contingent on converting the existing bathymetric information into a usable CAD format. The hydrographer is currently working with the software provider to come up with a solution. Milone & MacBroom is seeking authorization from the Sunset Committee to engage a subcontractor for the analysis for a fixed lump sum of \$5,000. Moved by Lund and seconded by Damon to approve the expenditure. Unanimously approved.

Archeology: Waiting for a spring start. Committee asks if Roma has obtained a vendor to do this work as soon as weather permits.

The committee also discussed the need for a site visit as part of the wind and wave analysis. Roma said this might increase the cost of the work above the budgeted \$5,000. After some discussion, the committee agreed a site visit might provide useful information and asked Roma for an approximate cost of such a visit before making a final decision.

3. Paper Streets documents update.

Holt noted that the Sunset Committee has the information it needs for its work. It will be up to the Paper Streets Committee to deal with other issues, and resolving additional questions about paper streets should not stall work of the Sunset Landing Committee.

4. Legal opinion about access issues.

Damon reported that the Town of Chebeague Island is “working with the town attorney” to resolve outstanding questions about access raised by an abutting property owner. Further discussion will be handled through legal representatives.

5. Planning for Phase 3.

The Town of Chebeague Island has included as a budget “placeholder” \$20,000 for 2015 work by the Sunset Committee. This includes \$12,000 carried over from 2014 and \$8,000 from either the matching grant fund or a direct appropriation by the Board of Selectmen.

Roma provided the committee with suggestions for Phase 3 work, and the committee prioritized those suggestions. They are as follows:

1. Identify and prepare applications for grant funding opportunities and provide matching funds.
2. Plan for sea level rise effects on the property and determine which of several available models to utilize in that planning effort. Models have been created by NOAA, the Army Corps of Engineers and others, and the Town will need to choose which prediction they feel is most accurate. This baseline information will be an important factor in any future design efforts.
3. Organize several design charrettes to involve the community in deciding the Sunset property’s appropriate uses.
4. Compile an inventory of available public lands on Chebeague.
5. Prepare conceptual plans for development of the property to meet the needs of the community.
6. Meet with regulators from the Maine Department of Environmental Protection, the Army Corps of Engineers, Department of Marine Resources, Inland Fisheries and Wildlife, and other identified agencies/stakeholders to discuss project plans and determine permitting thresholds.
7. Develop cost estimates for the various development options including initial capital costs and long-term maintenance costs.

Damon noted that the future of the Stone Wharf will inevitably be raised by the community in any discussions about Sunset, especially in terms of costs. Holt noted that the committee’s charge is only to address possible uses for Sunset. The committee agreed that the results of sea level study will impact decisions for the Stone Wharf in any event.

If public comment during the design charrettes closely links any decisions on Sunset and the future of the Stone Wharf, it may be useful to authorize Milone and MacBroom to do preliminary assessments of the Stone Wharf.

6. December 15 meeting on dredging with the Army Corps of Engineers.

Damon outlined the preliminary presentation made by Corps representatives to dredge 14 acres around the Stone Wharf. The Town of Chebeague Island has agreed to pay \$50,000, half of the cost of a cost-benefit analysis of the project. Concerns remain about

the total cost of the project, its size, the location of an acceptable dredge spoil disposal area, and impact on fishing grounds.

7. Review latest hard copies of documents.

The committee examined various maps of the Sunset area and decided that the 1907 plan is the most accurate and will become the working document.

There continued to be concern about the accuracy of the paper streets overlay atop a satellite image map, and unless that map can be adjusted to more accurately reflect actual conditions, it should not be used.

8. Schedule next meeting.

The committee agreed that twice-monthly meetings were no longer required. It was agreed to meet on the first Monday of the month as needed. This change will be noted on the Town website.

Based on a motion by Damon, seconded by Lund, the meeting was adjourned at 7:40 p.m.

Submitted by: Susan Stranahan, acting secretary.