

A scenic photograph of a rocky coastline. In the foreground, there are large, grey, layered rocks. To the left, a body of water extends towards the horizon. The background is filled with lush green trees, some with white blossoms. The sky is overcast with grey clouds. The text is overlaid on the image in white.

Sunset Committee

Public Meeting

June 27, 2016 at 7PM

Island Hall

Agenda

- Introduce Sunset Committee
- List goals of this meeting
- Report on results of studies conducted
- Obtain your input on best use
- Next steps

Present Committee Members

- Mary Holt, Chair
- Paul Belesca, Vice Chair
- Donna Damon (previously Board of Selectmen Representative)
- Sam McLean
- Carol Sabasteanski, Secretary and CTC Representative
- Thor Peterson
- Carol White, Planning Committee
- Peter Pellerin, Board of Selectmen Representative

Past Committee Members

- Beth Howe, Planning Committee
- Ken Hamilton
- Will Lund
- Susan Stranahan, CTC Representative
- John Wilson
- Tom Calder

Goal of This Meeting

- ❑ To inform the public of the reasons for the Sunset Committee, the Committee's research plan, and results of work completed thus far.
- ❑ To obtain public input on best uses for the Sunset property.

Why Town got property

- Town of Cumberland commissioned a Landings Committee to do comprehensive study to locate property with deep water access and space for suitable short and long term parking.
- Sunset Landing was the only suitable parcel that met the criteria.
- Purchased by Town of Cumberland from a private party in 1992.

Sunset and the Comprehensive Plan

- Town of Chebeague developed a Comprehensive Plan finalized in 2011
- Plan was accepted at June 2011 Town Meeting
- 136 Recommendations made in final report
- Recommendations 86-88 are relevant to the Sunset property

Comprehensive Plan

Recommendations regarding Sunset

Section 3	Subsection c	Wharves, Waterfront and the Outer Islands				
86. Future Use of Land and Town Waters	Wharves, Waterfront	ADEQUATE MARINE FACILITIES TO SERVE THE TOWN'S FUTURE POPULATION AND ECONOMY	The Town should do a feasibility & cost/benefit study of the use of Sunset Landing for future marine uses. Such a study should also consider the land use impacts that this change could produce. If a decision is made to make any of these changes, plans need to be made about how the Sunset parcel and surrounding areas will be developed.	TA/Consultant/ BOS/ TM	Med*	Study; budget item; capital budget
87. Future Use of Land and Town Waters	Wharves, Waterfront	ADEQUATE MARINE FACILITIES TO SERVE THE TOWN'S FUTURE POPULATION AND ECONOMY	If a decision is ultimately made to build a second wharf on the island, one of the wharves should be made available to fishermen, and equipped with facilities and equipment (such as a hoist) for their use.	BOS/TM	High	Capital budget
88. Future Use of Land and Town Waters	Wharves, Waterfront	ADEQUATE MARINE FACILITIES TO SERVE THE TOWN'S FUTURE POPULATION AND ECONOMY	If the Town decides not to develop Sunset Landing as a marine facility over the next ten to twenty years, it should still retain the land, since it is the only remaining undeveloped large site with deep water access on the island.	BOS	High	No action

Charge of Sunset Committee

TASK LIST VOTED BY BOARD OF SELECTMEN ON 9/11/2013

- A. Evaluate the Town property shown on the tax maps as Map I5 Lot 9 commonly known as Sunset Landing and develop a long range plan for the property that best serves the Chebeague community.
- B. Develop a research plan in conjunction with the Board of Selectmen.
- C. Hold public meetings to solicit input from all aspects in the community.
- D. Involve committees, organizations and other interested parties in all phases of the plan development and implementation.
- E. Submit interim plans to the Capital Planning and Finance committee and the Board of Selectmen by its regular December meeting of each year for the purpose of raising and/or expending funds in the following fiscal year.
- F. Submit the long range plan to the Board of Selectmen who shall bring it before Town Meeting for adoption.*

**Item F was removed from the Task List by a Vote of the Board of Selectmen on March 9, 2016. Board of Selectmen directed the Committee to end its efforts after obtaining public input and make final report to the Board of Selectmen as soon as possible.*

Defining the Scope/Selecting Vendor

- Conferred with experts to identify areas needing investigation
 - Spoke with engineers, surveyors, and officials in local towns for input
- Developed and distributed Requests for Proposal to multiple firms – scheduled presentations – recommended vendor to Selectmen
 - RFP sent to eight firms – five responses received – three presentations
 - Milone and MacBroom recommended to and approved by the Board of Selectmen in March 2014

Committee's Research Plan

- Work divided into three phases
 - Phase 1: Conduct studies on the land
 - Hold public meeting to report results
 - Phase 2: Conduct studies on the water
 - Hold public meeting to report results
 - Phase 3: Solicit public input on best use of property

Original Plan: At the conclusion of the three phases, the Committee would provide recommendations to the Board of Selectmen for long range plans for the best use of property.

Current Plan: Provide report to Board of Selectmen of findings without recommended long range plan for best use of property.

Committee's research plan was approved by Selectmen in March 2014

Report on Studies Conducted in Phases One and Two

Studies in Phase One

- Boundary/Topographic Survey (Paul Belesca)
 - Access to Property (Peter Pellerin)
- Wetlands Delineation (Sam McLean)
- Vernal Pool Assessment (Sam McLean)
- Archeological Study (Donna Damon)

Wetlands and Vernal Pools



View of forested shrub-scrub wetlands



Exposed bedrock intermingled with mature oak trees

Archeological Studies

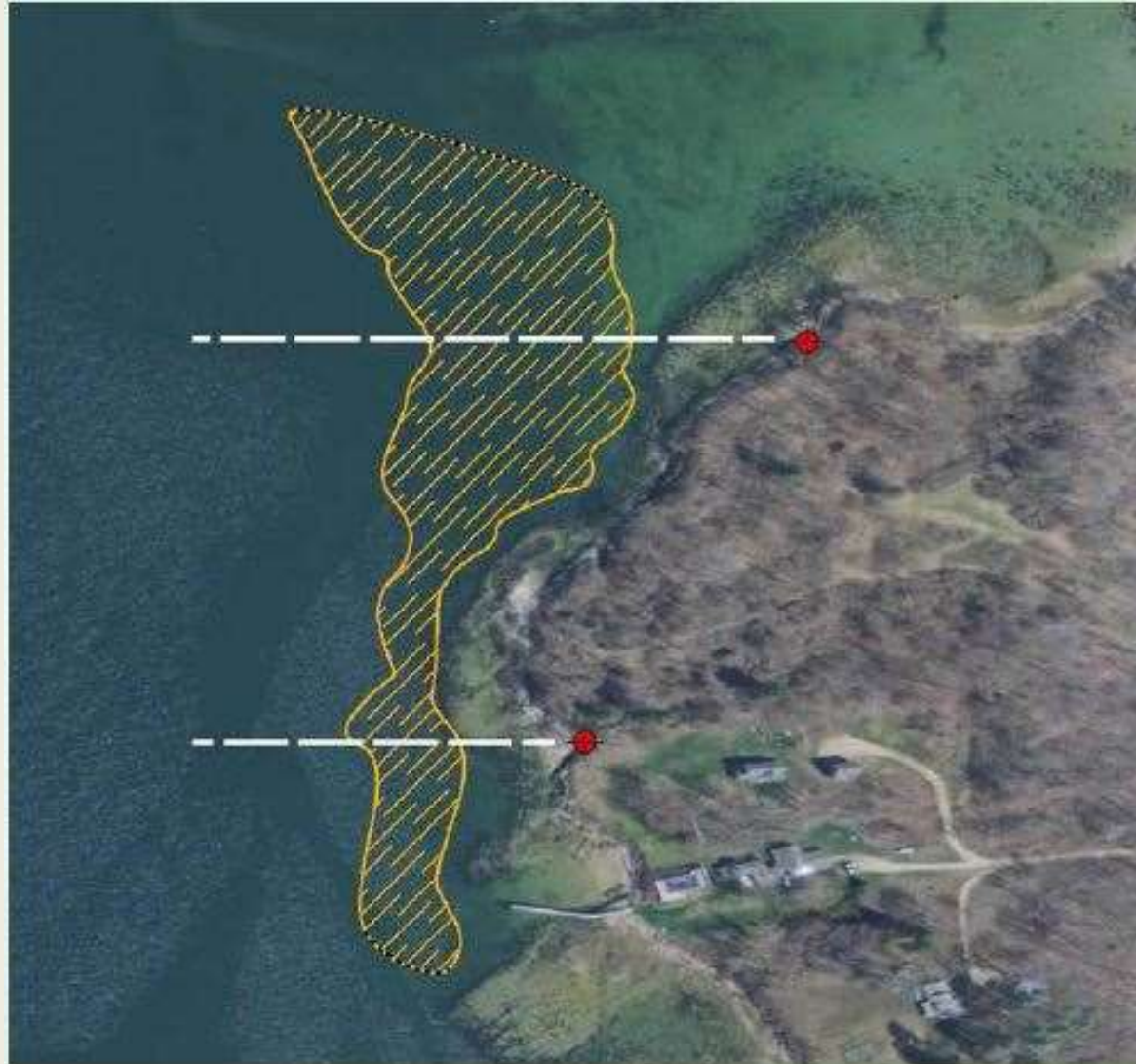


Figure 17. Excavation Locations, Surface Collections, and Above Ground Features within the Sunset Landing Project Area, Chebeague Island, Maine

Studies in Phase Two

- Prehistoric Archeological Investigation (follow up from Phase One) (Donna Damon)
- Eelgrass Survey (Mary Holt)
- Bathymetric Survey (Thor Peterson)
- Wind and Wave Analysis (Thor Peterson)

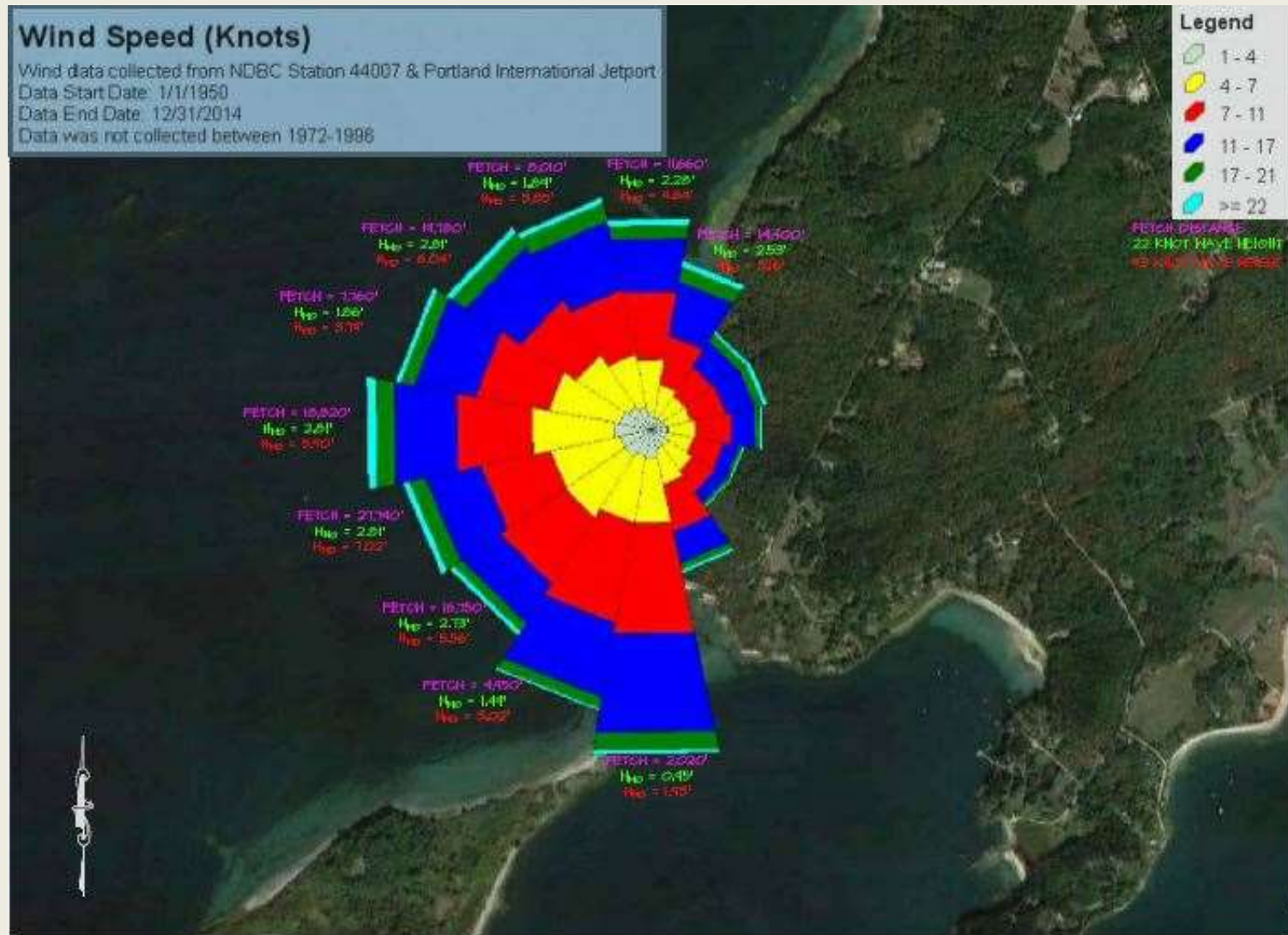
Eelgrass Survey



Bathymetric Survey



Wind and Wave Study



Your Ideas?

- Write your top 2 suggestions on index cards
- Committee will collect responses
- Suggestions will be written on easel pad

Let's take a break!

Next Steps

- Develop community survey which incorporates your input
- Survey the community
- Tabulate results
- Final report to Board of Selectmen

Thank You!