

# HARBOR COMMITTEE

## Town of Bar Harbor

Agenda

Monday, March 14th, 2022

Zoom Meeting

Christopher Wharff is inviting you to a scheduled Zoom meeting.

Topic: Harbor Committee

Time: Mar 14, 2022 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84889844182?pwd=cmdHZmh5VVJLYk9Mc1NnMGN0b3N5dz09>

Meeting ID: 848 8984 4182

Passcode: 469591

One tap mobile

+19292056099,,84889844182# US (New York)

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Dial by your location

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Meeting ID: 848 8984 4182

Find your local number: <https://us02web.zoom.us/u/kb7wmowMLS>

### ITEM 1

CALL TO ORDER – 4:00 p.m., Zoom meeting of Harbor Committee

### ITEM 2

APPROVAL OF MINUTES

### ITEM 3

ADOPTION OF AGENDA

### ITEM 4

OLD BUSINESS:

- A.** Ferry Terminal- Update from Chris Wharff on Maine Coastal Program Planning Grant Application process with GEI Consultants.
- B.** Update from Ron Beard on work of Julia Cardoso with Fishing Community

- C. Update on improvements to existing working waterfront at Municipal Pier.
- D. Update from Lynne Williams on Aquafarm

**ITEM 5**

NEW BUSINESS:

- A. Cruise Ship season update from Chris Wharff
- B. Reservations Update and Dockwa App implementation

**ITEM 6**

PUBLIC COMMENT

**ITEM 7**

ITEMS FOR NEXT MEETING

**ITEM 8**

ADJOURNMENT

**IN ORDER TO INSURE YOUR COMPLETE PARTICIPATION IN THIS MEETING, WE WOULD APPRECIATE YOU INFORMING US OF ANY SPECIAL REQUIREMENTS YOU MIGHT HAVE DUE TO A DISABILITY. PLEASE CALL 288-4098.**

## **Harbor Committee**

### **Town of Bar Harbor**

Minutes: Monday, February 14, 2022

#### **ITEM 1 CALL TO ORDER – 4:00 p.m. Via Zoom Meeting Platform**

Attendance: Jon Carter, Pancho Cole, Bob Garland, Jeff Miller, Larry Nuesslein, Val Peacock, Kevin Sutherland, Jaime Weir, Chris Wharf, Lynn Williams

Absent: Jerry Blanford, Gary Fagan, Chris Maller

#### **ITEM 2 APPROVAL OF MINUTES**

Motion to approve minutes: unanimous

#### **ITEM 3 ADOPTION OF AGENDA**

Motion to add Kevin Sutherland's Ferry Terminal update to the agenda: unanimous

Motion to approve agenda: unanimous

#### **ITEM 4 OLD BUSINESS**

##### **A. Ferry Terminal Summary (Kevin Sutherland)**

-brief summary of scheduled work for the upcoming 2022 season (Phase I/Phase II)

-cost estimate \$65,000

Questions/comments from Harbor Committee (HC)

-What is the extent/what is being removed (Larry)

-Remove damaged section of pier and construction debris (Chris W)

-Concerned it might cause more damage (Pancho)

-Atlantic Fleet responsible for damage (Kevin)

-Keep communication lines open (Lynne)

##### **B. Ferry Terminal Update (Chris W.)**

-Ron/Val met w/Julia C, she plans to meet/interview approximately 15 fisherman and get their thoughts on the ferry terminal and best uses for them

-Julia's report should be ready in March or April

##### **C. Current Working Waterfront Projects (Chris W.)**

-Replace existing hoist w/hydraulic hoist

-Redo pilings at the end of the pier

##### **D. Aquafarm Update (Lynne)**

-Brief review of February 7, 2022 letter sent to Maine Governor

#### **ITEM 5 NEW BUSINESS**

##### **A. Cruise Ship Update**

-No more additional bookings for 2022 (Chris W.)

-Will have an update on this season at their upcoming meeting (Val)

\*Bob Garland joins the meeting at 4:25 p.m. Kevin gives Bob a brief recap on his presentation

**ITEM 6 PUBLIC COMMENT**

- Cruise information is available online (Eben)
- Price of a 2022 ticket on the Ferry from BH to Canada (James)

**ITEM 7 CLOSING COMMENTS**

- Working Waterfront is on everyone's radar (Val)
- Maine Coast Heritage Trust has a Working Waterfront Unit (Lynne)
- What is the comprehensive Aquaculture plan? (Larry)
- Rules needs to be made and enforced by the DMR

**ITEM 8 ITEMS FOR NEXT MEETING**

- A.** Ferry Terminal Update
- B.** Working Waterfront speaker
- C.** American Aquafarm Update
- D.** Cruise Ship Update

**ITEM 9 ADJOURNMENT 4:41 p.m.**

Unanimous Approval

Respectfully submitted by Jaime W. Weir, Bar Harbor Harbor Committee member and secretary.

**PUT COVER LETTER ON TOWN LETTERHEAD**

April 1, 2022

VIA EMAIL: [Melissa.Britsch@maine.gov](mailto:Melissa.Britsch@maine.gov)

Ms. Melissa Britsch  
Maine Coastal Program  
21 State House Station  
Augusta, ME 04333

Dear Ms. Britsch:

**Re: Application for FY 2023 Shore and Harbor Management Planning Grant  
Masterplan for the Former Ferry Terminal Property;  
Town of Bar Harbor, Maine**

The Town of Bar Harbor is pleased to submit this application for a FY 2023 Maine Coastal Program Shore and Harbor Management Planning Grant. This grant will provide funding to support the development of a Masterplan for the former ferry terminal property at 121 Eden Street that was recently acquired by the Town. This property offers significant opportunity for the Town to expand public access to the water, support the working waterfront, provide public open space, and support local economic interests. In recent years the Town has undertaken several studies of the economic potential to redevelop the site, and most recently in 2020 worked with GEI Consultants of Portland to inspect the existing piers and provide concept designs for development of a new Town Marina. However, the Town currently lacks a cohesive masterplan for the site that considers development of both landside and waterside features, and needs professional planning assistance to work through the concept planning, stakeholder engagement, and consensus building process. Furthermore, the Masterplan will be developed in consideration of the latest recommendations of the “Maine Won’t Wait: A Four-Year Plan for Climate Action” released by the State in December, 2020, to develop coastal waterfront projects that consider resiliency strategies to mitigate risk from climate change.

<b>Project Title</b>	Masterplan for the Former Ferry Terminal Property
<b>Town or Region Covered</b>	The Town of Bar Harbor, as well as nearby communities on and around the Frenchman Bay, and the Mount Desert Island Region
<b>Grant Request Amount</b>	\$50,000
<b>Total Match</b>	\$12,500
<b>Project Manager and Contact Information</b>	Chris Wharff, Harbormaster 37 Firefly Lane, Bar Harbor, ME 04609 207-288-3391 (office)
<b>Project Partners/Supporters</b>	Town of Bar Harbor Chris – Who else can we list as partners? Ideally we would like to show support from a variety of groups. Examples: municipal boards (Council, Planning Board, Harbor Committee), local organizations (recreational, open space, bike/ped groups), business community, current/potential users (Bay Ferries, recreational boaters, commercial fishing representatives). We will want to request letters of support from some of these groups so should also consider who will be able to give us a letter in time for the application.
<b>Project Schedule</b>	Start – September 1, 2022      End – December 31, 2023
<b>Project Summary Statement</b>	The project will involve the development of a Masterplan for a recently town-acquired waterfront site located at 121 Eden Street in Bar Harbor. The process will include public facilitation and stakeholder engagement, concept planning for landside and waterside development, consensus

	<p>building around a preferred Masterplan, and budget forecasting for short- and long-term recommendations.</p> <p>Aspects of the master planning process will include:</p> <ul style="list-style-type: none"><li>• Comprehensive public outreach and input process</li><li>• Climate resiliency consistent with Maine Climate Council’s recommendations</li><li>• Public waterfront recreational access</li><li>• Open space</li><li>• Recreational boating access through new boat launch and recreational marina slips</li><li>• Working waterfront access through new commercial slips</li><li>• Vehicular access and parking needs to support proposed uses</li><li>• Connectivity with downtown and other locations of interest</li><li>• Upland facilities and amenities to support proposed uses</li><li>• Site accessibility</li><li>• Facility safety and security</li><li>• Coordination of this site’s waterfront access and facilities in consideration of other similar community assets, or lack thereof.</li><li>• Others related waterfront access interests expressed by the public not identified to-date</li></ul> <p>As stated upfront, a key aspect of the master planning process will be the public facilitation process to gather stakeholder input, review alternative development concepts, and build consensus around a preferred concept.</p> <p>This master plan will position the Town for the next phase(s) of project implementation that are anticipated to include additional funding support, detailed design of site improvements, and eventual construction, in consideration of a phased approach as applicable. The work is likely to leverage significant additional grant funding from State and Federal sources.</p>
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We appreciate the opportunity to submit this application and look forward to discussing our project further with you. Please call me if you have any questions.

Sincerely,

Chris Wharff – Harbormaster, Town of Bar Harbor

## B. Executive Summary

In 2019, the Town of Bar Harbor acquired the Ferry Terminal property, a +/-6.8-acre property located at 121 Eden Street in Bar Harbor. The property was originally developed in the 1950's by Maine Port Authority (See Fig. 1) and served as a ferry landing until 2009 when service ceased to operate to Bar Harbor. Existing waterfront features at the property include two causeways, a riprap shoreline, and a large concrete and steel pier designed for ferry use. The upland property includes a customs building, several other small support buildings, and large paved parking areas (See Fig. 2).



**Fig. 1 – Ferry Terminal with MV Bluenose, c. 1950's**



**Fig. 2 – Ferry Terminal property Drone Photo, Fall 2020**

In 2020, the Town hired GEI Consultants to undertake an inspection and assessment of the existing pier. This work identified numerous deficiencies with the existing structures and provided concept-level recommendations for the work scope and budget necessary to undertake repairs. Additionally, GEI prepared multiple concept plans for redevelopment of the waterfront through full or partial demolition of the existing pier, and construction of a new Town marina with new mooring dolphins for the ferry, wave attenuator floats, marina floats with slips for a range of vessel sizes, access gangways, and a boat ramp (See Fig. 3). The conceptual marina designs were intended to demonstrate a range of options for redevelopment that could support use by recreational boaters (local and transient), commercial fishermen, and include several large berths for visiting mega yachts or small regional cruise ships such as those operated by American Cruise Lines.

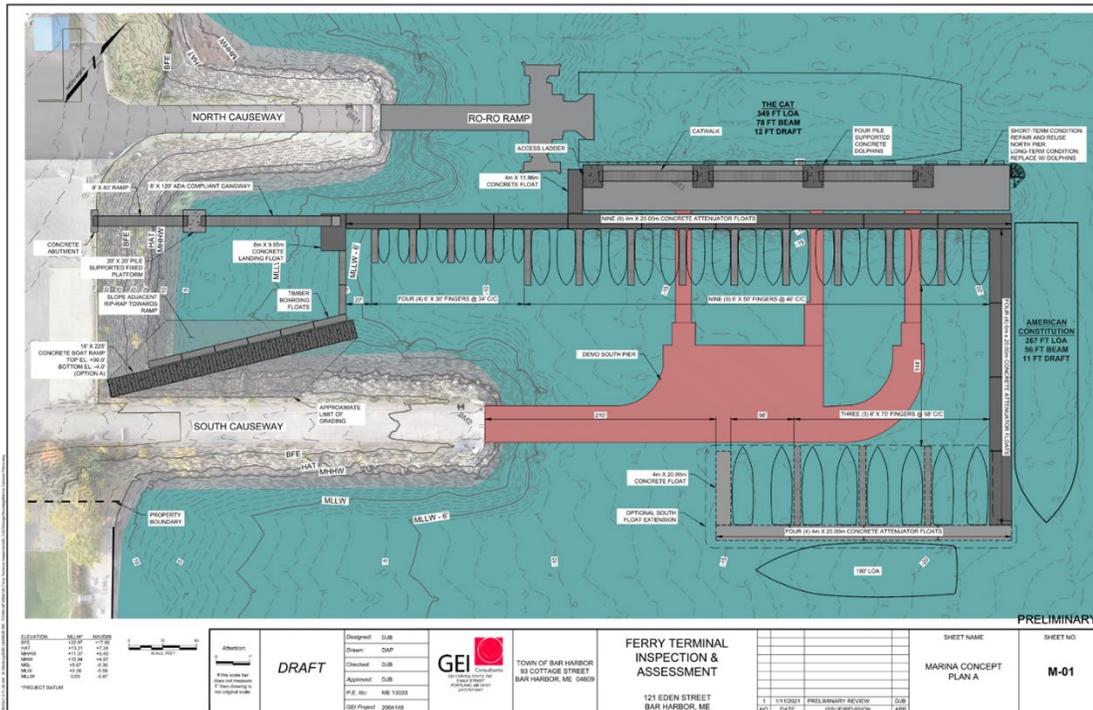


Fig. 3 – Marina Concept Design A

This work only focused on redevelopment of the waterfront. No planning or concept design was completed for the upland property, or in consideration of how the project fits within the community’s overall waterfront facility needs. Currently, The Town has a desire to better understand the potential redevelopment options for the full facility including landside and waterside features, and desires assistance in identifying community needs and goals for the site to make the best use of this valuable public asset, in a manner that is sustainable and resilient to anticipated coastal climate change factors.

The Town currently desires to develop a masterplan for the site that considers both landside and waterside development to support future planning, design, budgeting, grant applications, and construction for the site improvements.

## **C. Project Description**

### **1. Introduction**

The project will involve the development of a facility Masterplan that includes consideration for items including, but not necessarily limited to:

- Public input (general public, local officials, local and visiting facility users and interest groups, NGO's, regional, state and federal agencies, etc.)
- Resilience to sea level rise and climate change risks, consistent with the recommendations of the Maine Climate Council
- Prior planning efforts
- MCP SHMPG project funding objectives
- Facility user needs
- Seasonal demands
- Facility materials, maintenance and operations
- Marina uses and refinements to conceptual layouts
- Upland site features and layout
- Vehicular access and circulation requirements for marina and boat launch
- Upland support facilities such as restrooms and showers
- Marine services such as pumpout, potable water, refueling
- Volume of parking
- Open space/park areas
- Pedestrian and vehicular connectivity with downtown and other important sites/attractions
- ADA accessibility
- Facility safety and security
- Support for ongoing ferry service through at least 2026, based on the Town's recently extended lease with Bay Ferries
- Construction costs
- Environmental regulations and project permissibility
- Constructability (In a phased approach if applicable)

- Utility coordination
- Local, state and federal regulatory requirements
- Adjacent land uses
- Consideration / relationship to other coastal access facilities in Bar Harbor
- Connectivity to the downtown
- Positioning for additional project funding support

### **3. Project Tasks**

The Town proposes to undertake a master planning process that includes the following major tasks:

- Data collection
- Community outreach and education input sessions to identify desired site uses and features. Key to the success of this effort is to make sure that the master plan reflects the consensus values, needs and interests of the community. The public outreach process will take an inclusive approach to ensure that a wide range of public engagement opportunities are provided (Surveys, educational handout materials, public workshop, site tours and focus group / stakeholder interviews)
- Development of conceptual site plans
- Additional community and stakeholder engagement to review and refine concept plans
- Community consensus building to identify a preferred site plan
- Development of a written basis of design memorandum that provides the project design parameters, along with actional recommendations to implement the project beyond the master planning effort.
- Development of cost estimates for use in the Town's budgeting for future investments in site redevelopment
- Identification of regulatory constraints associated with proposed work
- Identification of potential grant funding sources to support future phases of the work

The Town plans to engage GEI Consultants to develop the masterplan. The Town has staff and a Harbor Committee in place to coordinate this effort with GEI and to continue championing subsequent funding and implementation phase(s) following the completion of the master plan. Given GEI's past/recent involvement with the site, there is substantial project benefit and efficiency to engaging with them to undertake this effort.

The project deliverables would include a master plan report with findings and recommended actionable items for implementation, a concept level master site plan, cost estimates, and records

of the public and community engagement process including copies of presentations and meeting minutes.

**4. Climate Change Considerations**

Consideration for climate change is critical to any long-term planning efforts for coastal development. Fortunately, the Maine Climate Council has provided excellent guidance in their 2020 report “Maine Won’t Wait – A Four-Year Plan for Climate Action”, that municipalities in Maine can reference in planning climate resilient development. For this site, some of the relevant aspects of climate change considerations will include:

- Design of waterfront infrastructure and upland features to ensure that the facilities functions and accessibility can withstand the forces, and range of water levels, associated with routine and severe events throughout the project lifespan, including the effects of potential sea level rise and storm surge, while maintaining facility safety, function, and accessibility.
- Design of upland features in consideration of potential climate change factors such as increased intensity of precipitation events, along with potential drought conditions.
- Mitigation strategies to address potential impacts from climate change will consider the MCC’s recommended 50 year and 75 year SLR planning horizons, along with predicted 100-year FEMA flood scenarios. The strategies will address MCC’s commit to manage SLR planning levels, while also considering adaptable strategies for additional SLR and MCC’s prepare to manage levels.

**5. Grant Evaluation Criteria**

The grant application identifies the following criteria that will be used to judge the merits of grant proposals. A brief statement related to each aspect is provided for reference.

<p>Cost Effectiveness</p>	<p>The Town plans to engage GEI Consultants to perform the work. GEI has previously been involved with work at the Ferry Terminal property, in 2020 and 2021, completing an above and underwater inspection of the existing pier, a drone survey for upland topography along the shoreline and a hydrographic survey to assess water depths in the area around the pier, and preparing concept designs for potential recreational marinas at the facility. The use of GEI for development of the master plan, having a past recent working relationship for the project site with the Town of Bar Harbor will make for an efficient and cost-effective process.</p>
<p>Evidence that the proposed project will make measurable improvements in waterfront accessibility and enjoyment, reduction in user conflicts, effective management, public and commercial access to the shore, and resiliency of waterfronts in light of current and anticipated storm surge, flooding and sea level rise.</p>	<p>The property is a large waterfront parcel with deep water access. It is rare in Maine that such a property is newly acquired by a municipality. The potential for development of a new Town Marina with a public boat launch, slips for recreational and commercial boaters, and upland acreage to allow for open space, offers significant potential to support waterfront accessibility and enjoyment, and support public and commercial access to the shore. An effective planning process will ensure that the Town considers the risks of storm</p>

	surge, flooding, and sea level rise in planned site development.
Quality of proposal, project feasibility and readiness	Through the recent work completed by GEI the Town has an understanding of existing facility conditions, has a partial topographic survey, and a bathymetric survey, drone imagery, and a catalogue of facility history. The Town also has a boundary survey of site features. There is widespread support for the effort, and an interested municipal Harbor Committee with motivation to move the project forward. The project will be able to move ahead quickly and efficiently.
Applicant and subcontractor qualifications, capacity to perform the work, and past performance with Maine Coastal Program grants	<p>The Town’s proposed consultant, GEI Consultants of Portland, and their staff including Dan Bannon, Travis Pryor, Leila Pike, Barney Baker, and Alex Gray are currently working on, or have completed numerous Maine Coastal Program grant projects including:</p> <ul style="list-style-type: none"> <li>• Town Landing Resiliency Study, Falmouth</li> <li>• Water Access Facilities Feasibility Study, Topsham</li> <li>• Public Wharf Condition and Resiliency Assessment, Monhegan Plantation</li> <li>• Fish Pier Improvements, Stonington</li> <li>• Resilience and Adaptation Study, Stonington</li> <li>• Town Dock Improvements, Bucksport</li> <li>• Footbridge Reconstruction Design, Ogunquit</li> <li>• Deepwater Access Plan, Brunswick</li> <li>• Town Landing Masterplan, Yarmouth</li> <li>• Broad Cove Pier, Cumberland</li> <li>• Main Street Corridor and Breakwater Improvements, Monhegan Plantation</li> <li>• Waterfront Improvements, Bowdoinham</li> <li>• Comprehensive Plan, Frenchboro</li> <li>• Town Wharf, Frenchboro</li> <li>• Wastewater Treatment Facilities, Boothbay Harbor</li> <li>• Wasterwater Treatment Facilities, Wiscasset</li> <li>• Shore and Harbor Master Plan Phase II, Damariscotta</li> <li>• Municipal Fish Pier, Rockland</li> <li>• Harbor Master Plan, Kittery</li> <li>• Harbor Management Plan Update, Wells</li> <li>• Lower Village Public Water Access Plan, Topsham</li> <li>• Mitchell Field Boat Launch Feasibility Study, Harpswell</li> </ul>
Consistency with, and contribution to local and regional efforts and priorities	Chris – can you add to this section?

**D. Project Schedule**

The proposed project schedule is as follows:

- *Need to identify time needed for Town approval of local matching funds*
- April 1, 2022 MCP Grant Application Deadline

- July-August 2022                      Town notified of grant award
- Fall 2022                                Grant funding available
- Fall 2022                                Project Kickoff
- Fall 2022                                Background data collection and initial community  
engagement
- Winter 2022-Spring 2023            Concept plan development, ongoing community  
engagement
- Summer 2023                          Concept plan refinement, ongoing community  
engagement
- Fall 2023                                Submit draft of project deliverables
- Dec. 31, 2023                          Submit final project deliverables and project complete  
per grant program requirements

**E. Project Budget*****Part 1, Personnel Expenses (Grantee staff only)***

<b>Position Name &amp; Title</b>	<b>Hourly Rate</b>	<b>Number of Project Hours</b>	<b>Salary &amp; Fringe</b>	<b>Total Grantee Personnel Expenses</b>
1.				
2.				
3.				
<b>Totals</b>				

***Part 2, Budget Estimates by Cost Category***

<b>Cost Category</b>	<b>MCP Grant</b>	<b>Non-Federal Match</b>	<b>Total Cost</b>
Personnel			
Fringe Benefits			
Travel			
Equipment			
Supplies			
Contractual	\$50,000	\$12,500	\$62,500
Other (specify)			
Indirect			
<b>Totals</b>	<b>\$50,000</b>	<b>\$12,500</b>	<b>\$62,500</b>

**Note:**

1. MCP will not accept proposals with less than 25% non-federal match.

***Part 3. Sources and Types of Match***

<b>Source of Match</b>	<b>Cash</b>	<b>In-Kind</b>	<b>Total</b>
1. Harbor Budget	\$12,500		\$12,500
2.			
3.			
<b>Total</b>	<b>\$12,500</b>		<b>\$12,500</b>

**F. Appendix**

1. Resumes of key project and administrative staff, consultants, and partners
2. Letters of support from project partners
3. Pertinent maps and other supporting documents