

Marine Use Subcommittee meeting, 9/28/17, 7 pm.

Members present: Anna Durand, Joe Minutolo, Dennis Bracale, Deborah Page, Jan Hanscom, Natalie Springuel, Pat Samuels, Pancho Cole

The meeting was spent creating our spreadsheet to answer the worksheet given to us by Elizabeth Swain.

See attached spreadsheet.

The meeting adjourned at 10:30 pm.

PIER WITH MARINE USE: STRATEGY 3																		
MARINA SUMMARY	POTENTIAL NEEDS/DESIRES	DEMOLITION & REMEDIATION	CAPITAL COSTS	O&M	POTENTIAL REVENUES	ECONOMICS			ENVIRONMENTAL			SENSE OF PLACE/CULTURE			PARKING & LAND TRANSPORTATION			COMMENTS/QUESTIONS
						PRO	CON	NEW IMPACTS	BENEFITS	RISKS	NEW IMPACTS	BENEFITS	RISK	NEW IMPACTS	BENEFIT	RISK	NEW IMPACTS	
Multi-use Facility	<ul style="list-style-type: none"> *Beautifully and thoughtfully designed and landscaped *Use as much of existing structures as possible *Serves both residents and visitors *Economically feasible and financially responsible *Supports comprehensive plan *Created/planned with citizen input *Relieves downtown pier congestion *Supports local marine industries 	<ul style="list-style-type: none"> *Requires engineering and environmental studies, legal review *Asphalt removal *Partial pier removal *Current building might require some remediation/renovation 	<ul style="list-style-type: none"> *Engineering/Environmental studies, legal review *Landscape planning and materials *Permitting *Construction of breakwater, pier, boat ramp, parking structure *Some costs could be shared with concessioners 	<ul style="list-style-type: none"> *Salary/benefits for any town employees *Some parts could be leased (i.e. Marina, similar to Dysarts) 	<ul style="list-style-type: none"> *From rentals, user fees *From leases to concessioners 	<ul style="list-style-type: none"> *Employment opportunities *Support fishing industry *Revenue opportunities from rentals *Opportunity to stimulate local economy by hiring local architects, designers, planners, contractors 	<ul style="list-style-type: none"> *Might not be as lucrative as another use *If leased, less overall revenue for town 	<ul style="list-style-type: none"> *Costs/Revenues *Possible year-round employment opportunity for residents *Salary/benefits for any new town employees 	<ul style="list-style-type: none"> *Creates opportunity to support regional industries (e.g. fishing, aquaculture, marine) and environmental education *Some marine habitat support *Potential for attractive landscaping, wildlife habitat 	<ul style="list-style-type: none"> *Increased traffic congestion along Rt3 *Increased traffic congestion in bay *Fuel leakage 	<ul style="list-style-type: none"> *Visual change *Increased bay & road traffic 	<ul style="list-style-type: none"> *Creates opportunity to support regional industries (i.e. fishing, aquaculture, marine) and environmental education *Help relieve downtown congestion *Keeps public water access *Could provide employment for residents/local contractors *Potential incubator for new fishing businesses *Could free up space for fisherman to remain downtown and restore "working pier" to BH *Addition of inviting and functional space for residents and visitors 	<ul style="list-style-type: none"> *Precludes hotel or other accommodation development *Creates another site of congestion 	<ul style="list-style-type: none"> *Visual change *Shifts some resources *Creates new traffic flow 	<ul style="list-style-type: none"> *Help relieve downtown congestion 	<ul style="list-style-type: none"> *Creates new congestion 	<ul style="list-style-type: none"> *visual change *shifts some resources *creates new traffic flow 	
MARINA: BUILDINGS & STRUCTURES																		
Boat Ramp M1	<ul style="list-style-type: none"> *Build farther out into water *Surface for traction (grooved) *Lighting *Reserved parking for trailers *Signage on/off site- visually compatible *Efficient queuing for users *Parallel float to ease access/queuing 	None	Unknown	Should be minimal	User fees: resident/weekly/seasonal	Provides revenue	Precludes other use - is this "highest use" ?	Re-using existing structure	Natural stone fill creates marine habitat	Use of plastics or other material may leach toxins	Increased people congestion	Amenity to residents, visitors and future generations	Precludes docking of large cruise ships	Increased traffic	Would provide truck and trailer parking	Trailer parking requires lots of space	Some parking would be reserved, eliminating general pool of parking	
Pier/Moorings	<ul style="list-style-type: none"> *Electrical Power *Fuel *Water: Potable/Non-potable *Pumping Station *Winch space *Lighting *Safety Equipment: *Medical/Rescue *Moorings 	Currently unknown - Joe M research	Currently unknown - Joe M research	Management needed	User fees: Rentals, Concessioners fees	Increases available moorings	Expensive	May raise taxes short-term	Decrease in air, water, visual, auditory pollution (as opposed to downtown??)	Pollution, runoff, effluent	Increased use	Precludes docking of large cruise ships	Increased traffic	Frees up parking in town for fishermen, residents and visitors	Increased traffic congestion at terminal	Increased traffic congestion at terminal	Increased traffic congestion at terminal	How much of existing structure is used
Floats/Gangways M3	<ul style="list-style-type: none"> *ADA Compliant *Rigged & Through-bolted *High *Emergency slip 		Construction	Seasonal Float moving and maintenance	User fees: resident/weekly/seasonal	Increases recreational and commercial use of site	Debt risk	May raise taxes short-term	Low impact	Unknown	Increased use	Precludes docking of large cruise ships	Increased traffic	Frees up parking in town for fishermen, residents and visitors	Increased traffic congestion at terminal	Increased traffic congestion at terminal	Increased traffic congestion at terminal	
Breakwater M4	<ul style="list-style-type: none"> *Pedestrian Lighting *Navigational Lighting *Pile-driven/Floating/Rock? 	None	Construction	None	None	Increases recreational and commercial use of site	Expensive	None	Creates marine habitat	Structural materials may leach toxins	Increased public use	Precludes docking of large cruise ships	Changes visual experience	None	None	None	None	
MARINA: OPERATIONS																		
Information/Cultural/Tickets/Manager's Office/Museum	<ul style="list-style-type: none"> *Harbormaster coordinate between 2 facilities *Intro to BH/Chamber Office *Museum/Aquarium - could have revolving displays: Marine, Whale, Historical (Raymond Strout), Fishing, Regional *Ticket booth *TSA? *WiFi / Seating area *Heat/Air Conditioning *Food Trucks? *No retail (avoid compete) 	Unknown - current building on site could be used?	Some renovation of existing building or new construction	Depends on what's included	Possible lease of office/exhibit/ticketing space	Potential for employment	Expensive	Employment opportunity	Could include regional/ educational component	None	Increased awareness of region, both environmental and industrial	Precludes docking of large cruise ships	Shifts and/or duplicates downtown resource/services	Relieves downtown congestion	Creates new congestion	Shifts and/or duplicates downtown resource/services	Could current building be built up (2nd fl	
Recreational Boat Operations	<ul style="list-style-type: none"> *Kayaks could use area to left of ramp with access to beach *Stand up paddleboarding access *Could provide moorings for sailboats/other 	None	Moorings installation	Unknown	User fees: resident/weekly/seasonal	Provides revenue from rentals, or lease	None	Possible O&M costs	Unknown	Fuel, effluent leakage	Visual	Precludes docking of large cruise ships	Increased need for parking	Frees up parking in town for fishermen, residents and visitors	Increased need for parking	Increased traffic congestion at terminal	Increased traffic congestion at terminal	
Commercial Boats/ Fishing Services Operations	<ul style="list-style-type: none"> *Opportunity for whale watches, nature cruises, sailboat lessons, rentals, kayaks tours, "6 pack" boat *Fisherman's Coop? 	None	Security cameras	None	Revenue from commercial ventures, leases	Provides revenue	None	Costs/Revenues	None	None	Increased traffic in bay	Cruise tourists could book up all available tours + taxis	Increased traffic congestion along Rt 3	Increased traffic congestion along Rt 3	Increased traffic congestion along Rt 3	Increased traffic congestion along Rt 3		
Parking/Transport Hub	<ul style="list-style-type: none"> *Should include shelter for loading/unloading/waiting passengers *Could include 2-3 level structure with green space above *Potential for employee parking with express shuttle to town *Coordinate with ANP, shuttles to visitor center, Island Explorer 	None identified	Not currently known	Depends on type	Potential fees from employers seeking to provide for employees, seasonal residents, visitors, reserved spaces	Provides revenue	None	Costs/Revenues	Top level could provide additional green space	None	Visual	Supports potential for creating pedestrian-friendly downtown.	Increased traffic	Supports potential for creating pedestrian-friendly downtown.	Increased traffic congestion along Rt 3	Some parking would be reserved, eliminating general pool of parking		
Ferry/Water Taxi Operations	<ul style="list-style-type: none"> *Potential for connection to ANP/Schoodic *Bicyclists could use *Shuttle to downtown? *Potential for tendering 	None	None	Could be leased to private companies	From leases	Provides revenue	None	Creates employment	None	Potential for fuel leakage	More bay traffic	Water excursions for visitors/residents, experience the island from water perspective	Congestion	Frees up parking downtown	Parking space might not be available for those who want to experience it	Increased traffic		

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