

BAR HARBOR FERRY TERMINAL PROPERTY ADVISORY COMMITTEES

Other Sub-Committee

October 5, 2017

Meeting Notes

Sub-Committee Attendees: Ruth Eveland and Kristi Losquadro, chairs; Mike Handwerk, Scott Henggeler, Jeff Wooster

Ruth and Kristi briefly reviewed the scope and next steps with the Other sub-committee.

Kristi read Tom Burton's email regarding concert venues; specifics included: contacted Alex Gray of Waterfront Concerts and they pay Bangor \$1.375 per ticket and Portland \$1.00 per ticket to the municipalities. The difference is the amount of infrastructure, improvements, etc. Mr. Gray has some reservations about whether it would be feasible for concert venues in Bar Harbor. The location is between two hotels and Bar Harbor hasn't typically been "friendly" to concerts and has a strict noise ordinance. It is too early to get more involved in discussion with them, but he did suggest that we should consider a 'test run' concert to see how it would work. Future contact with Darling's (sponsors in Bangor and residents near the ferry terminal) should be done when timing is right.

Parking is an overlap with other groups and this subcommittee can add value to the process by providing research (to the other groups) regarding accessory parking and transportation uses for the property. Kristi suggested we meet next week to brainstorm ideas and findings. Cornell Knight also stated the Town's Parking Solutions Task Force is proceeding with its plan developed last year, including exploring usage of meters, kiosks, permitting for residents, permitting for employees, etc. Audience comments include: 1) estimate to pave property based on property's similar size to recent paving completed at MDI High School, with \$600,000 price increased to approximately \$750,000 for thicker paving, 2) a two level parking structure would not distract from the property's ocean view, 3) portions of property could be subleased, and 4) an open-sided tram could be designed, with a propane powered truck pulling it on a travel loop from the Town and back, or a bus tour could be used on same travel loop in/out of Town. Kristi also stated that either Town staff or a third party will operate these functions on the property.

Mike Handwerk provided sub-committee with an overview of property's environmental issues (excluding pier). Information was a review of previous reports and actions involving PCB contamination, previous on-site storage of diesel fuel and fuel oil, current groundwater use restrictions, property issues from lead-based paint and asbestos containing materials, and visual observations involving quality of terminal building structure and paving. Typical PCB remediation cost estimates were also provided (if needed) for future clean-up of soils disturbed during on-site construction activities. Mike also referred to The Belfast Boatyard Soil Management Plan as a good example of an approved Soil Management Plan for a property that has similar historical contamination as would be found on this site.

Public comments on several topics of interest:

- Kayak and paddleboard access should be provided.
- Costs and revenue spreadsheet should be developed with purchase price of property.
- If Town does not buy property, then someone else will buy it.
- Does Town consider the property a profit center?
- Property's market value is approximately \$6 million.
- Property should be developed with an oceanarium-type use on the property, especially since invertebrates are in the ocean directly in front of the property. Seasonal and year-round oceanarium use should be investigated.
- How can we get the property working for our community and also with Town's visitors?
- Which committee is responsible for impacts to neighboring properties? Brief response was that there is no control over what adjacent properties will do once site is developed.
- Current view from Bar Island is of old estates and fishing functions. Vistas similar to this should be considered with development of property, especially visual image of developed property and use with community surrounding it
- Has Route 3 reconstruction design considered replacement of existing water and sewer lines for the property? Brief answer was that maximum service considerations will be given for property's water and sewer installations.

Ruth questioned what our group's focus should be with year-round and seasonal aspects with property development. Mike read several of his sub-committee work sheet suggestions, including property development considerations with goals and strategies in Town's Comprehensive Plan and Open Space Plan, property is a once-in-a-lifetime opportunity for the Town and would be a missed opportunity if not purchased, and property development should consider spatial relationship between property and adjacent properties/ocean, with visual distraction/imbalance an issue for large property structures and ocean functions.

The committee will meet next week to discuss examples and pricing of parking deck structures, as well as reviewing comparable facilities and functions. Also, Parking Solutions Task Force is meeting on Thursday, 10/12/17 if anyone wishes to attend. Mike also suggested that a member of each sub-committee be a part of the lead committee's review of the decision matrix.

Next Sub-Committee meeting is Friday, October 13th at 3:00 pm.