

MINUTES OF WATERWAYS MANAGEMENT COMMITTEE MEETING

MARCH 15, 2006

A meeting of the Waterways Management Committee was duly called and held on Wednesday, March 15, 2006 at 7:00 p.m. The meeting was called to order by the Chairman, Norman Peloquin. The following were present: Mr. Peloquin, Robert Metcalf, Warren Hathaway, Roger Race, Ira Perry and Chris Hemingway. Excused was Mr. Gerald Hickey. Also present was Mr. Steven Melo, Harbormaster.

Mr. Peloquin explained that there is no agenda for the evening; this meeting is regarding the proposed sale of the South Wharf property.

Mr. Brody McGregor and Rusty Aertsen, of the investment group interested in buying the property, were present. Mr. McGregor stated that the Howland family has listed the property for sale. He stated a group of customers, neighbors, etc. have put together an investment group. He feels Concordia has had a close relationship with the Town. They realize that the Town has an interest and needs in the property and would like to meet the needs of the Town. Mr. Aertsen said that the group has no interest in redevelopment of the property, they will keep it has a boatyard. Mr. Peloquin said that he met with Mr. McGregor and Aertsen regarding public access of the area. Mr. Hemingway asked if there will be condos on the property. Mr. McGregor said that they will update the property but they will keep it as a full service boatyard. He said there will be municipal access to meet the Towns needs. Mr. MacGregor said there is 2.6 acres, enough land to use in emergency situations.

Mr. Peloquin asked if they addressed public access in their proposal. Mr. Aertsen said that it is important to help accommodate the needs of the Town and that is why they are here. Mr. McGregor said that Fire District #1 needs a site on the Gulf Road side of the river, he would like to help the Town and if they acquire the Howland property then they can help. He said that they would like to work with the Town for a solution.

Mr. Hathaway said he wants to see some protection for the Town included in the sale of the property. He said that public access is an important issue. Mr. Melo asked how many people Mr. MacGreggor believes access the water by the South Wharf property. Mr. McGregor said that he has 173 moorings in the harbor and 64 slips; he feels that over 700 people access the harbor this way. He would like the area to host more Regattas and shows in the future.

Mr. Race said that there are environmental concerns with clean-up. Mr. McGregor said that their bid gives the landowners a release on the environmental issues. He feels that they can clean-up the area. They are planning to put a power-washing system at the dock where nothing will be discharged to the water or the Town. He said they have a permit for stormwater drainage but the regulations are being changed. He said that the contaminated dredging will be disposed of one way and the clean dredging another to save money. Mr. Aertsen said some phase 4 reports have been filed. Mr. McGregor feels they can help the Town without cutting into their revenues.

Mr. Peloquin asked about a lease arrangement with them. Mr. Aertsen said that the harbor is getting more crowded and it needs co-operation between all parties, he feels the investment group realizes this. Mr. Perry feels that they need emergency haul-out facilities. He would like to see more public access facilities and a 5-7 ton crane. He feels more major Ragettas will come to the area if there are facilities available. Mr. Metcalf feels that these are major concerns for the area. Mr. Aertsen would like a channel of communication set up between his group and the WMC.

It was moved and seconded to go into executive session at 7:28 p.m. to consider the possible purchase of real property where an open discussion may have an adverse impact on the negotiating position regarding said real estate. The public session will not resume again tonight.

Respectfully submitted,

Diane L. Vieira

