

**Ocean Access Committee
Meeting Minutes
July 8, 2015
Cumberland Town Offices – Council Chambers
6:00 P.M.**

I. Call to Order: The meeting was called to order at 6:00 p.m.

Roll Call: Present:

Denny Gallaudet, Chair, Maureen Connolly, Vice-Chair, C. Ingrid Parkin, , Charles Adams, Lew Incze, Stephen Thomas, Sandra Gorsuch-Plummer, George Turner, Council Liaison,

Absent: Penny Asherman, CCLT,

Staff: Bill Shane, Town Manager, Pam Bosarge, Administrative Assistant

II. Approval of the June 10, 2015 Minutes:

Mr. Adams moved to approve the minutes of June 10, 2015 as amended on page 2 *The Homeowners' Association has riparian rights subject to the Conservation easement.*

Ms. Connolly seconded.

VOTE: Unanimous 7-0

III. Review and approval of Town submission to the Planning Board for parking access and improvements.

Mr. Shane stated both items are related. A lot of the changes to the plan are a result from the Site Walk with Alpha One.

IV. Site Walk with Alpha One – handicapped accessibility

Mr. Gallaudet stated we had an Architect from Alpha One come out and walked from the hammerhead to the turn-around loop; she pointed out the land at the turnaround was level and would be comfortable for handicapped access. Grass does not work, for people with mobility issues.

Mr. Shane stated you could excavate fifteen inches and replace with gravel. Mr. Shane stated technically the town is not required to follow their suggestions; however, we should make implementation if possible. Alpha One does not have regulatory authority.

Mr. Gallaudet stated the area will be excavated and replaced with gravel or re-claim. The next thing is to swing the bath house up beside it. We would need a pathway to the bath house for a handicapped accessible toilet.

Ms. Parkin stated the path would have to be five feet wide so two wheelchairs could pass and a durable surface.

Mr. Gallaudet stated going downhill the grade is very steep which would require switch backs, which is quite impossible. When you have a conservation easement and geography you are in best efforts mode. We may need to advise people it is handicap accessible with constraints.

Mr. Shane stated we pulled the steps from the plans and at a future date we can go back to the planning board. The dotted line is a foot path.

Ms. Connolly stated with the geology of the property there are big pieces of granite, she agrees with waiting and Alpha One was very clear about best efforts and the constraints of the Maine coastline.

The Committee discussed access road width and accessibility the comments included:

- Concern of Planning Board requiring the road be widened beyond gate
- Accessibility for all residents
- Parking for everyone closer to be a welcoming place
- Increase in road width might not be approved by CCLT.
- Ambience of the existing road
- A gate at the hammerhead would be installed similar to Twin Brook and closed at dusk.
- Clarification on role of Planning Board to ensure development meets standards of the Ordinance.
- The modified proposal will allow time to evaluate the need required for access

Mr. Gallaudet asked the Committee if they could support the modified plan.

Mr. Shane reviewed the parking lot with 33 spaces and one handicapped space required by Alpha One. Construction would be fall or winter.

Mr. Gallaudet asked about the pending litigation and concern as a tax payer about spending money prior to the resolution.

Mr. Turner stated the Council is aware and is being guided by the Town Attorney; there has been clarity that all rulings thus far have been in favor of the town on every issue. We are comfortable proceeding.

Mr. Gallaudet asked for a vote on the support of the parking and access plan.

The Committee unanimously voted to support the proposed plan being presented to the Planning Board.

V. 2016 Budget Update

Mr. Shane explained there wasn't a line item budget. There will likely be a budget for FY 2017 due to staffing.

Mr. Gallaudet asked about timing and review of the plan by the Land Trust.

Mr. Shane stated the Planning Board will review the plan and then it will be presented to the Land Trust.

VI. Other

Ms. Connolly asked about a buffer screen for the building.

Mr. Thomas asked for an update on the pier and maintenance.

Mr. Gallaudet stated it was tabled at the Town Council and referred to the Coastal Waters Commission.

Mr. Incze stated the Coastal Water Commission will evaluate the facility needs and impacts of boating at the pier, and plans to conduct a public hearing to assess interest and needs.

Public Comments:

Mr. Geheb, of 16 Pinewood stated the Committee is doing a great job evaluating access and environmental concerns and agreed with the proposed parking and access plan. Mr. Geheb asked about where to access information regarding the Coastal Waters Commission meetings.

Mr. Shane stated they should be posted on the Town's website.

Mr. Incze said there is no posted information yet, but upcoming meetings will be posted.

VII. Adjournment:

Mr. Thomas moved to adjourn the meeting at 7:15 p.m.

Ms. Connolly seconded.

VOTE: Unanimous

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Pam Bosarge
Administrative Assistant