

Thomaston Working Waterfront Master Plan

AGENDA

June 4, 2024

9:00 AM in Lura Libby Room of Town Office

1. Call meeting to order.
2. Introductions
3. Review meeting notes of May 7th
4. Presentation by Phoebe Walsh from the Island Institute on clean energy in the working waterfront
5. Plans and schedule to implement the documentation of existing conditions and field assessments needed for the Master Plan. Mike Sabatini and Regina Leonard.
6. Proposed TIF discussion. Matthew Eddy and others.
7. Update on river dredging. Dan DeBord.
8. Set date & time for next meeting. Suggest July 9th same time, same place.

Thomaston Working Waterfront Master Plan Meeting Notes

May 7, 2024

9:00 AM in Lura Libby Room of Town Office

- 1. Call meeting to order.**
- 2. Introductions**
- 3. Review meeting notes of April 2nd**
- 4. Review of the technical information needed for a Master Plan. Mike Sabatini and Regina Leonard.**

Mike Sabatini of Landmark Engineering and Regina Leonard of RS Leonard Landscape Architecture presented a preliminary scope of work for the Thomaston Waterfront Masterplan.

Mike presented technical tasks to be completed that include gathering good drone data that will demonstrate where future high tides are located and potential flood zones. These photos are the first recommended step. Next step is to evaluate the data and complete an assessment of the conditions.

Regina recommended two timelines for the project. One timeline is projected out to the year 2050, where the data is most accurate. Projections beyond that are not. She recommended an "Adaptation Strategy" where fewer monetary decisions are made now and are addressed later in the future when rising sea level happens. This is a phased-in approach that can be adapted. Further steps Regina outlined included: Evaluating and reviewing the data, identifying the vulnerabilities and at-risk assets, develop multi-tiered potential actions, recommend several different assessments to compare costs and time to implement, and review what makes sense for this community.

The consensus was for Mike and Regina to present a formal proposal of the scope of work as outlined for #1 and #2 which is preparing and existing conditions base plan, collection of data, and assessing the existing conditions of the masterplan area.

- 5. Planning elements of a master plan. Matthew Eddy and others.**

Mat Eddy from Midcoast Council of Governments (MCOG) discussed the process in terms of working with the community and local businesses. He recommended identifying the current stakeholders, reviewing the options available before presenting to the public, and seeing what land use options are using the Comprehensive Plan as a guide.

6. Proposed TIF discussion. Matthew Eddy and others.

A Tax Increment Financing (TIF) strategy is needed as well as identifying revenue sources, financing, and grant options.

7. Update on river dredging. Dan DeBord.

Tabled.

8. Set date & time for next meeting. Suggest June 4th same time, same place.