

# Thomaston Working Waterfront Master Plan

## Meeting Notes

January 27, 2026

### **1. Call to Order**

The meeting was called to order at 9:40 a.m.

### **2. Introductions**

Introductions were made.

### **3. Flood Mitigation Planning – 82 Water Street (Stephen Mohr)**

Landscape Architect Stephen Mohr, Mohr & Seredin Landscape Architects, Inc., provided an overview of his experience in flood mitigation and climate adaptation planning. He referenced his prior work on Peaks Island, where sea level rise was mapped, a parcel-by-parcel inventory was conducted, and funding needs were estimated based on projected climate impacts.

Mr. Mohr was engaged by Mr. Tishman, owner of 82 Water Street, to design floodplain mitigation measures for the property. The site is primarily impacted by tidal flooding rather than significant wave action. Proposed mitigation measures include construction of a block wall with an aggregate base, installation of native grasses and shrubs along the upper banks reinforced with fabric matting, and all improvements are designed to comply with the Town's Floodplain Management Ordinance.

While the wall will have some visual impact—functioning similarly to a moat—it will allow the working waterfront area to continue operating as it currently does. Additional pumping systems will be installed to remove water from the site. Engineering consultants are in place, with construction anticipated to begin in mid-February and substantial completion expected by June. The project is designed to withstand storm conditions similar to the January 2024 storm, and all mechanical and electrical systems have been relocated to higher elevations within the building.

### **4. Working Waterfront Master Plan – Assessment Graphics and Adaptation Strategies (Mike Sabatini and Regina Leonard)**

Mike Sabatini, Landmark Engineers, and Regina Leonard, Landscape Architect, presented assessment materials developed for the Working Waterfront Master Plan. The presentation included sea level rise datum, tidal and storm surge conditions, vertical elevation benchmarks, and multiple sea level rise scenarios, including normal

tides, astronomical tides, elevation thresholds, and 100-year stillwater elevation levels (SWEL).

They outlined a range of potential flood adaptation strategies, including avoidance, resistance, accommodation, and communication, noting that future solutions may involve a combination of these approaches.

#### **5. Outreach and Project Updates (John Fancy)**

Town Planner John Fancy reported that the Water Street pump station design has been completed. The next phase of design work will focus on the Public Landing.

#### **6. Questions**

There were no questions.

#### **7. Other Business**

There was no other business.

#### **8. Next Meeting**

The next meeting was tentatively scheduled for February 17.

#### **9. Adjournment**

The meeting was adjourned.