

August 2008

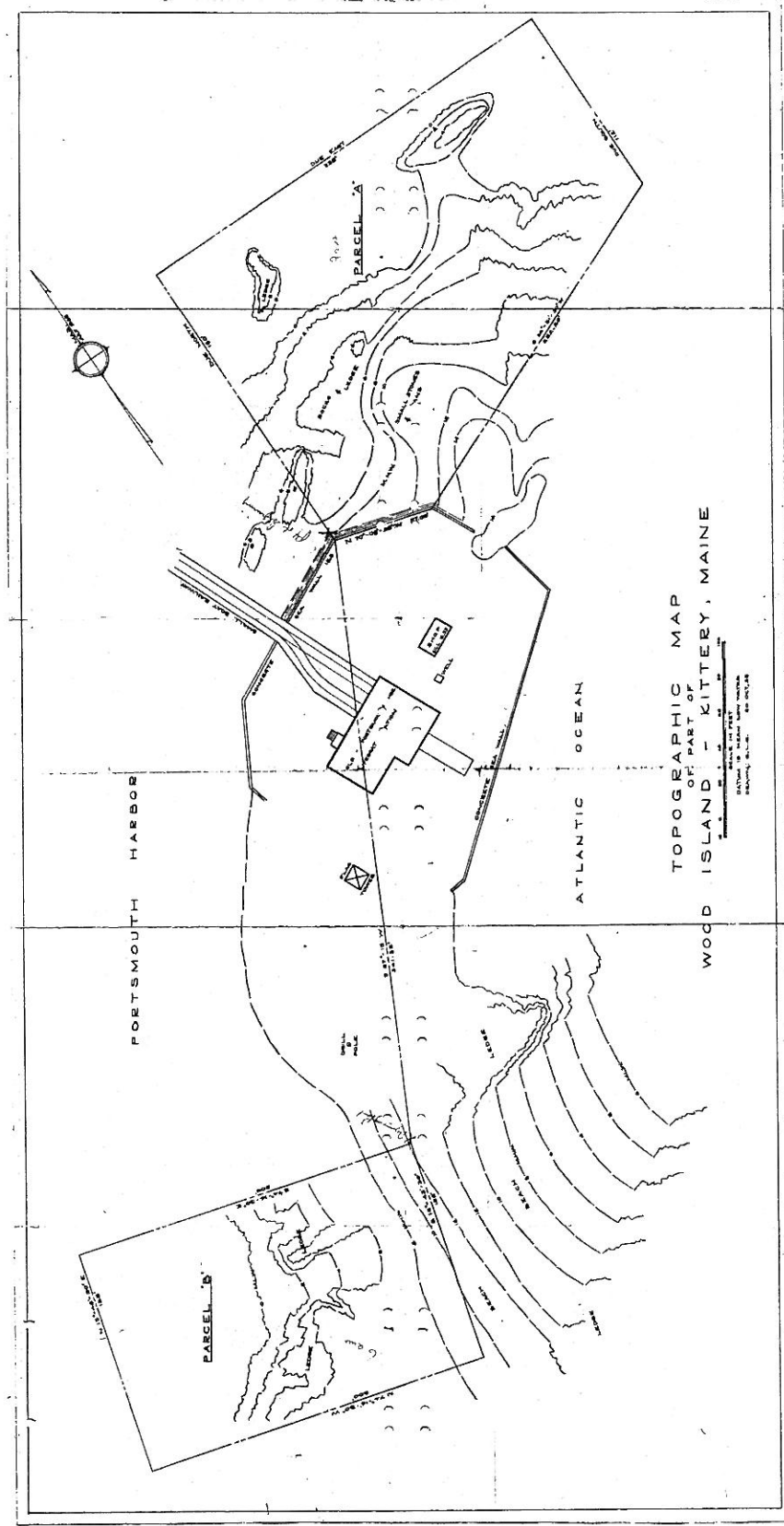
## **Appendix C**

### ***Related Documents:***

1. 1955 Partial Topographic Map of Wood Island
2. 1999 Community Investment Associates Report
3. 2002 Wood Island Preservation Group Project (WIPG) Proposal
4. 2002 Questions to Dennis S. Estes regarding the WIPG Project Proposal
5. 2008 Town of Kittery Shore and Harbor Technical Assistance Grant

# Partial Topographic Map: Wood Island, Kittery, Maine

Shown are Parcels 'A' and 'B' reserved for use by the U.S. Navy in 1955 as part of the Wood Island surplus status proceedings by the General Services Administration (GSA).



This drawing is a reproduction of the original located at NARA-Northeast Region-Boston.

3/4/99

# Preserving the Wood Island Lifeboat Station

A Project of the Lighthouse Preservation Society, the Wood Island  
Preservation Group, and the Town of Kittery, Maine

## I. RECOMMENDATIONS

1. Apply for a Community Planning Grant from the Maine Department of Community Development this year, as encouraged by the Department, to undertake basic planning work required for this project.
2. Maintain contact with the Maritime Heritage Program for appropriate, eligible work at the point that applications can be submitted for funding which may be available in the future. This Program currently has no funds, but is seeking other sources. It is well targeted for assisting projects like Wood Island and should be contacted occasionally for funding status.
3. Fundraise from private sources to 1) develop architects plans for emergency repairs, including a condition analysis, 2) implement emergency stabilization of the building, 3) plan and design rehabilitation of the building, and 4) implement the rehabilitation work (perhaps using federal matching funds as noted above)
4. After work is underway on emergency repairs and stabilization, place emphasis for analysis and fundraising on alternative uses and design feasibility.
5. Review the Town of Kittery Harbor Plan prepared in 1990 to update the variety of recommendations which would affect access and improvements to Wood Island. Ensure that these updated recommendations are reflected in current planning efforts. The inclusion of Wood Island preservation in local plans is important to its eligibility for state and federal funding.
6. Participate in encouraging passage of the Maine Communities in the New Century legislation, providing funding for a state program to support preservation of historic properties.
7. Reconsider the Town's decision not to participate in the coastal planning effort through the Southern Maine Regional Planning Commission. Participation could be beneficial to future planning for Wood Island and elsewhere.

## II. PROJECT REPORT

## **A. Project Background**

The project being proposed is to provide access to Wood Island, Kittery Point, Maine and the restoration of the facilities on the Island. Wood Island is a 1.25 acre island located near the mouth of the Piscataqua River, and directly adjacent to Whaleback Island with its lighthouse. Wood Island and its lifeboat station was formerly known as the Old Portsmouth Harbor Lifeboat Station, under the administrative jurisdiction of the United States Department of Transportation. The Lifeboat Station remains on the Island. The Island was deeded to the Town of Kittery in 1972 to be maintained for recreation use open to the public.

Wood Island with its Lifeboat Station and nearby Whaleback Lighthouse comprise key elements of the view down the Piscataqua River of the Harbor entrance. It is also a significant element on the landscape visible from other developed recreation sites in the Harbor, including Fort Constitution Park and Fort McCleary. It is of great significance in the maritime and transportation history of the area, playing a key role in lifesaving during shipwrecks and boating accidents.

## **B. Project Purpose**

The purposes of providing access to Wood Island and restoration of the facilities there are to:

1. Provide ready public access to a key island in Portsmouth Harbor. This will provide the small island experience in a quiet setting, with clear views of the activities of boat traffic and wildlife in the mouth of the Harbor.
2. Allow for the restoration and reuse of the historic Lifeboat Station for one of several purposes which are being researched for their desirability and feasibility. Without public access and use of the Island, it is unlikely that this key historic and visual element can be restored.
3. Implement the restoration of the Lifeboat Station and other facilities on the Island as a key enhancement of the maritime corridor of Portsmouth Harbor.



## **C. Work Items for Research/Evaluation/Implementation for the Wood Island Preservation Project**

### Reuse Options:

1. Remain vacant, with physical stabilization and facade improvement
4. Museum - life-saving station or other displays
5. Offices - non-profit, public, or private
6. Permanent educational/research facility/laboratory
7. Educational facility for day/short term programs
8. Renovated as a function facility, rented on a daily or overnight basis if feasible

### Planning/Feasibility Studies:

1. General reuse planning for multiple purposes
2. Reuse planning for any of the specific uses listed above, including market studies, tourism study, etc.
9. Physical feasibility for renovation/reuse by a particular use or general use
10. Financial planning/feasibility for renovation/reuse by a particular use or general use
11. Physical planning/feasibility of access to Wood Island

### Physical Planning/Design/Engineering Studies:

1. Assess improvements required to stabilize the building (including designs and specifications)
2. Assess physical feasibility for access options, including boat and docking requirements, bridge (using either cribs or dock), or cable access (including designs and specifications)
12. Assess improvements required to renovate the building, and construct any other necessary structures, for any individual use (including design and engineering for structural, exterior, and interior improvements)

### Construction/Renovation Costs:

1. Funding for construction of any mode of access to Wood Island
2. Funding for renovations, stabilization of the existing building and any additional on-site facilities related to reuse of the site

## **D. Potential Sources of Funding for the State of Maine For the Planning, Preservation and**

## **Development of Wood Island Life Boat Station**

Interviews with a variety of state agencies, private non-profits, federal agencies, and others turned up only several sources of possible funding for any of the several issues for research, evaluation, and implementation of this project. As the project moves along, some other sources of funds, either public or private, may be found, but all elements of possible work activities have been explored at this time.

**Work Item:** Seven basic areas of Maritime Heritage - 1) preservation planning; 2) documentation of historic maritime properties; 3) protection and stabilization of properties; 4) preservation, restoration, or rehabilitation of properties; 5) reconstruction or reproduction of well-documented properties.

**Source of Funds:** National Park Service, Department of the Interior, National Maritime Heritage Grants

**Special Issues:**

- The project must have the potential for reaching a broad audience
- Requires a 1-to-1 match with nonfederal funds
- Either the Town of Kittery or the Lighthouse Preservation Society could apply for funds
- Assistance ranges from \$2,500 to \$50,000 (Total of \$715,607 available in FY 99)

**Work Item:** General Planning (studies, analysis, data gathering, preparation of plans and maps, identification of actions to implement plans)

**Source of Funds:** Maine Community Development Block Grant Program - Community Planning Grants

**Special Issues:**

- Funded with federal Community Development Block Grant Funds
- Must be a national objective - in this case "prevention or alleviation of slums and blight"
- Maximum grant of \$10,000
- Communities with previous CDBG grants must show progress in implementation and expenditure of funds

**Application Due Date:** March 12, 1999, 4:30pm at the Maine Office of Community Development, within the Department of Economic and Community Development

**Work Item:** Restoration of the Life Boat Station

**Source of Funds:** Preservation Grants for Historic Properties (now in the form of legislation introduced in the Maine Legislature to be funded at \$575,000 of projects statewide)

**Special Issues:**

- Funds not currently available
- Proponents in Kittery may want to play an active role in seeking passage of this legislation
- Funds are limited to buildings and sites listed in or nominated to the National Register of Historic Places - a plan for restoration would have to be completed and submitted to show that the building will be restored maintaining the integrity of its historic features

**Work Item:** Restoration of the Life Boat Station, Construction of Transportation Infrastructure to access Wood Island

**Source of Funds:** Transportation Equity Act (TEA-21), Public Boat Access

**Special Issues:**

- TEA-21 funds are allocated on an annual basis from the Federal Highway Department to the Maine Department of Transportation.
- This project is in an area of Kittery which would receive funding for any projects directly from the Maine Department of Transportation in Augusta.
- The Maine DOT has just finished review of applications for the next two-year funding round. They will again begin to enter discussions for projects for the next funding round in the late fall of 1999 or early 2000 for applications due in late 2000 for funding to be awarded in early 2001.
- Work items noted above are apparently eligible. The emphasis this year is on funding construction for projects which are already designed. The Town and the Society will have to maintain contact as this project proceeds to determine if there are any changes in project guidelines and if work items in this project remain eligible.
- Bureau of Parks and Recreation has funds available on an ongoing basis for development of boat ramps and associated float systems on a cost-share basis. This may become of interest to this project should other options not prove feasible.

**Work Item:** Hiring consultants with expertise in architecture and graphic design

**Source of Funds:** National Trust for Historic Preservation

**Special Issues:**

- Small grants, ranging from \$500 to \$5,000
- Applications were due on February 1, 1999 for the current round - they can be contacted in March to see if any funds were not awarded. Applications for the next round of funding are due on October 1, 1999.
- The program requires a 50% match (some can be in-kind match)

**E. Government Contacts for Wood Island Preservation/Reuse**

**Office of Congressman Tom Allen**  
**Contact:** Bill Johnson (207) 774-5019

**Notes:** Congressman Allen and his Chief of Staff, Jackie Potter, offered Mr. Johnson as the appropriate contact for this project as he regularly works with access to federal assistance. Mr. Johnson recommended review of the resources in the Catalogue of Federal Domestic Assistance and contact with Mr. Alden Turner of the Rural Development Program within the USDA. I have reviewed the Catalogue on-line, and found the information on the National Maritime Heritage Grants Program. Mr. Johnson will assist us with that, or other, issues which may exist with the federal government.

**National Park Service, Department of the Interior**  
**Contact:** Kevin Foster (202) 343-5969

**Potential Funding Source:** National Maritime Heritage Grants. An estimated \$715,607 is available for funding most of the work elements in planning for and restoring the facilities on Wood Island. It apparently will not fund access to Wood Island. The Program requires that the facility be widely accessible. In the absence of existing physical access, the case may need to be made on the basis of the prominent visual access. According to Mr. Foster, this Program currently has no source of funding, but they are actively seeking a source and should be available in the future.

#### **Maine Department of Economic and Community Development**

**Office of Tourism - (207) 287-5711**  
**Contact -** Carolyn Manson

**Potential Funding Source -** All funds for tourist activities (primarily marketing) at the local level are funded through the regional entity, the Southern Maine Coast Tourism Council. The Town of Kittery does not participate in this organization, so is not eligible for any of these funds. These funds would be relevant if a museum were to be developed at the Wood Island Life Boat station.

**Notes -** Office produces data on tourist visitors by region of the state. She will provide this information to the project.

**Office of Community Development - (207) 287-8485**  
**Contact -** Aaron Shapiro, Director

**Potential Funding Source -** The State of Maine allocates about \$150,000 of its annual funds to Community Planning Grants (funding about 15 each year for a maximum of \$10,000 grants). These funds can be used for planning activities including studies, analysis, data gathering, preparation of plans and maps, and identification of actions that will implement plans. While the CDBG Program funds a variety of funding areas, this is the only opportunity for this project at this time. Given the emphasis of this program on benefit to low and moderate income residents, and secondarily or alleviating blighting conditions, this is the program for which any elements of this project will likely be most eligible. (See discussion in Section D.)

**Notes -** Application for CDBG due on March 12. Kittery planner has CDBG experience. A

maximum of \$10,000 is available for each planning activity, up to 3 with a tourism focus. Could meet spot blight national objective, would prefer planning activity directly address blighting of bldg., but other planning at site (ie. Impact assessment) could qualify. Planning not very competitive, with 25 applications for 15 funded projects.

**State Planning Office (207) 287-3261 (The Coastal Program 287-3261)**

**Contact:** Beth Della Valle

Funds research projects, protection of marine habitat. Research and mapping of vulnerable areas(storms and sea level rise) Provided valuable background information, but local planning efforts are assisted primarily through the Regional Planning Commissions.

**Maine Historic Preservation Office - (207) 287-2132**

**Contact** - Kurt Mohny, National Register Coordinator

**Potential Funding Source** - A bill, entitled "Maine Communities in the New Century", has been introduced in the current legislative session and is designed to rebuild the cultural infrastructure in the state. The bill requests \$575,000 for preservation grants for historic properties on a matching basis. This bill is worth tracking for possible sources of future funding for work on the restoration of the building. (See Recommendation 6)

**Notes** - This Office has reviewed this site and structure as part of a thematic nomination to the National Register for Historic Preservation. Mr. Mohny noted that, given the current loss of integrity, the site may not be eligible for the National Register, and thereby not eligible for funding assistance based on either current listing on the National Register or possible future listing. Bill currently in legislature to fund cultural preservation, development.

**State Bureau of Parks and Lands -287-4953**

Maine Department of Conservation

#22 State House Station

August, ME 04333

**Contact** - Mr. Skinner

**Potential Funding Source** - The Boating Facilities Division uses 1.5% of the Maine tax on gasoline for assisting municipalities with developing public boat launch sites. The Program will develop launch ramps and float systems associated with them, primarily to service trailered boats. Facilities must be cost-shared with the Town (the State may pay up to \$150,000 for their share), and must be open to the public. This set-up could be considered for access to Wood Island from Fort Foster. The existence of a state-funded boat launch in Elliot could make this site unattractive to the state for development. Mr. Skinner should be contacted should the Town of Kittery consider a boat ramp as a desirable option.

**Maine Department of Transportation - 287-2055**

State House Station 16

Augusta, ME 04333

**Contact** - Al Belz, Jr. (albert.belz@state.me.us)

**Potential Funding Source** - Dennis Estes of the Wood Island Preservation Group, Jay Hyland of Lighthouse Preservation Society, and Carolyn Britt of Community Investment Associates, met on January 26, 1999 with Al Belz Jr. and John A. Balicki of the Maine Department of Transportation to discuss the eligibility of this project for funding under the TEA-21 Program as an enhancement project. This Program can fund design and construction of categories of enhancement projects which include the Wood Island project. The Department of Transportation will not be considering new applications for another year as they are just concluding analysis and funding for the current two year cycle. We were told to move forward with project activities to determine the appropriate mode of access and to decide that access, and we can return in the winter of 1999/2000 to continue discussions of the eligibility for this project to receive funding.

**Southern Maine Regional Planning Commission (207) 324-2952**

**Contacts** - Kate Albert - Transportation

John Kachmar - Beach Planner

Chuck Morgan - Economic Development Planner

**Potential Funding Source** - the RPC doesn't fund regional plans and tourism development. DOT doing statewide transportation plan for coast to get high speed ferry from Boston to Bar Harbor, with intermediate stops. Big market for high speed ferry. Check with ME DOT regarding other monies associated with this.

Regarding regional coastal issues, the SMRPC asked all coastal towns to participate in regional plans developed with the state level - stakeholder meetings were held in 1997. Many recommendations, including restoration of beaches, etc. Kittery is not participating. Kittery does not have a lot of issues regarding heavy tourist use of its beaches, so the Town is not eligible for some coastal resources. The program provides technical and financial assistance. The SMRPC has a grant from SPA, matched by share from towns - for beach management. Mr. McCarthy participated in the original stakeholders discussion group. SMRPC understood that Kittery was not that interested in the process. The Town risks giving up input in regional plan by not participating in regional process.

**Island Institute - (207) 594-9209**

Rockland, ME

**Contact:** Hilary Smith

Notes: Has worked on the Maine Lights effort, transfer of ownership of lighthouses. They primarily work with island residential communities. Hilary offered to check regarding what is available through the Institute and get back to me.

**Southern Maine Coast Tourism Association 985-1766**

207 Brown St.

Kennebunk, ME 04043

**Contact** - Greg Burke, Coordinator

**Notes** - Kittery is not a member and thereby not eligible for the state grant funds which are funneled through this office. (See Notes under the Maine Office of Tourism) The \$10,000 of state funds which are available through this Tourism Association are for marketing activities - not development - and require a 50/50 match.

**Contact-** Doug Porter

**Notes** - We discussed possible assistance to the Wood Island project, the existence of other waterfront historic properties requiring boat access, and the existence of tour boats in Portsmouth Harbor other than the ferries to Isle of Shoals. Mr. Porter noted that there are no sources of funds to assist this project, and no smaller tour boats working in the Harbor that might add a stop at Wood Island to their itinerary.





WOOD ISLAND PRESERVATION GROUP INC.

P.O. Box 265  
KITTERY, ME 03904

PHONE AND FAX:  
207-439-2603  
WWW.WOODISLAND.ORG

October 28, 2002

Dear Town Council Members,

It is with great pleasure that we introduce you to our project for the restoration of the historic Wood Island Life Saving Station, and the island on which it sits.

The Wood Island Life Saving Station [see attached photo], located at the entrance to Portsmouth Harbor, lies just a few hundred yards off the coast of Kittery's Fort Foster Park. The station, built in 1908 and commissioned for service in 1909, is but one of hundreds of stations that once dotted both the east and west coasts of the United States, as well as the shore areas of the Great Lakes. A good number of these stations alone were located along the rugged coast of Maine, to help insure the safety of the many vessels that plied the coast in trade. Not only were commercial ships constantly under the watchful eyes of the lifesaving surfmen, but pleasure boaters took assurances that they too could rely on the assistance of these men and their rescue boats.

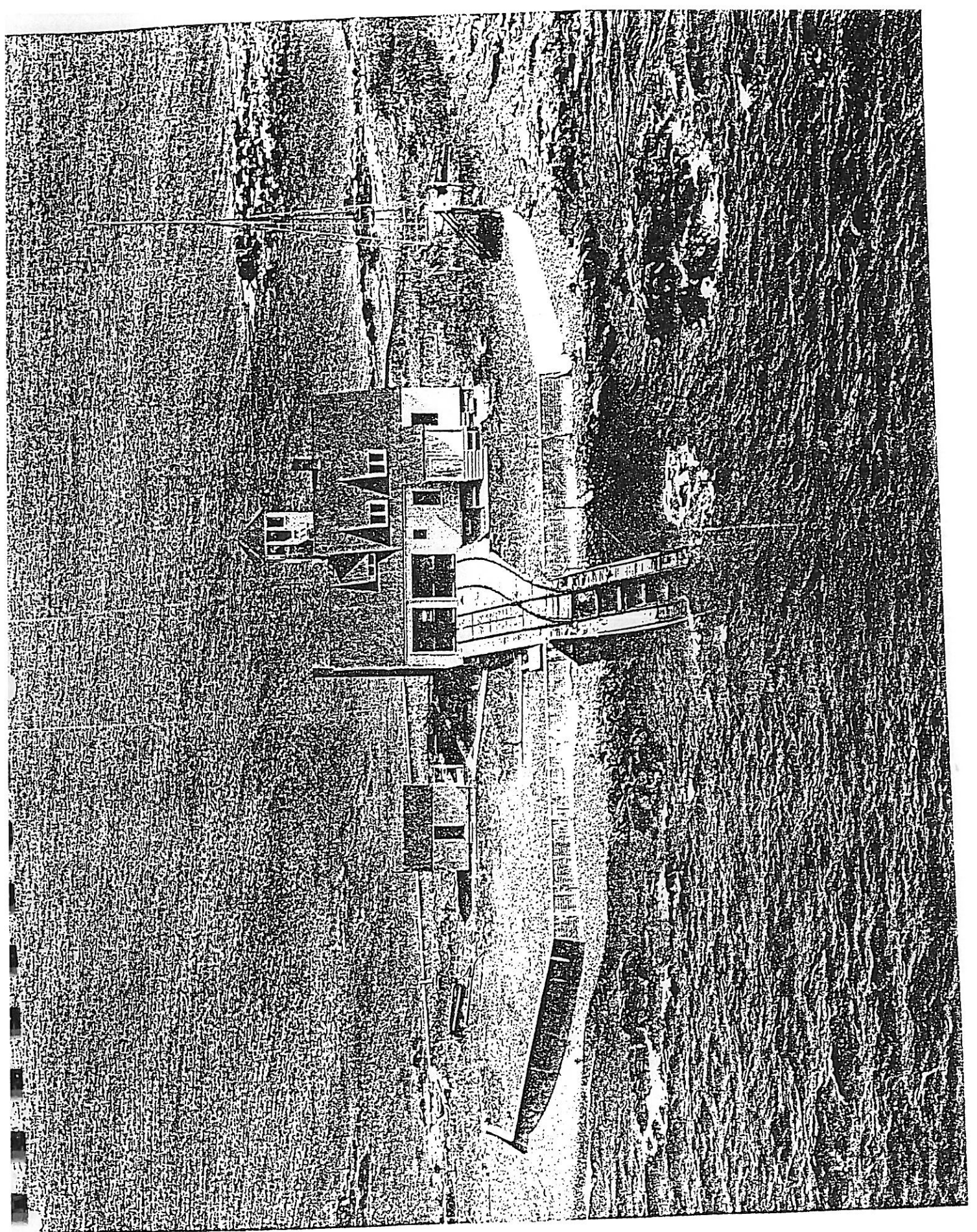
The history of the Life Saving Service was as romantic and symbolic to Maine coastal life as were the great schooners that once plied these waters in trade. Today, most of the stations have either been torn down, or renovated into private residences. We at Wood Island Preservation want to change that direction and move forward with the preservation of a part of history that played such an important role in the development of our town and neighboring coastal communities. Ships and boats lost in the night, grounded on the ledges, short on fuel or caught in some god-awful storm all relied on the men of the Life Saving Service for assistance. Today, boaters and ocean going vessels alike call on the new 'life saving service'...the United States Coast Guard.

The Town of Kittery, oldest of all incorporated towns in the State of Maine, is the epitome of coastal Maine. The great Piscataqua River, the watery line that divides the States of Maine and New Hampshire, has served as the "road" for development of the towns and cities on both her banks. The ships that carried cargo from port to port all had to traverse the fierce currents of the Piscataqua. All of this after having sailed the rugged coasts of both states. To these sailors, Wood Island Life Saving Station served as a symbol of sanctuary and safety.

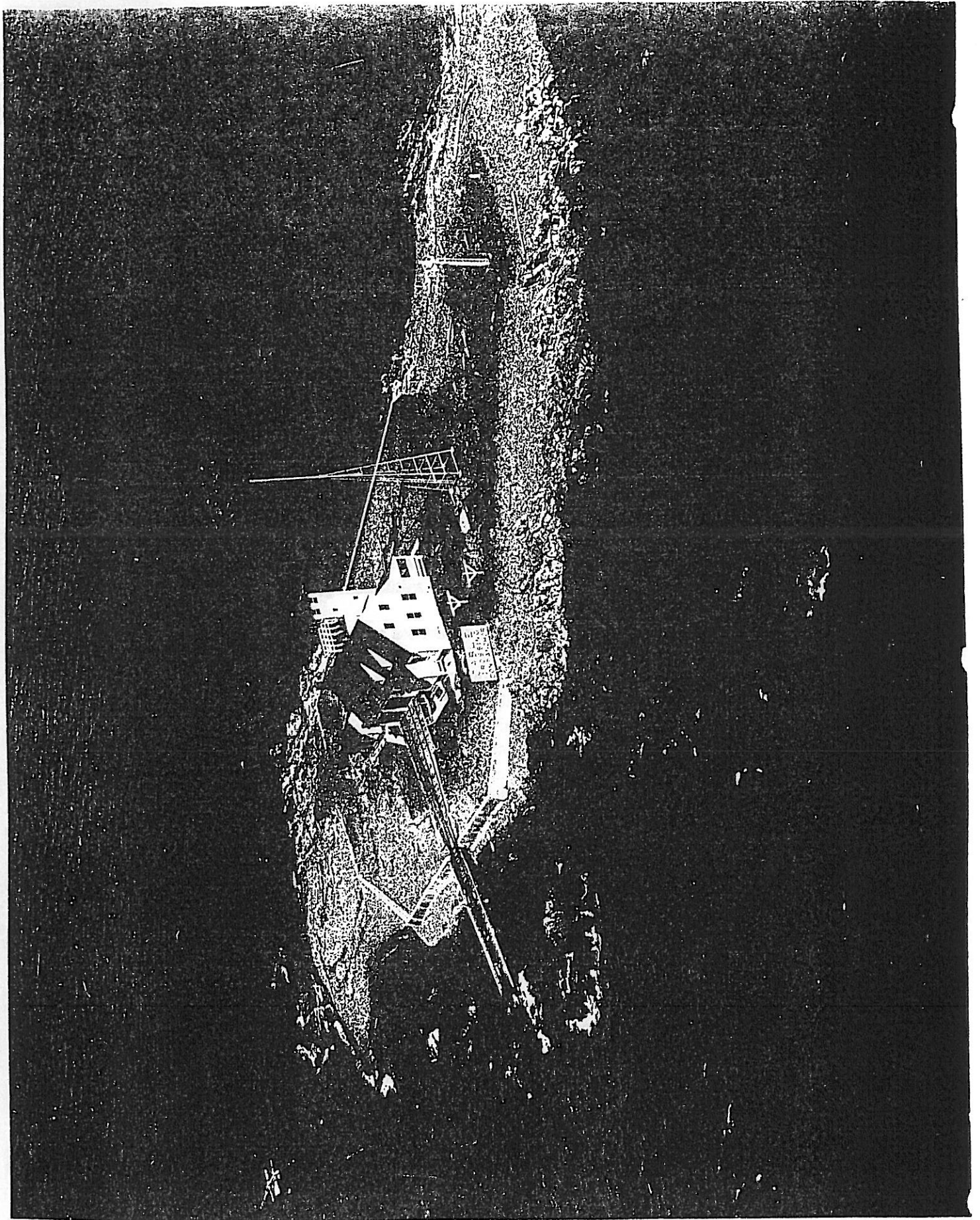
The goal of the Wood Island Preservation Group will be explained in detail through this presentation.

The Board of Directors









## THE TURNING POINT FOR WOOD ISLAND 1972-1993

The station, as noted earlier, was built in 1908 and Commissioned in 1909. It served her purpose until 1944, when it was decommissioned. The Life Saving Service was the forerunner of the United States Coast Guard. Taking over the duties of Wood Island Life Saving Station, a new Coast Guard facility was built in New Castle, New Hampshire, just across and up river from the old station. Under the control of the Department of the Interior, the Wood Island Station sat unused until 1972. At that time, through the offering of the Federal Government, it was acquired by the Town of Kittery through a Quitclaim Deed. Specific stipulations of this deed required the Town of Kittery to maintain the island and facilities for use by the general public for recreational purposes. Minor maintenance by the Town was done over the years, but in 1993, because of budget restraints and other financial reasons, the Town Council spoke of what to do about and with Wood Island, including the idea of destroying the facility and relieving the Town of the responsibilities of maintaining the island.

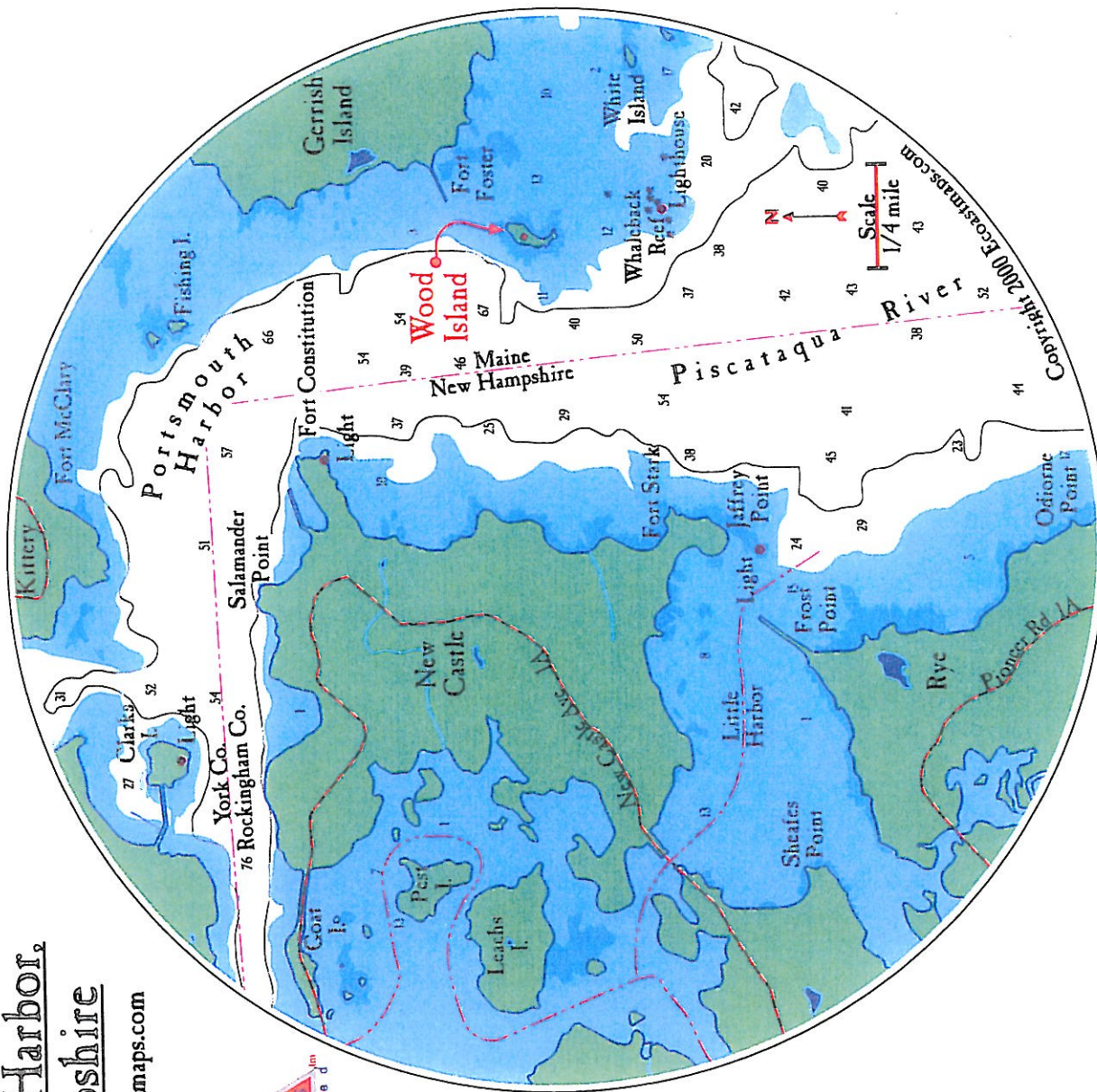
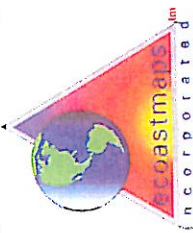
Most all of Kittery's heritage revolves around the sea. Its' maritime history is made up of shipbuilding and the transporting of goods from across the ocean and along our coast. Sir William Pepperrell came from England during the mid 1600's, choosing Kittery Point as his place to live, and set up his shipping business here. In the 1700's John Paul Jones watched over the construction of the U.S.S. Ranger, built on the shores of Badgers Island in Kittery. The Kittery Naval Shipyard, 200+ years young and located on Seavey's Island, has carried on this fine tradition of building military vessels and submarines to protect our shores. For years, boat-builders from our neighboring town of Eliot built and delivered the surfboats used by the lifesavers of Wood Island. Coal for heat and the food supplies needed to sustain the station crews were secured at historic Frisbee's Market, located at the mouth of Pepperrell Cove in Kittery Point. [see map]

And here we are today, The Wood Island Preservation Group, Inc. After hearing what the Town of Kittery *didn't* want to do with Wood Island, a group of citizens, led by Dennis Estes, stepped forward and offered a plan to take on the responsibilities of resurrecting and maintaining the station and island. Through a unanimous vote of the Town Council [see attached] the WIPG was authorized to make and carry out plans for what could be done to save the island and structures. Thus, maintenance and upkeep of the island was turned over to the Wood Island Preservation Group. WIPG was born in 1993, but not until 1999 did we grow into the project we are today. Over time, ideas had been tossed around on what to do, and how to do it. After many meetings and much brainstorming, we became organized, set up a board of directors, became incorporated and gained our non-profit status. [see enclosures] Not only do we have a board of directors with great collective vision for this project, we have dozens of volunteers of various backgrounds, to help us carry out our plan.



# Portsmouth Harbor, New Hampshire

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## Town of Kittery, Maine

P.O. Box 808, Kittery, Maine 03904  
439-1633 - 439-0452

April 13, 1993

Dennis Estes, Sr.  
Wood Island Preservation Group  
5 Goodwin Road  
P. O. Box 9  
Kittery Point, Maine 03905

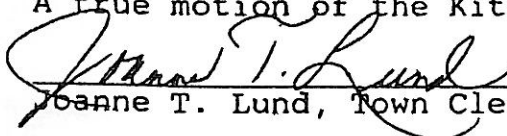
Dear Mr. Estes:

Thank you for your presentation at the Council meeting last night. The Town of Kittery is appreciative of your committee's endeavors to save this valuable resource for our residents and community.

At its regular meeting of April 12, 1993, the Kittery Town Council motioned to appoint the Wood Island Preservation Group responsible for the preservation of Wood Island. The motion was moved by Councilor Barth and seconded by Councilor Skidgell. The Motion read "We the Kittery Town Council authorize the Wood Island Preservation Group to be the preservers of Wood Island on behalf of the Town of Kittery." Council passed the stated motion on a roll call voted with all voting in favor.

Attest:

A true motion of the Kittery Town Council

  
Joanne T. Lund, Town Clerk

Dated at Kittery, Maine the thirteenth day of April, 1993.

**BOARD OF DIRECTORS  
WOOD ISLAND PRESERVATION GROUP, INC.**

**Dennis S. Estes** President, Founder

Kittery Town Council 1983-1989, 1999-2002, 2002-2004  
York County Municipal Association, President 2000, 2001, 2002  
Southern Maine Regional Planning Commission, Board of Governors  
Property Management and Maintenance, Owner  
Residence Kittery Point, Maine

**Ned Savoie**

Harbour Light Production  
President & Creative Director  
Portsmouth, New Hampshire  
Residence Kittery, Maine

**Daniel Ricciarelli** Vice President

Finegold+Alexander and Associates  
Associate, Associates Manager  
Historical Architectural Preservation  
Boston, Massachusetts  
Architect, Planner for Wood Island Preservation  
Residence Salem, Massachusetts

**Stephen C. Estes**

Teacher of History, Robert W. Traip Academy  
Maine House of Representatives, 120<sup>th</sup> Maine  
Legislature  
State Senate, 113<sup>th</sup>, 114<sup>th</sup>, 115<sup>th</sup> Legislature  
Residence Kittery Point, Maine

**Lisa Bonci** Assitant Secretary

Bonci On Design, Owner  
Marketing and Advertising  
Kittery Point, Maine  
Residence Kittery Point, Maine

**William Savoie**

CEO, Managing Director,  
Harbour Light Productions  
Residence Greenland, New Hampshire

**Linda M. Estes** Treasurer

Certified Public Accountant  
Richard M. Donhauser CPA  
Residence Kittery Point, Maine

**Patrick S. Bedard** Secretary, Clerk

Attorney at Law  
Eliot, Maine  
Counsel to Wood Island Preservation Group, Inc.  
Residence Kittery, Maine

**Sara Hamilton**

2Q Design, Harbour Lights Productions  
Portsmouth, New Hampshire  
Residence Portsmouth, New Hampshire

**Application for Recognition of Exemption**  
**Under Section 501(c)(3) of the Internal Revenue Code**

OMB No. 1545-0058

*Note: If exempt status is approved, this application will be open for public inspection.*

Read the instructions for each Part carefully.

**A User Fee must be attached to this application.**

If the required information and appropriate documents are not submitted along with Form 8718 (with payment of the appropriate user fee), the application may be returned to you.

**Complete the Procedural Checklist on page 8 of the instructions.**

**Part I Identification of Applicant**

<b>1a</b> Full name of organization (as shown in organizing document) Wood Island Preservation Group		<b>2</b> Employer identification number (EIN) (If none, see page 3 of the <b>Specific Instructions</b> .) :
<b>1b</b> c/o Name (if applicable) Patrick S. Bedard		<b>3</b> Name and telephone number of person to be contacted if additional information is needed  Patrick S. Bedard ( 207 ) 439-4502
<b>1c</b> Address (number and street) 3 Bradstreet Lane, P.O. Box 366	Room/Suite	
<b>1d</b> City, town, or post office, state, and ZIP + 4. If you have a foreign address, see <b>Specific Instructions</b> for Part I, page 3.  Eliot, Maine 03903		<b>4</b> Month the annual accounting period ends  December
<b>1e</b> Web site address		<b>5</b> Date incorporated or formed 12/22/99
<b>7</b> Did the organization previously apply for recognition of exemption under this Code section or under any other section of the Code? . . . . . <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," attach an explanation.		<b>6</b> Check here if applying under section: a <input type="checkbox"/> 501(e) b <input type="checkbox"/> 501(f) c <input type="checkbox"/> 501(k) d <input type="checkbox"/> 501(n)
<b>8</b> Is the organization required to file Form 990 (or Form 990-EZ)? . . . . . <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "No," attach an explanation (see page 3 of the <b>Specific Instructions</b> ).		
<b>9</b> Has the organization filed Federal income tax returns or exempt organization information returns? . . . . . <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," state the form numbers, years filed, and Internal Revenue office where filed.		

**10** Check the box for the type of organization. ATTACH A CONFORMED COPY OF THE CORRESPONDING ORGANIZING DOCUMENTS TO THE APPLICATION BEFORE MAILING. (See **Specific Instructions** for Part I, Line 10, on page 3.) See also Pub. 557 for examples of organizational documents.)

- a ☒ Corporation—Attach a copy of the Articles of Incorporation (including amendments and restatements) showing approval by the appropriate state official; also include a copy of the bylaws.
- b ☐ Trust— Attach a copy of the Trust Indenture or Agreement, including all appropriate signatures and dates.
- c ☐ Association— Attach a copy of the Articles of Association, Constitution, or other creating document, with a declaration (see instructions) or other evidence the organization was formed by adoption of the document by more than one person; also include a copy of the bylaws.

If the organization is a corporation or an unincorporated association that has not yet adopted bylaws, check here ☐

I declare under the penalties of perjury that I am authorized to sign this application on behalf of the above organization and that I have examined this application, including the accompanying schedules and attachments, and to the best of my knowledge it is true, correct, and complete.

**Please Sign Here**

(Signature)

(Type or print name and title or authority of signer)

(Date)



INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAR 14 2000**

WOOD ISLAND PRESERVATION GROUP  
C/O PATRICK S BEDARD  
PO BOX 366 3 BRADSTREET LN  
ELIOT, ME 03903

Employer Identification Number:  
31-1693409  
DLN:  
17053053052030  
Contact Person: ZENIA LUK ID# 31522  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
December 31  
Foundation Status Classification:  
509(a) (1)  
Advance Ruling Period Begins:  
December 22, 1999  
Advance Ruling Period Ends:  
December 31, 2003  
Addendum Applies:  
No

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we



DOMESTIC  
NONPROFIT CORPORATION



Filing Fee \$20.00

File No. 20000234ND Pages 6

Fee Paid \$ 20

DCN 1993631300013 ARTI

FILED

12/22/1999

*Julie L. Hanna*  
Deputy Secretary of State

A True Copy When Attested By Signature

*Julie L. Hanna*  
Deputy Secretary of State

Pursuant to 13-B MRSA §403, the undersigned, acting as incorporator(s) of a corporation, adopt(s) the following Articles of Incorporation:

- FIRST:** The name of the corporation is Wood Island Preservation Group
- SECOND:** The corporation is organized for all purposes permitted under Title 13-B, MRSA, or, if not for all such purposes, then for the following purpose or purposes:
- To support the preservation of Wood Island, Kittery, Maine as an educational and historical site.
- THIRD:** The name and registered office of the Registered Agent who must be a Maine resident, whose office is identical with the registered office; or a corporation, domestic or foreign, profit or nonprofit, having an office identical with such registered office:
- Patrick S. Bedard  
(name)
- 3 Bradstreet Lane, Eliot, ME 03903  
(physical location - street (not P.O. Box), city, state and zip code)
- P.O. Box 366, Eliot, Maine 03903  
(mailing address if different from above)

THIS FORM MUST BE ACCOMPANIED BY FORM MNPCA-18 (Acceptance of Appointment as Registered Agent §304.3.)

- FOURTH:** The number of directors (not less than 3) constituting the initial board of directors of the corporation, if the number has been designated or if the initial directors have been chosen, is 7
- The minimum number of directors (not less than 3) shall be 3 and the maximum number of directors shall be 15
- FIFTH:** Members: ("X" one box only)
- ☐ There shall be no members.
- ☒ There shall be one or more classes of members, and the information required by §402 is as follows:  
SEE attached Exhibit B

## **THE WOOD ISLAND PRESERVATION GROUP, INC.**

### **PRESENTS**

## **THE CONCEPT**

The CONCEPT is quite simple, really. The celebration of the history of the Life Saving Service, along with our maritime history all along the river banks of the Piscataqua River. A place to come explore and experience the marine life of the Piscataqua River and Portsmouth Harbor. An educational facility where people young and old alike can come to learn all about the history of the Seacoast. For instance, we have the Isles of Shoals to our South, the Seacoast Science Center and Odiorne's Point Fort to our Southwest, Historical New Castle New Hampshire and Fort Constitution to our West and the Kittery Naval Shipyard and Town of Kittery to the Northwest. As a backdrop to beautiful Pepperrell Cove and Kittery Point you can view historic Fort McClary Blockhouse and park to our North. And finally, to our East we have Fort Foster Park. Wood Island will become a place for folks to visit, relax, recreate and enjoy. The Wood Island Preservation project will become the stepping stone facility of history and education tied to the many other museums and exhibits along both sides of the Piscataqua River.

The location of Wood Island Lifesaving Station is unique compared to other stations around the country. Island bound, this facility would afford visitors unparalleled views of all sites mentioned [see map]. And at the same time, our plan would afford visitors the opportunity to learn about the history and what life was like serving in the United States Life Saving Service. Our facility will allow for visitors to learn about marine life, our maritime heritage today and of years gone by, as well as allowing them the pleasures of the islands serenity.

## THE PLAN

The PLAN itself is simple yet complicated at the same time. We (WIPG) have discussed and deliberated all sorts of ways to plan an attack to utilize this facility and island, all the while staying in line with the requirements of the Quit Claim Deed from the Department of the Interior.

How do we 'preserve' the structure and the island for public usage? How do we meet the requirements of the American Disabilities Act that would enable handicapped and disabled persons access and usage of this place? How do we maintain the fragile environment of Nature's graces out there on the island? How do we do all of these things, and at the same time, how do we make it so everyone has access to the island in the first place? It is, after all, an island surrounded by water, away from the mainland.

- **Preservation:** Vandalism and Mother Nature, over the course of the past 30 years, has made the true preservation of the structures impossible. Both the north and south seawalls have to be repaired or rebuilt to hold back storm waters. Because the south seawall has been broken down, waves and storm surges have distorted the original land pattern around the structures. [see exhibit of overlay land map during power point presentation]
- **Accessibility:** Access to the island and facility now can only be accomplished by people who have a watercraft of some sort. As the makeup of the island surface stands now, disabled or handicapped persons who could make it out to the island would be hard pressed to navigate the terrain.
- **Environment and Nature:** As the island sits unattended, anyone and everyone can now go out onto the island and do basically anything they want. All areas of the island are open and unprotected. There is currently no real guardianship of this island addressing these concerns. Fully aware of the fragility of this island and the marine life that make it their home, we want visitors to see, to hear and to learn about this aspect of the island, in a respectful way. As you view the proposed plans, you can see that the inclusion of decking and walks will enable us to maintain these concerns through controlled access.
- **Land views of this facility:** It would be hard to understand anyone who would be opposed to this project because of the impact it would have on the view from the shoreland. A totally historically restored facility could only accentuate the views and add to the romance of this era.



**GOVERNMENT WARNING:** (1) ACCORDING TO THE SURGEON GENERAL, WOMEN SHOULD NOT DRINK ALCOHOLIC BEVERAGES DURING PREGNANCY BECAUSE OF THE RISK OF BIRTH DEFECTS. (2) CONSUMPTION OF ALCOHOLIC BEVERAGES IMPAIRS YOUR ABILITY TO DRIVE A CAR OR OPERATE MACHINERY, AND MAY CAUSE HEALTH PROBLEMS.

The First Annual Gala Event to Help Restore Wood Island

# Wood Island Ale

I am a surferman in the United States Life Saving Service. I risk my life to try to save others. Our work follows a pattern prescribed by the USLSS: 3:00 watch from sunrise to sunset, and beach patrol during foul weather and at night. We drill daily, preparing for the eventual disasters which will meet us. Monday and Thursday we work the beach gear, pulling the boats, firing the life gun and rigging the breeches buoy. Tuesdays are boat drills, launching, landing and capsizing the surfboats. Wednesdays we work on signals, and Fridays



we work on first aid and resuscitating the drowned. Saturdays we clean and do maintenance and repair. Sundays are considered a day of rest, yet still include beach patrol and lookout duty, just as on any other day. On patrol, we are almost always alone. Most often you will see us with a lantern and a walking stick, but if you see us with a flare, you will know something is wrong. We may be warning a ship in danger, or signaling a shipwreck to tell the survivors that we are coming. Whatever the weather, whatever the conditions, we will be there, risking our lives to save others. Our regulations read that we "will not desist from our efforts until by actual trial the impossibility effecting a rescue is demonstrated," but our motto says it better:

"You have to go out, but you don't have to come back."

For more information on the restoration of the Wood Island Life Saving Station and how you can help, please visit our web site at [www.woodisland.org](http://www.woodisland.org)

Date	June 30 2001	Version	1.0
Author	Portsmouth Brewery		
Authorized by	Noble		
Status	Official Use Only	The Portsmouth Brewery, Portsmouth, NH	

One Pint, Six Fluid Ounces

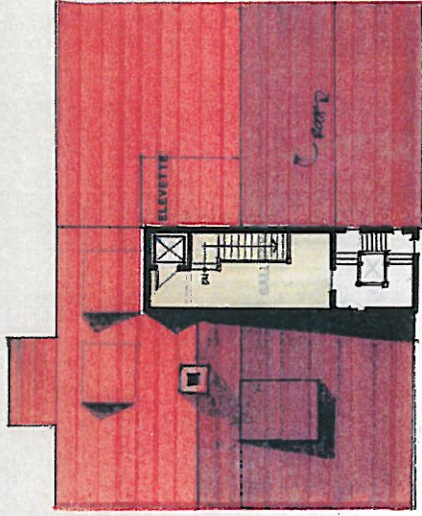
## Ale

Brewed and bottled by the Portsmouth Brewery, 56 Market Street, Portsmouth, NH 03801. Visit us on the web at [www.portsmouthbrewery.com](http://www.portsmouthbrewery.com). Label design by Harbour Light Productions, [www.harbourlight.com](http://www.harbourlight.com), and 2QDesign, [www.2qdesign.com](http://www.2qdesign.com). Label printing by On Demand Imaging, [www.odicorp.com](http://www.odicorp.com). For best flavor, keep refrigerated.

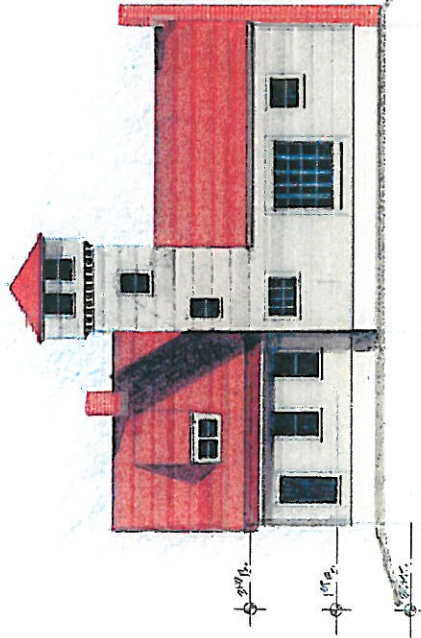


# WOOD ISLAND MARITIME MUSEUM Kittery, Maine

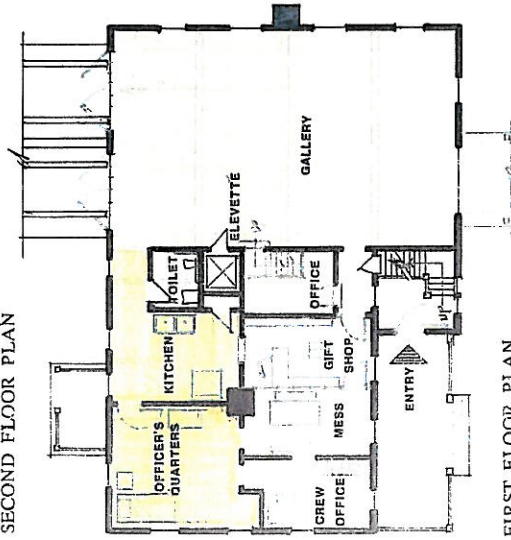
Firegold Alexander + Associates Inc  
Architects and Preservation Planners  
Boston, Ma



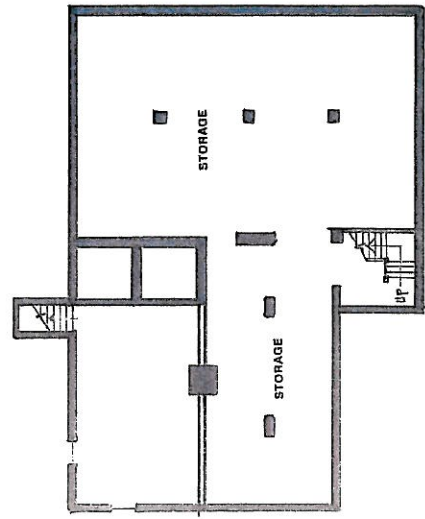
THIRD FLOOR PLAN



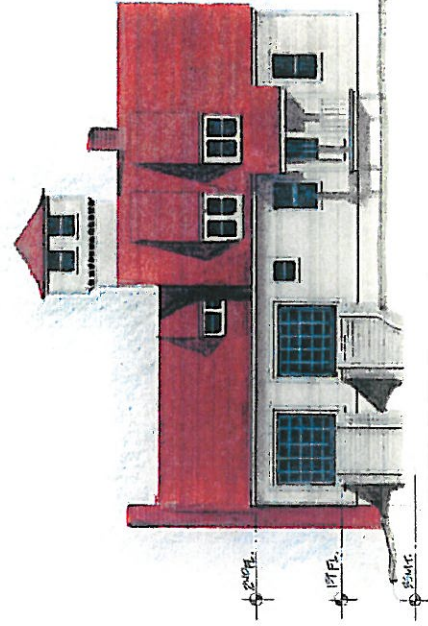
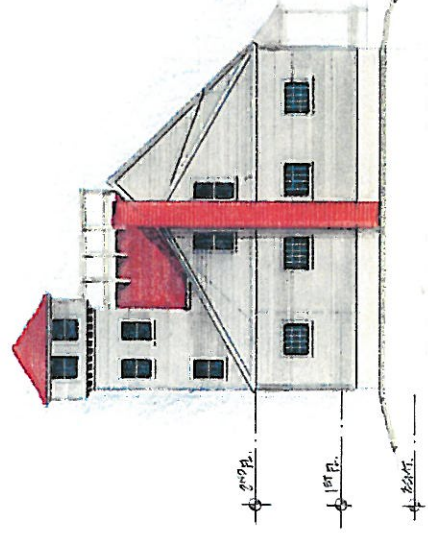
SECOND FLOOR PLAN



FIRST FLOOR PLAN



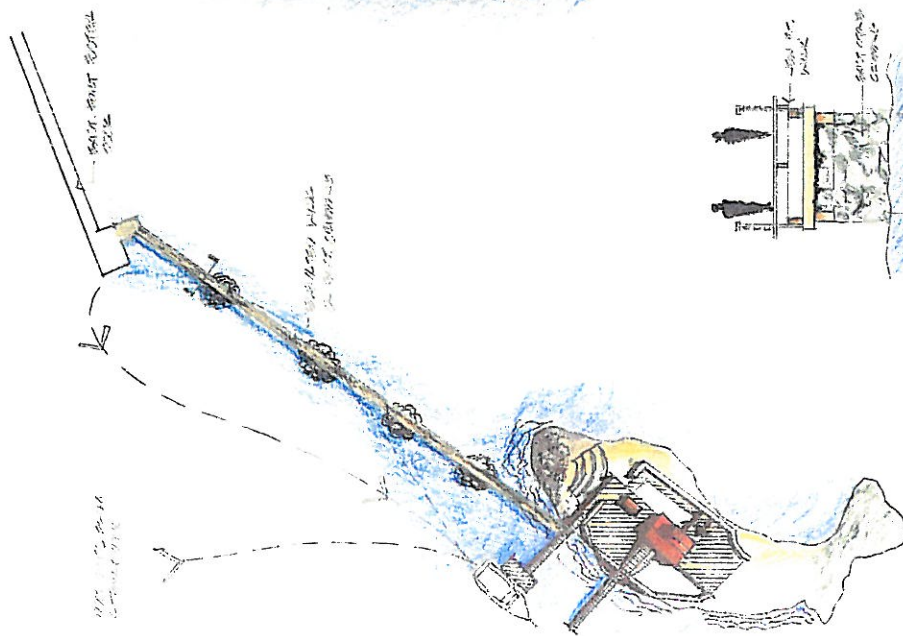
BASEMENT PLAN



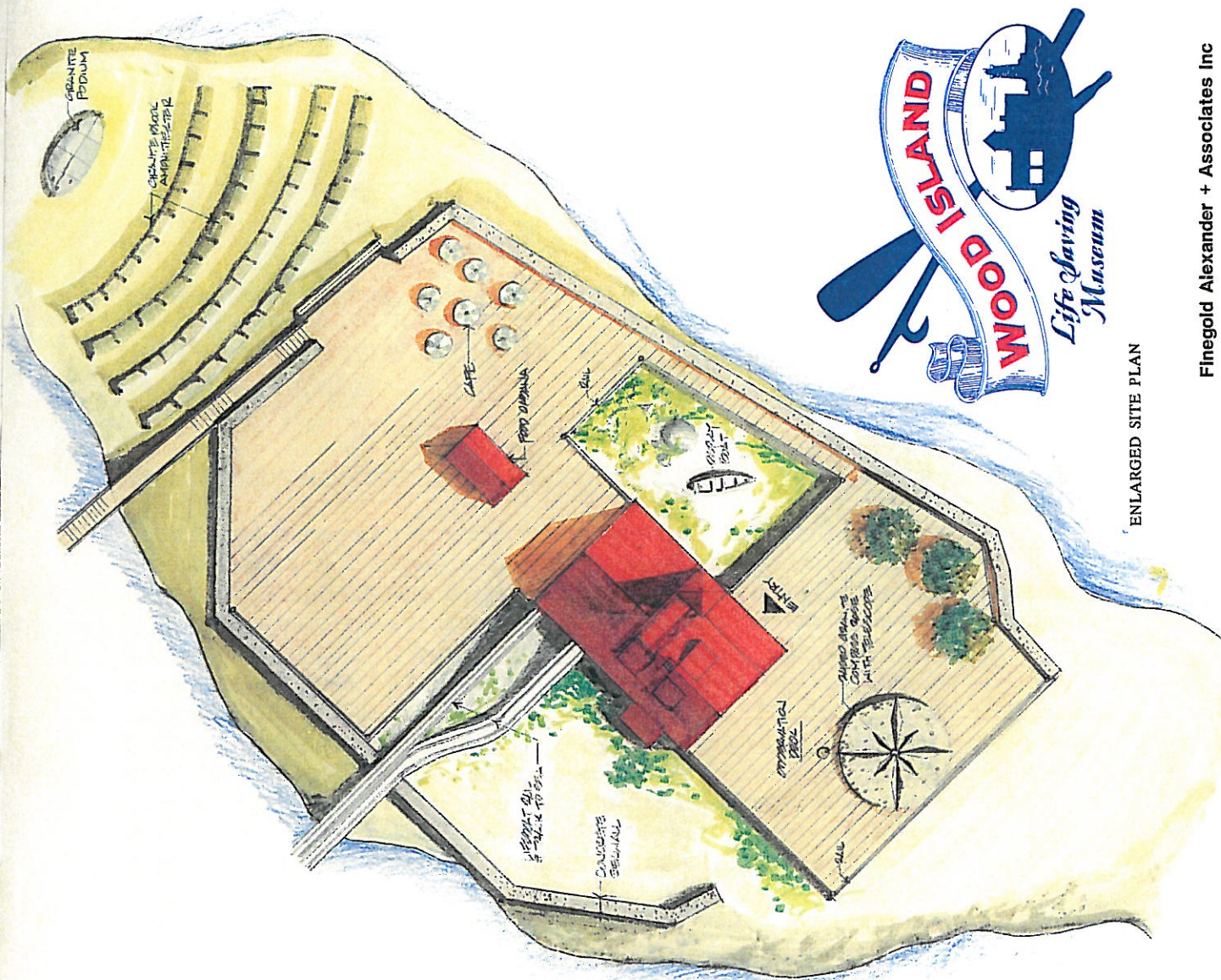


# WOOD ISLAND MARITIME MUSEUM

Kittery, Maine



SITE PLAN



ENLARGED SITE PLAN



Finegold Alexander + Associates Inc  
Architects and Preservation Planners Boston, Ma

## COSTS AND REVENUES

The Wood Island Preservation Group has assured the Town of Kittery that this project will be carried out without the involvement of Town or taxpayers money. WIPG is the guardian of the Island, and will, on behalf of the Town of Kittery, carry out these plans and future maintenance of the facilities.

**The estimated cost of Phase I of our project is \$850,000.00+. [see attached plans]**

Through much investigation, members of the Group have located a number of pieces of information pertinent to the project, including the original construction architectural plans, dated 1908, for Wood Island Station. The Northeast Regional Office of the National Archives, located in Waltham, Massachusetts, holds much of the information we will use for our restoration plans, as well as for our museum. Besides the very important architectural plans, other documented examples of what we have located to date include the day-to-day logs kept by the station crew dating from 1908 to 1944. An overlay map, date February 16, 1909, depicts the areas of the island that were brought to storm grade using the 'shingle' fill, which was once ballast stones taken from old schooners. A number of books written by area authors details life at the station, as well as at surrounding lighthouses. Over the course of the last 30 years, mother nature and vandals have tried their best to break down the structure, much to no avail. Age has raised it's weary head, though. This ambitious project includes work needed to be completed from the ground up.

We have completed the following:

- Incorporated, received non-profit status, formed a very prestigious Board of Directors and we have very many enthusiastic volunteers on board.
- Completed Architectural Plans [In-kind donation Finegold Alexander + Associates Inc.]
- Completed two (2) feasibility studies in conjunction with the project [available for inspection, Completed by Community Investment Associates].
- Completed and awarded a \$5,000 grant through Small Community Block Grant Funding, used to pay costs of above mentioned feasibility study 2.
- Completed brochures, stationary etc. for promotional purposes.(In-kind donation by Bonci on Design) (enclosed)
- Memberships into both the Gateway Chamber of Commerce (Kittery/Eliot/the Berwicks) and the Greater Portsmouth Chamber of Commerce.
- We have received \$15,000.00 plus in monetary contributions and in-kind contributions add to well over \$60,000.00, since 1999.
- We planned and carried out a very successful major 'Gala' fundraising event on June 3, 2001.
- Web Site design @ [www.woodisland.org](http://www.woodisland.org). (Building and maintenance of Web Site, in-kind donation by Harbour Light Productions)



## **SPECIFIC PURPOSE OF THE PROJECT**

As we have indicated throughout this presentation, **our goal is to preserve a historic facility, restore it to its original construction and complete the following:**

1) **Present a Life Saving Station and Maritime Museum**

Celebrate, through active and passive displays, the life of the surfmen and superintendents who served in protecting and rescuing seafarers and pleasure boaters. Upon restoration of the buildings, we hope to acquire important artifacts to display in the facility, including crew quarters equipment, superintendent office equipment, rescue equipment and, through our volunteer boat builders, display a working surf rescue boat.

At the same time we will tie into the exhibits of maritime life and historical aspects of how the seacoast of Southern Maine and New Hampshire evolved via maritime trade.

2) **Part of our plan is to offer opportunities for our visitors to explore the marine life of the island.**

- By walking a guarded pathway across the ridge of the crescent beach on the south side of the island or along the rocky islands outer edges, visitors will be able to spot harbor seals, egrets nesting, gulls nesting and crabs and lobsters crawling on the sea bottom. From these vantage points, visitors will be able to watch lobstermen pulling and setting their traps, huge tankers and freighters entering or leaving the harbor along with the pleasure boaters, out for a day on the open sea.

• 3) **Another part of our plan is to offer Wood Island Life Saving and Maritime Museum as and Educational Facility.**

- School children and adults alike will be able to utilize our facility to become more educated to all of the above mentioned purposes. School field trips, senior citizen outings and the such will be a major part of our overall programming plans. We anticipate cooperative programs of historical and educational purposes in conjunction with other existing historical entities from throughout the Seacoast region.

4) **The fourth part of our plan will offer a facility for functions by private groups and individuals.** [SEE NOTE]

- Decking space, along with the natural granite amphitheater at the east end of the island (as per drawings enclosed) will allow us to rent usage of the island for weddings, anniversary celebrations, family reunions and the such.
- Renting of the facilities to businesses and companies for day long (think tank) retreats and company outings.
- Our plans will also allow us the opportunity to host fundraising events and initiate celebration events that coincide with historical aspects of the region, i.e. schooner races, sailing regattas, fishing tournaments etc.



## SPECIFIC PURPOSE OF THE PROJECT

PAGE 2

\*Please note that this section for usage will play a major part in our abilities to raise funds for continued operating capital for maintenance and upkeep of the island and buildings, outside of the fundraising that will be done through memberships and grant writings.

5) **This final part of the plan is to do exactly what the Quitclaim Deed from the Department of the Interior requires of the Town of Kittery.**

- Upon completion of this project, the **general public** will be able to utilize the area for recreational purposes, along with the adjacent Fort Foster Park.

Our overall plan for this project is **multipurpose**, as one can see. We feel that the potential of Wood Island has so many important aspects to take advantage of, that all of these points listed must fit the objective.

**Wood Island Preservation Group, Inc., on behalf of the Town of Kittery, will indeed have much to offer to the young and old alike!**

## **COSTS AND BUDGET FOR THIS PROJECT**

An enclosed copy of estimated cost for all of the Phase I construction has been enclosed. As indicated throughout this application, the dollar number we are working with is \$850,000.00+. Knowing full well that construction costs have escalated over the past several years, we anticipate that some of the figures in this estimate will rise higher.

We would like to make one point, if we might, regarding this point, and the associated cost involved with said. We have to be honest in saying that the excitement this project has generated throughout the Seacoast area and beyond has become what we on the board would consider to be incredible. The history of this entire region is celebrated in many different ways in all of our surrounding communities, both here in Southern Maine, as well as across the river in our neighboring communities of New Hampshire. In the Town of Kittery alone we have a Historical Museum, a Historical Society, a Naval History Museum on the Shipyard, many celebrated 17<sup>th</sup> & 18<sup>th</sup> century homes and some dramatically wonderful views of the Atlantic Ocean. The excitement of this project we have planned touches upon everything we are about, in this region. We are constantly receiving inquiries into this project, both by folks who want to volunteer, as well as people from all trades who want to be a part of the project. Craftsmen from all backgrounds will be a part of the rebuilding program, many whom have indicated a desire to participate either for free, or at substantially reduced rates. In spite of rising building costs, we believe the project can be completed close to the above indicated cost.

## **COMPLETION DATE GOAL**

Once we have cleaned and secured the building (Part 1 of Phase I), we plan to progress with the next steps in Phase I as outlined prior. Our hopes for a completion goal date for Phase I in total is set as 2004/2005. We certainly would like to be prepared for the Centennial Celebration of this Station in 2008.

## **GEOGRAPHIC AREA SERVED BY THIS PROJECT**

As indicated in the previous pages, Wood Island and station sits at the mouth of Portsmouth Harbor, in Kittery, Maine. Kittery, as I am sure you know, is the southern most town in Maine, and in York County. Kittery, bordered by the Piscataqua River, is neighbor to Portsmouth and New Castle, New Hampshire.

The geographic location of Wood Island will enable us to draw from a significant population. The towns of Eliot, York, North and South Berwick, Wells and Ogunquit will play an important role in our plans for visitation. We are sure that other towns from York County will find our facility worthy of a visit as well. In New Hampshire, we expect to draw on the populations of Portsmouth, Dover, Rye, New Castle, Dover, Exeter and Newington. We anticipate that once our project is completed and up and running, we will have many visitors from other areas of the State of Maine as well as from surrounding New England States.

## **ESTIMATED NUMBERS OF PEOPLE SERVED**

The numbers of people served from this project range from 3000 to over 25000 on a yearly basis. The finished product we will present will indubitable draw more and more people, year after year. Also, by tying into programs of surrounding museums and historic facilities, as well as educational institutions, the number of visitors will likely increase significantly. (Feasibility Study 2) We envision the use of the facility for education and marine life studies as a major draw for area school field trips. There is no doubt that towns and cities from all surrounding areas will take advantage of this wonderful opportunity.

The Route 1 corridor of Kittery, with its many shopping malls, draws an estimated 3,000,000 visitors a year. Through our Chamber of Commerce involvement, as well as our in-house advertising campaigns, we anticipate the ability to draw significant numbers from this resource. We will also have the advantage of drawing more visitors to our site via the harbor and island tour boats that operate along the harbor. Our Web site will add as another feature for drawing visitors. The Board of Directors truly feel and believe that once this project is complete, it will become an important part of tourism and education for Southern Maine. We will embellish the State slogan of "Welcome to Maine, the Way Life Should Be!"

**KVAssociates, Inc.**

210 South Street

Boston, MA 02111

9/1/99

work

**Coat Island Life Saving Building**

Kittery, ME

	ITEM	TOTAL	NOTES (See Below)
1	Asbestos Abatement	\$45,450	
2	Demolition	\$23,850	
3	Sitework	\$62,500	
4	Marine Work	\$55,000	
5	Foundations	\$7,580	
6	Masonry	\$2,430	
7	Structural Steel/Misc. Metal	\$7,500	
8	Rough Carpentry	\$64,740	
9	Finish Carpentry	\$28,205	
10	Thermal and Moisture Protection	\$26,125	
11	Doors, Frames, Hardware	\$28,750	
12	Windows/Glazing	\$14,250	
13	Interior Finishes	\$40,373	
14	Interior/Exterior Painting	\$17,785	
15	Specialties	\$1,000	
16	Elevator	\$30,000	
17	Fire Protection	\$0	
18	Plumbing	\$14,750	
19	HVAC	\$17,500	
20	Electric	\$36,600	
21	Security System	\$10,000	
22	Subtotal	\$534,388	
23			
24	Premium for Boat Transportation (10%)	\$53,439	
25	Subtotal	\$587,826	
26			
27	Contractor General Conditions (8%)	\$47,026	
28	Contractor OH and Profit (5%)	\$29,391	
29	Subtotal	\$664,244	
30			
31	Design/Construction Contingency (10%)	\$66,424	
32			
	<b>TOTAL</b>	<b>\$730,668</b>	

**KVAssociates, Inc.**

210 South Street

Boston, MA 02111

Estimate for: <sup>Wood</sup> ~~Coast~~ Island Life Saving Building

Kittery, ME

9/1/99

Ref: Drawings:

Architect: Finegold Alexander and Associates

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL	NOTES (See Below)
1 <b>Asbestos Abatement:</b>					
2 Plaster	8,500	sf	\$ 4.50	\$ 38,250.00	
3 Pipe Insulation	1	allow	\$ 1,000.00	\$ 1,000.00	
4 Vinyl Flooring (Minimal)	1	ls	\$ 200.00	\$ 200.00	
5 Contaminated Debris	1	allow	\$ 5,000.00	\$ 5,000.00	
6 Misc.	1	allow	\$ 1,000.00	\$ 1,000.00	
7 Subtotal				\$ 45,450.00	
8					
9 <b>Demolition:</b>					
10 Interior Gut	3,800	sf	\$ 2.00	\$ 7,600.00	
11 Remove Shingles and Sheathing	3,280	sf	\$ 1.50	\$ 4,920.00	
12 Remove Roof Walkway	1	allow	\$ 500.00	\$ 500.00	
13 Remove Piping	1	allow	\$ 2,000.00	\$ 2,000.00	
14 Remove Flooring	3,800	sf	\$ 1.00	\$ 3,800.00	
15 Remove Rail Support System	1	allow	\$ 3,000.00	\$ 3,000.00	
16 Remove Front Deck	1	allow	\$ 300.00	\$ 300.00	
17 Remove Rear Deck	1	allow	\$ 100.00	\$ 100.00	
18 Remove Roofing	3,260	sf	\$ 0.50	\$ 1,630.00	
19 Subtotal				\$ 23,850.00	
20					
21 <b>Sitework:</b>					
22 Clean Up Scrub/Debris	1	allow	\$ 2,000.00	\$ 2,000.00	
23 Stepping Stone Walks	1	allow	\$ 10,000.00	\$ 10,000.00	
24 Boulder Amphitheater	1	allow	\$ 20,000.00	\$ 20,000.00	
25 Site Lighting	1	allow	\$ 10,000.00	\$ 10,000.00	
26 Landscaping	1	allow	\$ 5,000.00	\$ 5,000.00	
27 Rake Beach	1	allow	\$ 1,000.00	\$ 1,000.00	
28 Flagpole	1	ea	\$ 2,500.00	\$ 2,500.00	
29 New Well	1	ea	\$ 10,000.00	\$ 10,000.00	
30 New Conduit on Site for Electric Service	1	allow	\$ 2,000.00	\$ 2,000.00	
31 Subtotal				\$ 62,500.00	
32					
33					

**KVAssociates, Inc.**

210 South Street

Boston, MA 02111

Estimate for: <sup>Wood</sup>~~Coast~~ Island Life Saving Building  
Kittery, ME

9/1/99

Ref Dwgs:

Architect: Finegold Alexander and Associates

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL	NOTES (See Below)
<b>1 Marine Work:</b>					
2 Boat Dock	1	allow	\$ 15,000.00	\$ 15,000.00	
3 Foundations for Rail System	1	allow	\$ 10,000.00	\$ 10,000.00	
4 Repair North Seawall	1	allow	\$ 5,000.00	\$ 5,000.00	
5 Rebuild South Seawall	1	allow	\$ 25,000.00	\$ 25,000.00	
6 Subtotal				\$ 55,000.00	
7					
<b>8 Foundations:</b>					
9 Excavate for Deck Footings	8	ea	\$ 100.00	\$ 800.00	
10 New Deck Footings (Sonatube)	8	ea	\$ 250.00	\$ 2,000.00	
11 Repair Foundation Walls	1	allow	\$ 2,000.00	\$ 2,000.00	
12 Grade Basement Floor	4	md	\$ 240.00	\$ 960.00	
13 Add 4" Stone for Basement	26	cy	\$ 20.00	\$ 520.00	
14 Footing for Stair to Basement	1	ea	\$ 300.00	\$ 300.00	
15 Pad for Propane Tanks	1	ea	\$ 1,000.00	\$ 1,000.00	
16 Subtotal				\$ 7,580.00	
17					
<b>18 Masonry:</b>					
19 Rebuild Top of Chimney	1	allow	\$ 750.00	\$ 750.00	
20 Repointing	270	sf	\$ 4.00	\$ 1,080.00	
21 Chimney Caps	2	ca	\$ 300.00	\$ 600.00	
22 Subtotal				\$ 2,430.00	
23					
<b>24 Structural Steel/Misc. Metal</b>					
25 Misc. Brackets/Angles	1	allow	\$ 2,500.00	\$ 2,500.00	
26 Boat Rails	1	allow	\$ 5,000.00	\$ 5,000.00	
27 Subtotal				\$ 7,500.00	
28					



# KVAssociates, Inc.

210 South Street

Boston, MA 02111

Estimate for: <sup>wood</sup> ~~Seal~~ Island Life Saving Building  
Kittery, ME

9/1/99

Ref Dwgs:

Architect: Finegold Alexander and Associates

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL	NOTES (See Below)
<b>1 Rough Carpentry:</b>					
2 Repair Structure	1	allow	\$ 5,000.00	\$ 5,000.00	
3 Frame for New Decks	580	sf	\$ 8.00	\$ 4,640.00	
4 Interior Framing	140	lf	\$ 25.00	\$ 3,500.00	
5 Strapping	3,800	sf	\$ 0.50	\$ 1,900.00	
6 Wall Sheathing	3,300	sf	\$ 1.50	\$ 4,950.00	
7 Shingle Siding	33	sq	\$ 350.00	\$ 11,550.00	
8 Exterior Trim	950	lf	\$ 6.00	\$ 5,700.00	
9 Install Windows and Exterior Doors	44	ea	\$ 100.00	\$ 4,400.00	
10 Install Boat Doors	2	pr	\$ 500.00	\$ 1,000.00	
11 Stair Framing	3	flts	\$ 700.00	\$ 2,100.00	
12 Decking	580	sf	\$ 5.00	\$ 2,900.00	
13 Deck Rails	100	lf	\$ 20.00	\$ 2,000.00	
14 Floor Plywood Substrate	3,800	sf	\$ 2.00	\$ 7,600.00	
15 Frame for Boat Rails	1	allow	\$ 7,500.00	\$ 7,500.00	
16 <b>Subtotal</b>				<b>\$ 64,740.00</b>	
17					
<b>18 Finish Carpentry:</b>					
19 Install Interior Doors	13	ea	\$ 100.00	\$ 1,300.00	
20 Door Trim	600	lf	\$ 3.00	\$ 1,800.00	
21 Wood Base	900	lf	\$ 3.00	\$ 2,700.00	
22 Chair Rail	370	lf	\$ 3.50	\$ 1,295.00	
23 Window Trim	700	lf	\$ 3.00	\$ 2,100.00	
24 Wainscoting-Beadboard	1,300	sf	\$ 5.00	\$ 6,500.00	
25 Stair Treads and Risers	37	ea	\$ 40.00	\$ 1,480.00	
26 Skirt Boards	50	lf	\$ 15.00	\$ 750.00	
27 Newel Posts	16	ea	\$ 80.00	\$ 1,280.00	
28 Railing	50	lf	\$ 30.00	\$ 1,500.00	
29 Gift Shop Cabinetry	1	allow	\$ 7,500.00	\$ 7,500.00	
30 <b>Subtotal</b>				<b>\$ 28,205.00</b>	
31					

**KVAssociates, Inc.**

210 South Street

Boston, MA 02111

Estimate for: <sup>WOOD</sup>~~COAT~~ Island Life Saving Building  
Kittery, ME

9/1/99

Ref Dwgs:

Architect: Finegold Alexander and Associates

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL	NOTES (See Below)
1 <u>Thermal/Moisture Protection:</u>					
2 Cedar Shingles	33	sq	\$ 375.00	\$ 12,375.00	
3 Felt Underlayment	3,300	sf	\$ 0.20	\$ 660.00	
4 Valley Flashings-LCC	20	lf	\$ 15.00	\$ 300.00	
5 Ice and Watershield	180	lf	\$ 3.00	\$ 540.00	
6 Drip Edge-LCC	450	lf	\$ 5.00	\$ 2,250.00	
7 Dormer Flashings	3	ea	\$ 200.00	\$ 600.00	
8 Tower Copper Finial	1	ea	\$ 750.00	\$ 750.00	
9 Window/Door Flashing	43	ea	\$ 50.00	\$ 2,150.00	
10 Wall Insulation	3,300	sf	\$ 0.50	\$ 1,650.00	
11 Floor Insulation	2,200	sf	\$ 0.70	\$ 1,540.00	
12 Roof Insulation	3,300	sf	\$ 0.70	\$ 2,310.00	
13 Misc. Caulking/Sealants	1	allow	\$ 1,000.00	\$ 1,000.00	
14 Subtotal				\$ 26,125.00	
15					
16 <u>Doors/Frames/Hardware:</u>					
17 Screen Door	1	ea	\$ 400.00	\$ 400.00	
18 Entry Door	1	ea	\$ 1,200.00	\$ 1,200.00	
19 Exterior Doors	2	ea	\$ 1,000.00	\$ 2,000.00	
20 Exterior Pair Door	1	ea	\$ 2,000.00	\$ 2,000.00	
21 Boat Doors	2	ea	\$ 4,000.00	\$ 8,000.00	
22 Dutch Door	1	ea	\$ 2,000.00	\$ 2,000.00	
23 Single Doors (Reproductions)	7	ea	\$ 1,200.00	\$ 8,400.00	
24 Single Doors (Standard)	5	ea	\$ 750.00	\$ 3,750.00	
25 Bulkhead Door	1	ea	\$ 1,000.00	\$ 1,000.00	
26 Subtotal				\$ 28,750.00	
27					
28 <u>Windows/Glazing:</u>					
29 Wood ADL with EP	465	sf	\$ 30.00	\$ 13,950.00	
30 Foundation Vents	2	ea	\$ 150.00	\$ 300.00	
31 Subtotal				\$ 14,250.00	
32					



**KVAssociates, Inc.**

210 South Street

Boston, MA 02111

Estimate for: <sup>WOOD</sup>~~Cent~~ Island Life Saving Building  
Kittery, ME

9/1/99

Ref Dwg:

Architect: Finegold Alexander and Associates

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL	NOTES (See Below)
<b>1 Interior Finishes:</b>					
2 Veneer Plaster	11,500	sf	\$ 1.00	\$ 11,500.00	
3 Ceramic Tile Floor	315	sf	\$ 8.00	\$ 2,520.00	
4 Ceramic Tile Base	60	lf	\$ 6.00	\$ 360.00	
5 Ceramic Tile Wainscot	240	sf	\$ 7.00	\$ 1,680.00	
6 Quarry Tile Floor	170	sf	\$ 12.00	\$ 2,040.00	
7 Carpet	83	sy	\$ 20.00	\$ 1,660.00	
8 Pine Plank Flooring	2,425	sf	\$ 8.50	\$ 20,612.50	
9 Subtotal				\$ 40,372.50	
10					
<b>11 Painting:</b>					
12 Paint Walls and Ceilings	11,500	sf	\$ 0.45	\$ 5,175.00	
13 Stain Doors	16	ea	\$ 75.00	\$ 1,200.00	
14 Stain Trim	2,570	lf	\$ 1.50	\$ 3,855.00	
15 Stain Windows	41	ea	\$ 75.00	\$ 3,075.00	
16 Seal Exterior Trim	1	allow	\$ 2,000.00	\$ 2,000.00	
17 Seal Wood Deck	580	sf	\$ 1.00	\$ 580.00	
18 Seal Boat Doors	2	pr	\$ 300.00	\$ 600.00	
19 Stain Wainscoting	1,300	sf	\$ 1.00	\$ 1,300.00	
20 Subtotal				\$ 17,785.00	
21					
<b>22 Specialties:</b>					
23 Toilet Accessories	2	baths	\$ 300.00	\$ 600.00	
24 Mirrors	2	ea	\$ 200.00	\$ 400.00	
25 Subtotal				\$ 1,000.00	
26					
<b>27 Elevator:</b>					
28 Limited Access-3-Stop	1	allow	\$ 30,000.00	\$ 30,000.00	
29 Subtotal				\$ 30,000.00	
30					
<b>31 Fire Protection:</b>					
32 Not Required				\$ -	
33					

**KVAssociates, Inc.**

210 South Street

Boston, MA 02111

Estimate for: <sup>WDD</sup> **Goat Island Life Saving Building**  
 Kittery, ME

9/1/99

Ref Dwgs:

Architect: Finegold Alexander and Associates

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL	NOTES (See Below)
<b>1 Plumbing:</b>					
2 Toilets	2	ea	\$ 2,000.00	\$ 4,000.00	
3 Lavs	2	ea	\$ 2,000.00	\$ 4,000.00	
4 Kitchen Sink	1	ea	\$ 2,000.00	\$ 2,000.00	
5 Propane Piping	1	allow	\$ 2,500.00	\$ 2,500.00	
6 Exterior Sill Cocks	2	ea	\$ 750.00	\$ 1,500.00	
7 Electric HWH	1	ea	\$ 750.00	\$ 750.00	
8 Subtotal				\$ 14,750.00	
9					
<b>10 HVAC:</b>					
11 Propane Tanks	2	ea	\$ 750.00	\$ 1,500.00	
12 Furnace	1	ea	\$ 4,000.00	\$ 4,000.00	
13 Fin Tube Radiation	4	zones	\$ 2,500.00	\$ 10,000.00	
14 Temperature Controls	1	allow	\$ 1,000.00	\$ 1,000.00	
15 Bath Exhausts	2	ea	\$ 500.00	\$ 1,000.00	
16 Air Conditioning		Excluded		\$ -	
17 Subtotal				\$ 17,500.00	
18					
<b>19 Electric:</b>					
20 New Service	1	allow	\$ 3,500.00	\$ 3,500.00	
21 Power Distribution	3,800	sf	\$ 2.50	\$ 9,500.00	
22 Telephone/Data	1	allow	\$ 1,000.00	\$ 1,000.00	
23 Fire Alarm	3,800	sf	\$ 0.50	\$ 1,900.00	
24 Lighting	3,800	sf	\$ 4.00	\$ 15,200.00	
25 Power for Mechanical Equipment	1	allow	\$ 1,000.00	\$ 1,000.00	
26 Façade Lighting	1	allow	\$ 3,000.00	\$ 3,000.00	
27 Power for Elevator	1	allow	\$ 1,000.00	\$ 1,000.00	
28 Misc. Basement Electric	1	allow	\$ 500.00	\$ 500.00	
29 Subtotal				\$ 36,600.00	
30					
<b>31 Security System:</b>					
32 Subtotal	1	allow	\$ 10,000.00	\$ 10,000.00	
33				\$ 10,000.00	

# WOOD ISLAND QUESTIONS

12a

(1) Please bring copy of deed as you indicated you would do in the 9/9/02 minutes.

(2) Have you checked with the Department of Inland Fisheries and Wildlife to determine if the proposed plan is appropriate for an island considered to be significant Shoreline Habitat?

(3) What did Richard Baker of the DEP say about the plan?

(4) Is the plan consistent with our Shoreline Zoning?

(5) Is the extensive <sup>pumping/dredging</sup> (versus a plan with accessibility only for historical/educational aspects) primarily for the recreation parts of the plan?

(6) Have you investigated funding mechanisms which would enable it to remain historical/educational only, such as is the case with Cape Neddick lighthouse?

(7) Your brochure says you plan to restore the landmark and it's structurally sound. Have you considered getting a second opinion as to whether it can be restored, rather than rebuilt, as only one opinion from a board member seems a conflict of interest.

(8) A general concern is, it seems there are many people on the board also providing services. Do you see this as a conflict of interest? Why? Why not?

(9) Have you considered using an environmental consultant?

NOV 07 2002

TOWN OF KITTEERY

RECEIVED

(10) Where will the 3,000 to 25,000 yearly users (and more and more, year after year) park?

Additionally, there are eight questions from a citizen I would like answered.

Thank you!

Councilor Susan Emery

1) He stated in his presentation that the first wave of volunteers from the 1993 era are no longer involved. I am concerned about the project getting partway done - or fully completed and not being viable financially - and the volunteers getting fed up and therefore dumping this back into the town's lap. We know who the board is but I heard nothing to indicate if there were other people who were involved. I am also concerned that much of the board is related to each other either by birth, marriage or by employment. If one person decides to leave, it could result in 2 or 3 people leaving. They decided in 1999 to do this but have only raised \$16000. to date. I am concerned that this organization has bitten off more than it can handle. Since the property is owned by the town, everything would fall back on them.

2) Have they done a feasibility study on the number of people they would need to attract per year to be self-supporting? If they need thousands of people to go there to be self-supporting, that could effect the environment. Also, if a high number of visitors is

needed and they don't get it, then the move to non-recreational use (weddings, office rental, etc. as noted on the website) is going to be much more necessary. I know that many small museums are really struggling financially. What happens if this isn't self-supporting?

3) Who is going to provide the boat transportation? Was the intent of the Department of the Interior to have this developed into a project that would benefit for-profit businesses? And who decides who gets any contract? WIPG or the Town Council?

4) I do not agree that the pedestrian bridge is an item not to be discussed at this time. This is shown on their website as part of phase 2. I have not spoken to one person who believes the bridge to be a good idea. I am concerned that they show up before the council when it is completed to say that they need the bridge to be self supporting because they are not getting the kind of visitor numbers they need to survive and if the town doesn't go along with it, they will have to pick up the costs. It would be much better to know upfront and not have it forced on us.

5) Dennis mentioned the problem with Vandalism several times. Improving this would only make it more attractive to vandals. What are their intentions regarding this area? It is a secluded location and I would imagine that it would not be open during much of the winter.

6) Why does preservation only mean preservation of the building? I believe that they can fix the seawalls, etc. for protection without having to develop the island.

From the citizen.

(7) Have they done a business plan and provided it to the Town Council? This should include a timeline of the phases and include operating information for the museum once it is completed. I am concerned because the website indicates a completion date of 2003 and Dennis indicated 2008. That is quite a difference! If they haven't done a business plan, how can anyone decide?

8) I would like a listing of past and future events planned where they took input from the residents of Kittery regarding what the people want for the island. Is this what the residents want or is this what less than 10 residents want?



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NOV 21 2002

ANSWERS TO COUNCILOR EMERY  
WOOD ISLAND CONCERNS

TOWN OF KITTERY

- 1) We have met with State DEP, State Conservation and State Recreation Department Officials. Explaining that in it's current state, Wood Island has no possible protection regarding the Shoreland Habitat (designation). Until dialogue was started with these Departments, representatives were not even familiar with Wood Island, nor it's status. All have concluded that our plan for controlled access far more outweighs current non-control.
- 2) Richard Baker, prior to meeting with then-CEO Sig Albert and myself, was not familiar with Wood Island. Plans (same as in package) his office received, without proper descriptive page included, brought him to the conclusion that the plans received were actually for a private residence. As I presented to Council on the 28<sup>th</sup>, I invited him down to Kittery for an informal presentation. We met and discussed, in chambers (Sig, Mr. Baker and myself) and talked about the plan. Mr. Baker, as a DEP representative, felt the plan made good sense, and actually became very anxious to add to the dialogue being had. Question about the Shoreland zoning designation was discussed, and he suggested that the Town consider changing the zoning to a proposed Historical Zone, so that the project would fall outside of the restrictive Shoreland Zone.
- 3) No, it is not consistent with the Shoreland Protection Zone designation.
- 4) The decking, as seen in the drawing, is for numerous reasons as I explained in the presentation. First, for all aspects of our plan, to include Education/Historical/Museum/Recreation as well as functional, the decking is both access available as well as control.
- 5) The Board, as well as some of our volunteers, has explored numerous funding mechanisms, involving all aspects of our plan.
- 6) I (we) have had probably three engineers, several volunteer architects, State and local officials, as well as numerous builders out to the site. Where your idea of 'conflict of interest' comes into play with this project is something I will not even discuss. If you want to reach for something, do it somewhere else. Do not insult me, nor the integrity of any of my board members. All board members have given a lot of time, energy and effort to this project thus far.
- 7) The Wood Island Preservation Group, in it's two plus years of Incorporation, has held numerous informational meetings, several of which have been held at Town Hall, our High School, as well as for some 12 organizations throughout the Seacoast area. Never once, until your question, has this "general concern" been raised. Conflict of Interest for providing services for a project the Board Members feel is of great importance to our Town and the Seacoast area? The services are FREE, NO CHARGE, IN KIND, OUT OF REGARD TO THIS PROJECT. Where, pray tell, can you find conflict there? If this is such a 'general concern', why am I hearing this for the first time from you. Perhaps, during question and answers at the Adult Education Presentation one year ago, you could have raised all of these questions.
- 8) We have met with Environmental folks who we actually brought in by Mr. Ricciarelli, the architect mentioned in your conflict question. This is part of what I consider to be the assets of all of my Board Members....the expertise and connections to folks who can answer questions and give good advice.
- 9) I addressed this during the presentation.

The Wood Island Board of Directors gave full presentation to Council and the community on October 28, 2002. As stated previously in these answers, we have conducted many presentations and held numerous informational meetings for Kittery Citizens and Seacoast residents. Concerns outside of Council Members have been addressed at these events. You presented questions from a 'citizen' with no name. I would be happy to speak directly with this person. Reviewing the list of questions presented by you indicates that most, if not all, questions raised were discussed during presentation on the 28<sup>th</sup>.

Sennis





# TOWN OF KITTERY, MAINE

Phone: 207-475-1329  
Fax: 207-439-6806  
Email: [jcarter@kitterymc.org](mailto:jcarter@kitterymc.org)  
Website : [www.kittery.org](http://www.kittery.org)

February 28, 2008

Shore and Harbor Technical Assistance Grant  
Maine State Planning Office

-----  
Town of Kittery Project Grant Scope:

**Goal:** Maintain Wood Island Lifesaving Station as the Icon of the Piscataqua River and Harbor Region.

**Objective:** Develop a course of action and implementation plan to assure Wood Island Lifesaving Station will remain standing for future generations.

**Problem Statement:** The Wood Island Lifesaving Station is located on a 1.25 acre island at the entrance of Piscataqua where Kittery, Maine and Portsmouth and Newcastle, NH harbors meet and is in front of Whaleback light and adjacent to Forts Foster and McClary and the Newcastle Lighthouse. Since its construction in 1887, it has served as a symbol of strength and reliability for those entering the river from the Atlantic or viewing it from land. It and the other live saving stations along the US coast are the forerunners of today's Coast Guard.

In 1973, the Town of Kittery took over the Life Saving Station, which was decommissioned in 1944, from the Federal Government with the deed restriction to use the island and facility for public recreational use. Unfortunately, Wood Island, other than the occasional boater landing there, has seen little public use or maintenance over the years.

The Town has debated its future (Appendix #1 Chronology) in addition to identifying it in the 2001 Comprehensive Plan as a facility and infrastructure of importance which should be maintained (Appendix #2 –Comprehensive Plan citation). Most Kittery residents want the Life Saving Station preserved. Some wish it to be a functioning facility with infrastructure to allow boats to land and visits to the island and the Station. A recent proposal to preserve the Life Saving Station included a museum, function room and a retail operation along with a pier large enough for the local steamship authority to use. The scale and associated cost drew little support, which led the Kittery Town

Council rejected formally that initiative in late 2007. The response also suggested that preservation of the structure rather than development of it and the island was the preferred use. But how that preservation is accomplished and the associated costs need to be carefully delineated for the town to make any decision about Wood Island's future. Further, whichever option the Town pursues, the seawall needs to be restored to preserve the structure from the effects of storms.

Currently, the island is overgrown with vegetation, and the Lifesaving Station boarded up. While its unique architectural design is intact from a distance, both the interior and exterior are deteriorating because of storm damage and vandalism. Kittery is at the point where it could lose this unique reminder of its maritime past as well as a symbol so long associated with the community.

### **Program of Work.**

Develop a cost-effective plan to preserve the Wood Island Life Saving Station structure and the island's seawall

A) Undertake a feasibility study of the Island infrastructure and Life Saving Station to determine present structural condition rating and cost estimates to bring the infrastructure (seawall, pathways, boat ramps and establishment of a pier) up to reliability standards and restore the Life Saving Station to its original exterior and minimum interior condition. This phase is to include an environmental regulatory review and consultation with State and Federal agencies to determine requirements to undertake repair and rehabilitation work and review with the Department of the Interior possible alternatives to maintaining the Lifesaving Station.

B) Determine the cost to remove the Life Saving Station and replace it with an identical scale size metal or other highly durable material building with dimensions and exterior façade mimicking the exterior appearance of the present and original Lifesaving Station.

C) Determine the cost to remove the Life Saving Station and replace it with a steel or other durable material frame skeleton outline of the original Lifesaving Station at its original scale.

D) Develop a decision matrix to determine the appropriate course of action by the voters and Town Council to take in moving one of the rehabilitation re-use options forward, including a timetable and funding sources.

E) Prepare a public awareness initiative to present options and alternatives to insure public input in any proposal brought forward.

### **Program of Work detailed:**

The Town of Kittery will undertake the program of work with the assistance from Appledore Engineering in Portsmouth, New Hampshire, assisted by college interns. The overall project will be overseen technically and managed by Gregg Mikolaities, P.E., President of Appledore Engineering Inc. with that company undertaking different aspects of the project and study. The Town will establish a working committee under the Town Manager to advise, review and comment on the project as it proceeds and to assist with public relations and coordinate with the Town Council.

Gregg Mikolaities and Appledore Engineering will provide their expertise on a pro bono basis. With the exception of project expenses and subcontractors, the cost of the program of work is expected to be kept at a minimum but produce a professional written report and accompanying materials, which can be used to implement and determine the course of action.

**Project Schedule:**

<b>Task</b>	<b>Start</b>	<b>End</b>	<b>Responsible</b>
A) Feasibility study of the Island infrastructure and Life Saving Station to determine present structural condition rating and cost estimate to bring the infrastructure (seawall, pathways, boat ramps and establishment of a pier) up to reliability standards and determine the cost to restore the Life Saving Station to its original exterior and minimum interior condition. The study to include an environmental regulatory review and consultation with State and Federal agencies to determine requirements to undertake repair and rehabilitation work and review with the Department of the Interior possible alternatives to maintaining the existing Lifesaving Station.	8/08	2/09	<b>Appledore with Subcontractors as necessary and student interns</b>
B) Determine the cost to remove the Life Saving Station and replace it with an identical scale size metal or other highly durable material building with dimensions and exterior façade mimicking the exterior appearance of the present and original Lifesaving Station	11/08	3/09	<b>Appledore with Subcontractors as necessary and student interns</b>

C) Determine the cost to remove the Life Saving Station and replace it with a steel or other durable material frame skeleton outline of the original Lifesaving Station at its original scale.	11/08	3/09	Appledore with Subcontractors as necessary and Student Interns
D) Develop a decision matrix to determine the appropriate course of action by the voters and Town Council to take in moving one of the rehabilitation re-use options forward, including a timetable and funding sources.	10/08	5/09	Town Working Committee, Appledore Engineering, and Student Interns
E) Prepare a public awareness initiative to present options and alternatives to insure public input in any proposal brought forward. Minimum of two public forums will be held.	8/08	5/09	Town Working Committee, Appledore Engineering, and Student Interns with assistance of professional marketing professional
F) Presentation to Town Council of the Study and identified course of action	4/09	5/09	Town Working Committee, Appledore Engineering and Student Interns

#### Project Budget:

Task	Budget Amt.	State Funds	Local Funds	Local In-Kind	Total
<b>A-D</b>	<b>\$12,400</b>				
University Civil Engineering Intern to provide file research, compile base plan and package of info for project start-up.					
1) Assume 4 weeks x 40 hrs/wk x \$15/hr=\$2,400 University Intern & misc. expenses (mileage, copies, etc)=\$500		\$2,175	\$725		\$2,900
2)One day of field survey, if necessary. (Survey consultant has not been contacted)=\$1,800		\$1,350	\$450.		\$1,800
3) Waterfront					

	Engineering (40 hrs of PE oversight for structural and waterfront issues x \$100/hr plus misc. expenses)=\$4,500	\$3,375	\$1,125		\$4,500
	4) Appledore misc. Expenses and PE Oversight=\$2,000	\$1,500	\$500		\$2,000
	5) Boat rental (assume 3 trips x \$400/trip)=\$1,200			\$1,200	\$1,200
<b>E</b>	Public hearing materials (in-house brochures, copying cost, white easel pads=\$ 1500 and Legal Advertisements =\$ 300. Marketing Professional @ \$800	\$1,350		\$1,250	\$2,600.
<b>F</b>	Writing and publishing final written & electronic reports and Power Point Presentation by committee = \$1,200 ( Marketing Professional & Report writer =\$450 & 1,000 copies @ \$.50 ea.(40 pgs) =\$500 ; Town Manager final Grant report= \$250 & Final Presentation to Town Council)	\$500	\$450	\$250	\$1,200
	<b>Total</b>	<b>\$10,250.</b>	<b>\$3,250</b>	<b>\$2,700</b>	<b>\$16,200</b>
	<b>%</b>	<b>63.27%</b>	<b>20.06%</b>	<b>16.67%</b>	<b>100%</b>

#### Appendix #1 –Chronology of Wood Island Activity



## WOOD ISLAND SUMMARY 1991-2004

1991 - February 8 - Biennial Compliance Report.

1991 - October - Flood damage.

1991 - December 13 - Commissioner of Public Works, Richard Rossiter submits the Station for consideration of reimbursement by FEMA for storm damages that occurred October 30, 1991. FEMA will not consider damages to building or rail system, but the retaining wall i.e. storm wall may receive consideration.

1991 - December 17 - Town Manager Philip McCarthy asks Council for direction as to the future of the building.

1992 - January 14 - FEMA project description/damage report on Sea Wall = \$11,665 @ 75% = \$8,741.

1992 - January 14 - Letter to Phil McCarthy, Town Manager from Dennis Estes requesting a discussion with Phil about the station after reading an article in "Posters".

1992 - February 12 - Phil McCarthy agrees to meet with Dennis Estes to discuss the Island.

1992 - March 18 - Letter from FEMA authorizing disaster assistance as a result of flooding in October of 1991.

1992 - March 23 - Dennis Estes wrote a letter of thanks following his meeting with the Council in which he discussed the formation of a Committee to study alternatives for the use of Wood Island Coast Guard Station.

1992 - July 9 - Article in LIGHTHOUSE DIGEST- "Town Threatens to Tear Down".

1992 - August 12 - Letter to Dennis Estes from Earl Shettleworth stating Wood Island was not listed in the Historic Register because of poor shape etc.

1992 - November 17 - Wood Island Preservation Group Kick Off Fund Raiser - got building secured for the winter months. Per Mr. Estes, money was used to purchase some materials, develop a brochure and establish a web-site.

1993 - Per Dennis Estes - Obtained donated materials, boarded up the facility and cleaned up the area.

1993 - April 12 - Request by Dennis Estes to Council for support to allow Wood Island Preservation Group to become a "non-profit" and also request that funds for the group be channeled through the Town Treasurer.

## WOOD ISLAND SUMMARY 1991-2004

1993 -- April 13 -- Council voted on April 12 "We the Kittery Town Council authorize the Wood Island Preservation Group to be the preservers of Wood Island on behalf of the Town of Kittery". On September 4, 2002 Town Attorney, Duncan McEachern was asked if 1993 vote was proper - Attorney McEachern said OK.

1993 -- October 13 -- SEA Consultants, Inc. (engineering firm) evaluated bids for replacement/restoration of Sea Wall. Certification Form signed by Town Manager Philip McCarthy 12/18/93 for the approved amount of \$42,924,000.

1993 -- December 18 -- Sea Wall complete -- see 10/13/93.

1994 -- Per Dennis Estes -- Cleaned up the Island in the spring and fall by removing trash, debris and at least one old boat.

1994 -- June 7 -- Estimate from Pickering Marine for a docking facility -- pier \$55,000 to \$60,000 with an additional \$15,000 to \$20,000 if a ramp and float system are included.

1995 -- Per Dennis Estes -- Cleaned up the Island in spring and fall and continued to make periodic visits to remove material from the Island.

1995 -- August 3 -- Letter from Jerry Rawcliffe, a Government Program Geologist with ABB Environmental Services (office in Portland) setting up a visit to the Island for ABB and the US Army Corps of Engineers, New England Division.

1995 -- August 16 Letter from Richard Rossiter, Commissioner, DPW to Marine Warden Jonathan Wright with a list of lobsterman names and tag numbers for 61 traps with the comment that there are +/- 100 without nametags.

1996 -- Per Dennis Estes, made usual spring and fall trips to clean up.

1996 -- June 24 -- Letter to Richard Rossiter from Frederick W. Coleman, Director of Real Estate from the Department of the Army stating that the Department of Defense has determined that no remediation project is appropriate at this site.

1997 -- As per Mr. Estes, Wood Island Preservation Group was starting to have visibility. Had groups, like church people, volunteer to clean the area.

1998 -- Per Dennis Estes, the group appeared before the Kittery Town Council and made a presentation on their ideas for rehabilitating the facility. The Council was aware they could not turn the Island over to the group, but again supported the idea of having the Wood Island Preservation group work on behalf of the town.

1998 -- October 5 -- Council public hearing for CDBG that will fund a Community Resources and Needs Assessment.

1998 -- December 3 -- Dennis Estes prepared a document for 12/7/98 Council meeting.

## WOOD ISLAND SUMMARY 1991-2004

1999 – Group cleaned the Island several times.

1999 – January 25 – Community Investment Associates – suggests a way to preserve the Wood Island Lifeboat Station – a collaborative effort of the Lighthouse Preservation Society, the Wood Island Preservation Group and the Town of Kittery. March 4<sup>th</sup>, another version

1999 – March 8 – CDBG public hearing on Community Planning Grant to study the reuse of Wood Island Life Boat Station.

1999 – March 10 – Community Planning Grant Program Cover Sheet.

1999 – March 10 – Community Investment Associates Report from the Lighthouse Preservation Society with an invoice for \$3,400 with \$2,500 from Kittery and the difference from the Society.

1999 – March 12 – \$2500 out of contingency for "Lighthouse Preservation".

1999 – March 29 – The Lighthouse Preservation Society letter hoping for \$10,000 from CDBG and an agreement that Society will cover \$7,500 for an architectural study etc.

1999 – April 21 – CDBG invitation to go to Phase II of Community Planning Grant Program, but since some of project is not eligible; CDBG is reserving only \$5,000.

1999 – October 13 – Council voted to receive and accept the CDBG Grant award in an amount of \$5,000 to continue the feasibility study - \$2500 (3/12/99) paid for the first part of the study.

1999 – October 25 – Proposed Web site for Wood Island Preservation Group and Development of brochure (see attached).

1999 – December 13 – CDBG Application.

2000 – Per D. Estes - Wood Island group became incorporated; again cleaned the area.

2000 – February 16 – Executed copy of contract between Town and DECID - \$5,000 -- January 25, 2000 to December 30, 2000.

2000 – March 28 – Invoice from The Lighthouse Preservation Society for one year's worth of work - \$10,000

2000 – May – RFP for Wood Island Lifesaving Station – Historical Adaptive Reuse Study – anticipated cost \$7500.

2001 – Per D. Estes, volunteers aided in the clean up effort.

## WOOD ISLAND SUMMARY 1991-2004

2002 - Per D. Estes, removed the donated material, erected earlier to secure building and replaced them with 2x4's 4x6's and 1/2 inch plywood. Also shored up the south end of the Boat Room and boarded it in. Held first fundraiser.

2002 - October 28 -- Booklet to Council on the restoration of the Island.

2002 - November 7 - D. Estes memo to the Council that he would like to "move forward".

2003 - Per Mr. Estes, volunteers did what they could do to maintain the Island.

2004 - Some boarded material removed by the wind. Island now the home of +/- 100 lobster traps that have washed up.

2004 - February 18 - Department of Interior letter stating no Biennial Report since February 8, 1991.

2004 - May 17, 2004 - see Milton Hall's observations (copy attached).

2004 - June 14 - per discussion with Dennis Estes, the Wood Island Preservation Group is still in existence, albeit not active. There is hope, using the Town of Kittery's Comprehensive Plan as a guide, that a Wood Island Life Boat Station Rehabilitation Plan can be developed.

November / December 2007- Town Council rescinds authorization to Wood Island Preservation Group to be the lead with the planning and rehabilitation efforts on Wood Island. A small subcommittee of the Town Council and Town Manager begin a new planning initiative for Wood Island.



## Appendix Two

Revised 11/10/00

**Local Goals:** To preserve the community's historic buildings, sites, and neighborhoods.

To assure that the community's archaeological resources are identified and protected from inadvertent damage or destruction.

To preserve and promote Kittery's historic and archaeological resources.

Pursuant to these goals, the Town's policies are:

1. The Town will establish a volunteer program in conjunction with local historic groups and the Maine Historic Preservation Commission to document historic sites, buildings, and structures in the community and to guide property owners in applying for inclusion on the National Register of Historic Places if appropriate.
2. The Town should undertake a program to educate the owners of identified historic properties about the significance of these sites and the importance of maintaining the character of the structures.
3. The Town will create a review process requiring a waiting period before an identified historic structure can be demolished or relocated.
4. As part of its development review process, the Town will require applicants for subdivision or site plan approval to document any identified historic resources that may be impacted by the project and to address the impact of the project on these resources.
5. The Town should consider creating a local Historic Commission. This Commission should establish voluntary design standards and educate property owners about the importance of conforming to these provisions. In the long term, this may be expanded to requiring that all new construction activities including additions and significant modifications to existing historic buildings obtain approval demonstrating that the project is compatible with the visual environment of the neighborhood.
6. The Town should work in conjunction with the Maine State Historic Preservation Commission to conduct professional surveys of the Town's identified and potential prehistoric and historic archaeological sites/areas as funding from the Commission is available.
7. As part of its development review process, the Town should require applicants for subdivision or site plan approval to investigate the potential archaeological significance of the site and to protect, as appropriate, any identified archeological resources.

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The Town currently provides very weak protection for historic and archaeological resources beyond that provided by state and federal requirements. The only local protection is a requirement in the Town's land use regulations that the Planning Board determine that subdivisions and other development proposals do not have an undue adverse impact on historic sites before the project is approved. There are no current provisions dealing specifically with archaeological resources except in the Shoreland Zoning provisions.

#### 4. ISSUES AND IMPLICATIONS

An analysis of the inventory of historic and archaeological resources suggests that the Town should consider the following:

1. While the Town has many identified historic archaeological sites, no systematic evaluation of these resources has been undertaken. The Town should consider how it can facilitate additional work to evaluate and protect these sites.
2. There may be other unidentified, prehistoric archaeological sites along Kittery's shoreline especially Spruce Creek and the Isles of Shoals (based on inventory). These sites are in danger of accidental disruption or destruction from development and other construction activity. The Town should consider how it can protect these potential resources.
3. The Town has a number of properties listed on the National Register of Historic Places. There are no local provisions for the protection of these properties. The Town should consider what role it should play in protecting these resources.
4. While the Town has several properties listed on the National Register of Historic Places, there are other historically valuable structures that have not been identified. No systematic evaluation of older properties has occurred. The Town should consider how it can facilitate further evaluation of the community's older buildings to identify and protect those with historic or architectural significance.
5. The Town has a number of neighborhoods such as the Kittery Point neighborhood that have special historic environments. The Town should consider if some level of local protection is desirable to maintain the character of these neighborhoods.
6. The Life Boat Station on Wood Island is owned by the Town and is deteriorating. There is local interest in preserving this site. The Town should explore the appropriate use and management of this facility and Wood Island in general.

#### 5. GOALS AND POLICIES

State Goal: To preserve the State's historic and archaeological resources. (Growth Management Act)

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- 8. The Town will continue to support efforts to investigate the restoration/preservation of the life boat station on Wood Island.