

1 **Planning Board Members Present:** Dutch Dunkelberger, Karen Kalmar, Mark Alesse

2 **Planning Board Members Absent:** Ann Grinnell, Debbie Driscoll-Davis, Marissa Day, Bob Harris

3 **Staff Present:** Chris DiMatteo, Michelle McDonald

4 **Others Present:** Earledean Wells- Conservation Com., Karen Saltus- Conservation Com., Steve Hall-
5 Conservation Com., Tristan Donovan, Duncan Meller- Tighe & Bond (Applicant's Agent), Jim White-
6 Applicant, Sam Reid- Applicant, and Alan Sheppard-Applicant

7 **Gathering time** at Town Dock Pepperrell Rd 4:35pm

8 Upon arrival to Wood Island Sam Reid reviews exterior plans for Wood Island Life Saving Station.

- 9 • The new sea wall will be the same location, but existing wall will be demolished
- 10 • Footings will be poured, 75 cu yards of concrete
- 11 • PNSY and Maine National Guard have offered help accommodate concrete ramp
- 12 • 2018 Plan: complete Pier & Seawall
- 13 • Upland becomes flush and level
- 14 • Rock quantities to fill= 600 tons
- 15 • Seawall will come in blocks
- 16 • Have worked closely with MDEP with state permitting requirements
- 17 • No endangered species breeding on Island (e.g. piping plover)
- 18 • Contacted Maine Preservation office, National Park Service
- 19 • Phase I, 20 year maintenance agreement with Kittery, Wood Island Nonprofit will manage
- 20 project and everything will be overseen by MHPC
- 21 • Poured wall will be replaced with blocks
- 22 • Blocks are designed for a sea wall, blocks are 3200 lbs. each

23 Mark Alesse asks if using granite was considered. Mr.Reid answers no, cost of granite is high and it isn't
24 designed to interlock or for strength.

25 Chris DiMatteo asks about the previous grade of land. Mr. Reid answers that the lawn eroded. The lawn
26 will be filled and leveled. In the past the land was raised and there was lawn for the Life Saving Station.

27 Mr. Reid gives history on the Marine rail:

- 28 • Only lifesaving station left that has the Marine Railway remaining.
- 29 • Rail is one of the most important aspects of history, located on the back of the building.
- 30 • The rail is unique for the Historic Preservation Commission.
- 31 • The rail replacement will be the same length.
- 32 • Mr. Reid has plans from 1907 as extended railway to boat launch.
- 33 • There are pins in the rock that are indicators of where the marine rails were located, 12ft apart.

34 Other plans for 2018: backfill, pier, storage shed location (to be bathrooms) added electrical and
35 plumbing

36 Karen Kalmar asks if the pier was an existing structure. Mr. Reid confirms it will be a new structure. Mr.
37 Kalmar asks if the Historic Preservation Commission is OK with a new pier. Mr. Reid confirms, yes.

38 The applicant is working to create a large mooring which could be of use to other boats in the area (e.g.
39 The Gundalow Company and the Portsmouth Heritage).

40 The applicant is fully committed to ADA compliance.

41 Ms. Kalmar asks if there will be more than 1 mooring. Mr. Reid explains there will be 2.

42 Mr. Alesse asks if the town will have a contract with the other boat companies. Mr. Reid explains that
43 the Town has designated the nonprofit (WILSA) the authority to create relationships at no cost to
44 Kittery. WILSA has a concession agreement to operate the station for the public

45 Mr. Reid explains funding has reached \$1.2 million so far, project cost expected to be \$3 million.

46 Steve Hall asks if there will be a kayak landing. Mr. Reid explains kayakers are welcome and can enter
47 using the cove on the ocean facing side of the island.

48 Mr. DiMatteo asks if the shed location is the area staked. Mr. Reid explains yes, this will be an ADA
49 Bathroom

50 Mr. Reid shares some specifics on the building:

- 51 • Double panel windows laminate not thermal
- 52 • Windows are beyond hurricane rated
- 53 • Shake siding, Cedar, made with 1908 equipment
- 54 • The Chimney is not done
- 55 • Gutters system and Cistern in the basement captures water for the well, however, it will not be
56 used as such and will be removed.
- 57 • The east seawall will be 2 ft higher than the western side.

58 Will be asking for **Special Exception** use, 100yr-flood elevation Question:

- 59 • **Q:** Is the lowest opening of the building at least 1 ft. higher than the 100yr flood? **A:** Yes, the
60 100-yr flood is at 12.7 ft. and not 17.2 ft.
- 61 • NOAA 100-yr flood data was used. Data does include storm surge but not wind considerations.
- 62 • The wall would help water, it is an armor wall and uses grade instead of sand. The wall is
63 permeable and is built for water to go through it.

64 Leach field is a "brusy technique" effluent system. Operates with salt water. MEDEP recommended the
65 system. 1 more bathroom will be proposed in building. It is not a traditional leach field nor does it have
66 a septic tank.

67 A generator will be installed.

68 Mr. Reid reviews some of the unique boat history associated with Wood Island. Wood Island had the
69 first engine row boat.

70

71 Applicants will ask for **Special Exception** for a dwelling. National Park Service has to sign off of dwelling.
72 Dwelling but not Bed & Breakfast, rooms will be provided for docents who will be caretaking. Bedrooms
73 will be upstairs with kitchenette, but no stove top.

74 School:

- 75 • Superintendent, schoolchildren parents, administrators, etc. have been given surveys for input
- 76 • Station will have a museum design. One room upstairs can be a classroom and the Station can
- 77 be a field trip destination.
- 78 • Classroom will also be available for anyone in the community to use.

79 There is an egress window upstairs.

80 **Meeting ends up at 5:45pm**

81 **Site Walk Minutes: Michelle McDonald**

