

Summary of Salt Water Access Subcommittee Activities

The home inspection, septic inspection and water test were conducted and revealed some defects. Because of the identified defects, the Subcommittee was able to renegotiate the sales price to \$200,000. A public informational meeting was held at the Town Hall on October 4, 2023. It was attended by over 35 members of the public. A short summary of the project to date was presented after which the public was free to ask questions. After this first meeting a FAQ Summary was compiled, answered and subsequently posted on the Conservation Commission's page of the Arrowsic web site. They are attached below. The direct link was provided in the public notice included in the weekly *Arrowsic News*. Two informational site walks were held for the public: October 8, 2023 about 25 people attended and the second walk on October 14, 2023 had about 15 attendees.

The property owners adjacent to the channel have signed a Letter of Intent to gift the Town the intertidal marsh between the centerline of the channel to the Packard property by Quit Claim Deed if the Town purchases the property.

The Select Board has postponed the Special Town Meeting until October 25, 2023 at 6:30PM at the Fire Station. The Select Board in coordination with the Subcommittee has finalized the wording of the Warrant Articles that pertain to acquiring the Packard Property for water access.

In the event the Town approves purchase of the Packard property, Bath Savings is prepared to underwrite a short term non-revolving draw-down loan for a maximum of \$200,000 at 5.90%, for three years. Other conditions of the loan are: interest is calculated on principle outstanding each day, the payment schedule is interest only for years one and two, in the third-year interest and outstanding principal are due, no closing costs if Arrowsic's Town Attorney writes the Loan Agreement, no pre-payment penalty, no collateralization and no title assurances are required.

In addition to asking the Town to purchase the property a second Article is drafted that authorizes and directs the Select Board to sell the Town owned property described as M4-L4 to help cover the purchase price and other costs of providing safe maintainable water access for carry on watercraft.

Several outside funding sources have been identified. A Land for Maine's Future (LMF) Grant will be applied for if the Town purchases the property. An LMF Grant requires properties it funds to be open to the public.

Several residents have shared ideas about how they would like to see the property developed. The Committee has priced out various components of the site development and the associated on-going maintenance costs. How the property is developed and what the management plan will be in the specific has yet to be determined. The Committee recommends that a Site Development and Management Committee be created as a subcommittee of the Conservation Commission. Bob Ater has agreed to chair the subcommittee if asked. It would be made of an odd number of members, one member would be a representative of the Property Committee, one member a representative of the ACC, the remaining members would be from the Town at-large. It is further recommended that the plan be developed with input from residents of the Town.