

# Cundy's Harbor Harpswell, Maine

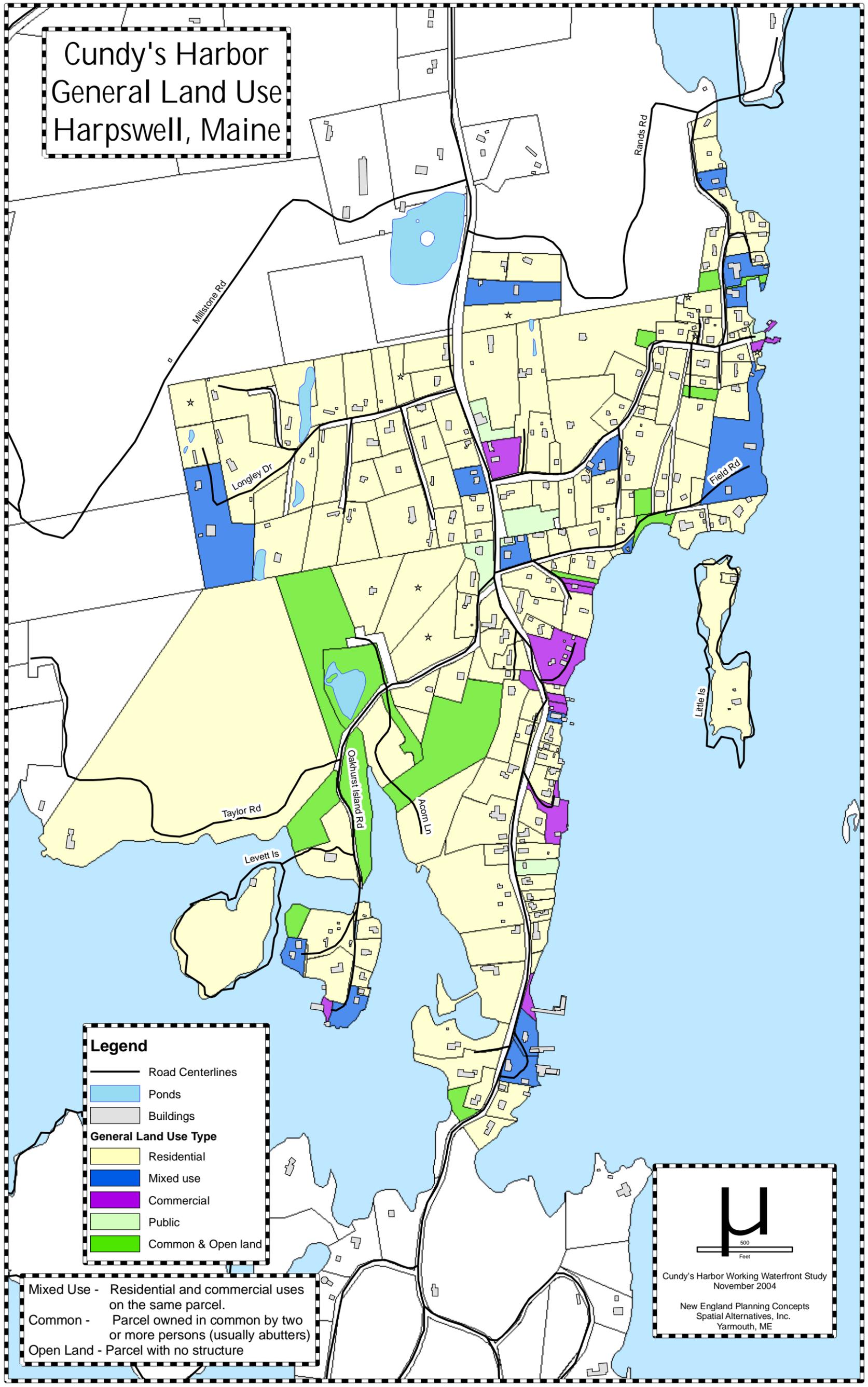


**Legend**

- Road Centerlines
- Ponds
- Cundy's Harbor Study Area

Cundy's Harbor Working Waterfront Study  
 November 2004  
 New England Planning Concepts  
 Spatial Alternatives, Inc.  
 Yarmouth, ME

# Cundy's Harbor General Land Use Harpswell, Maine



**Legend**

- Road Centerlines
- Ponds
- Buildings
- General Land Use Type**
- Residential
- Mixed use
- Commercial
- Public
- Common & Open land

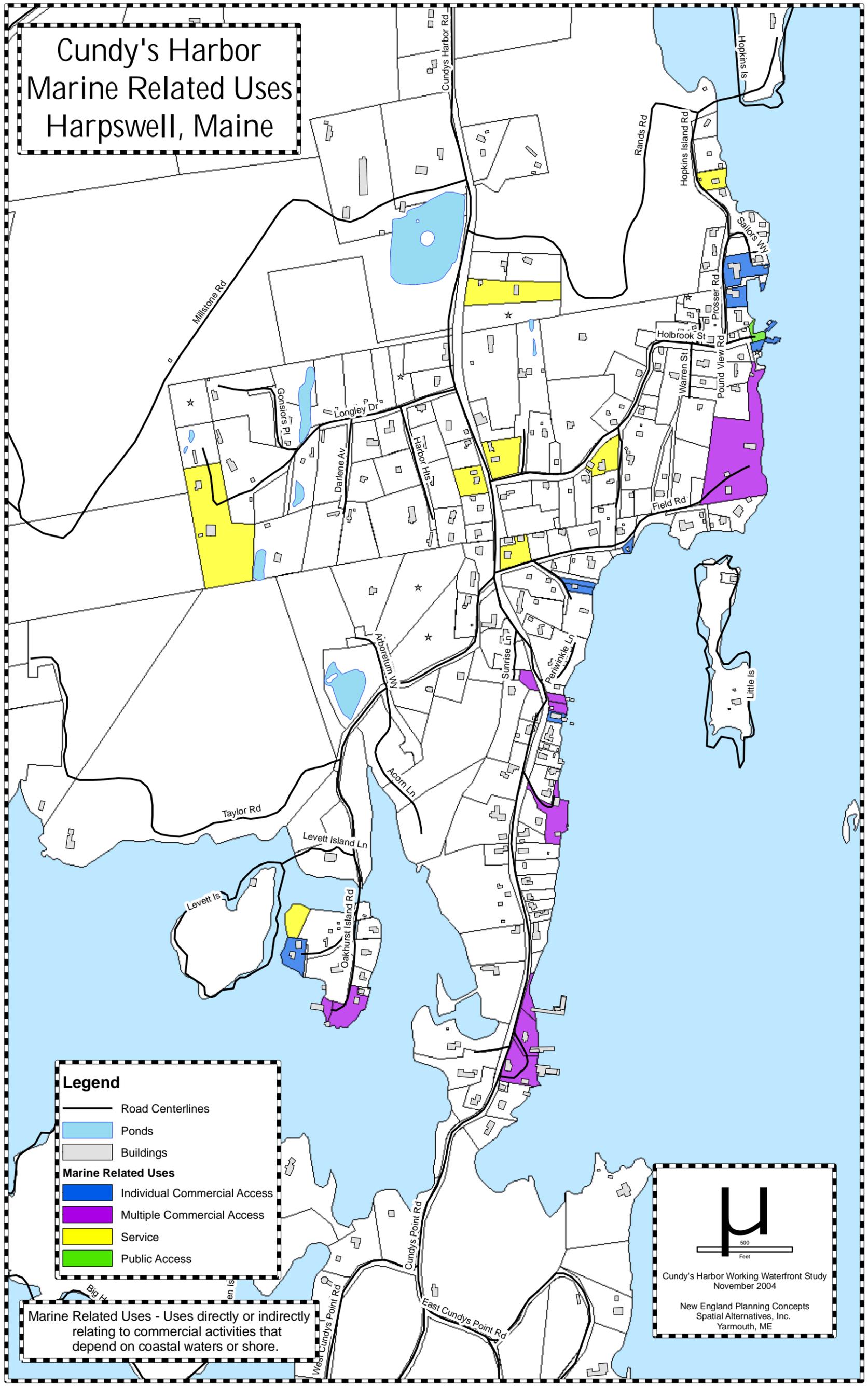
Mixed Use - Residential and commercial uses on the same parcel.  
 Common - Parcel owned in common by two or more persons (usually abutters)  
 Open Land - Parcel with no structure

500  
Feet

Cundy's Harbor Working Waterfront Study  
November 2004

New England Planning Concepts  
Spatial Alternatives, Inc.  
Yarmouth, ME

# Cundy's Harbor Marine Related Uses Harpswell, Maine



**Legend**

- Road Centerlines
- Ponds
- Buildings
- Marine Related Uses**
- Individual Commercial Access
- Multiple Commercial Access
- Service
- Public Access

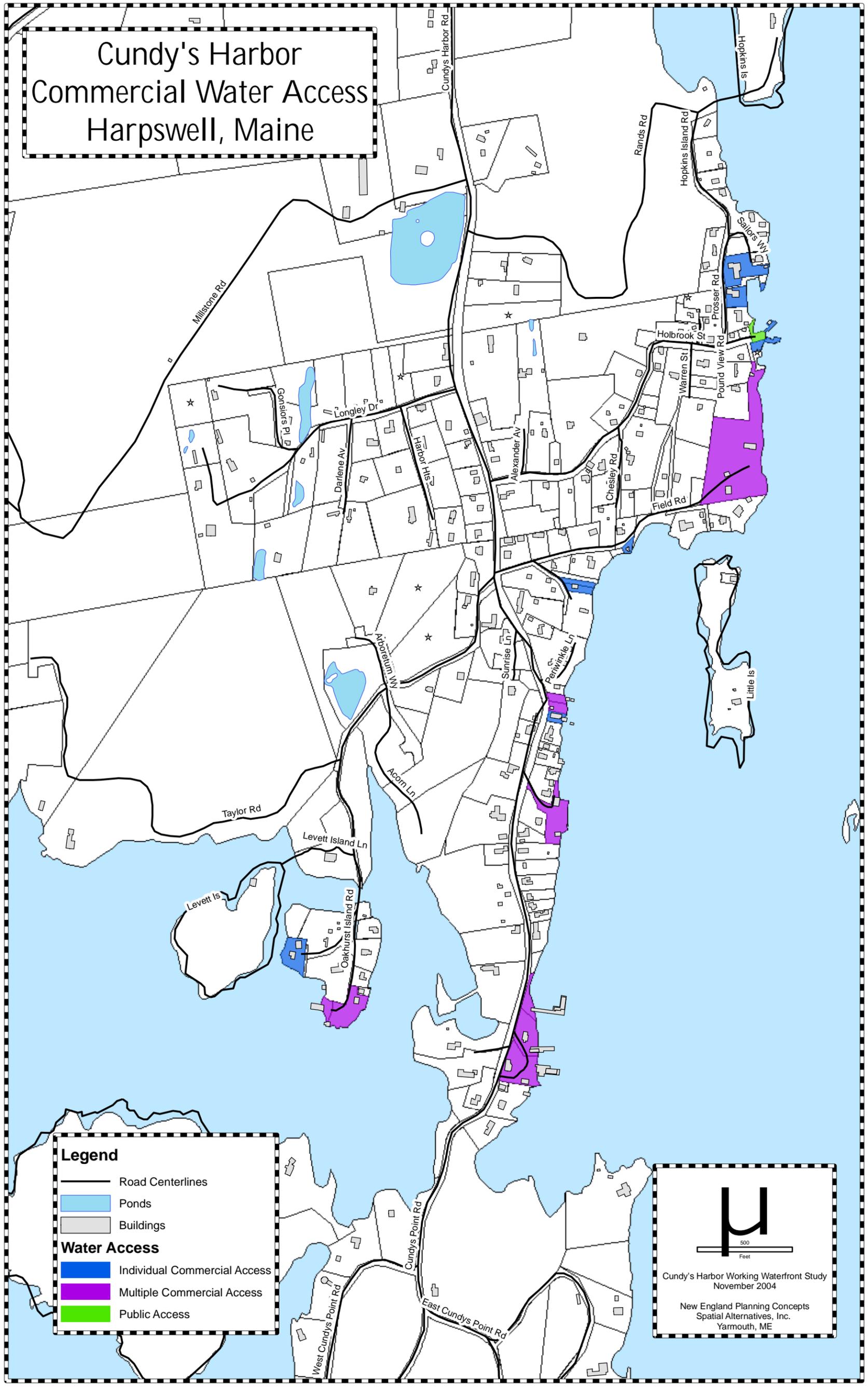
Marine Related Uses - Uses directly or indirectly relating to commercial activities that depend on coastal waters or shore.

500  
Feet

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Yarmouth, ME

# Cundy's Harbor Commercial Water Access Harpswell, Maine



**Legend**

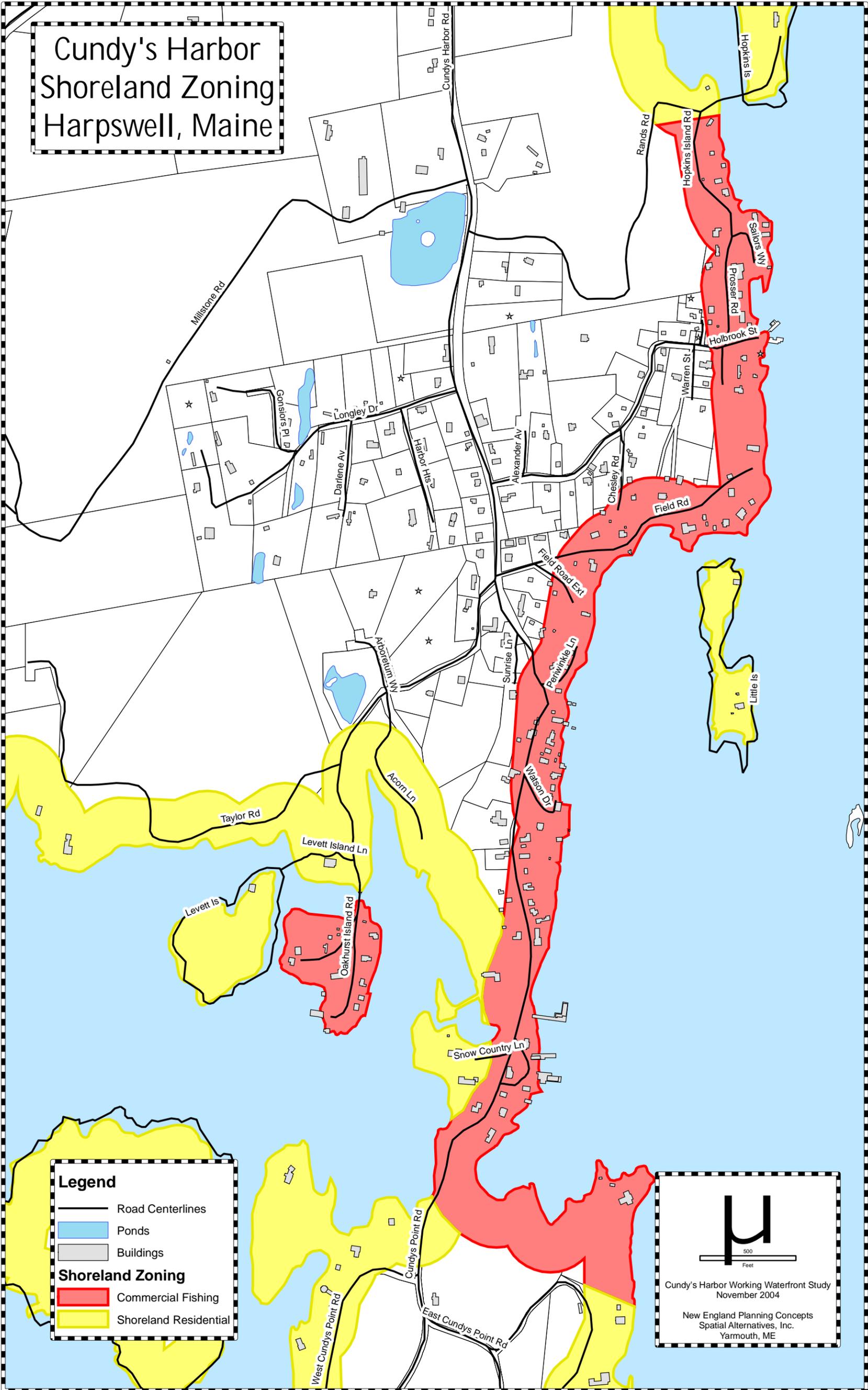
- Road Centerlines
- ▭ Ponds
- ▭ Buildings

**Water Access**

- ▭ Individual Commercial Access
- ▭ Multiple Commercial Access
- ▭ Public Access

Cundy's Harbor Working Waterfront Study  
 November 2004  
 New England Planning Concepts  
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 Yarmouth, ME

# Cundy's Harbor Shoreland Zoning Harpswell, Maine



**Legend**

- Road Centerlines
- Ponds
- Buildings

**Shoreland Zoning**

- Commercial Fishing
- Shoreland Residential

500  
Feet

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**2. Block & Tackle Restaurant**



**1. Down Under Dive Services**



**3. Shufeldt Building**



**4. Prosser & Gelwick Docks**



**4a. Prosser & Gelwick Docks**



**7. Watson Dock**



**5. Town Landing & Drake Building**



**6. Town Landing Area**



**8. Harbor Propeller Service**



**9. Toothaker Parking Lot**



**10. Munsey Building**



**11. Austin Dock & Cottage**



**12. Austin and Saunders Docks**



**13. Durant and Alexander Docks**



**14. Alexander and Quigley Docks**



**15. Watson's**



**15a. Watson's**



**16. Darling Dock**



**17. Mill Ledge Seafood**



**19. Oakhurst Island Parking Lot**



**18. Oakhurst Island Inc.**



**18a. Oakhurst Island Inc.**



**20. Holbrook's Wharf**



**20a. Holbrook's General Store**



**20b. Holbrook's Rental House**



**22a. Cundy's Harbor Wharf Parking**



**21. Hawkes' Wharf**



**22. Cundy's Harbor Wharf**



**21a. Hawkes' Lobsters & Gifts**



## Key for Cundy's Harbor Inventory

### Land Use Types

<b>Residential</b>	<i>Residential house owned by someone with a Harpswell address. Typically owner occupied but could be rented out.</i>
<b>Non Resident</b>	<i>Residential house owned by someone with a non-Harpswell address and occupation status unknown (i.e. seasonal, rental, etc.)</i>
<b>Seasonal</b>	<i>Residential house owned by someone with a non-Harpswell address and known to be occupied on a seasonal basis.</i>
<b>Mixed use</b>	<i>Residential and commercial uses on the same parcel.</i>
<b>Commercial</b>	<i>Parcel with Commercial uses.</i>
<b>Common</b>	<i>Parcel owned in common by two or more persons (usually abutters).</i>
<b>Open Land</b>	<i>Parcel with no structure.</i>
<b>Public</b>	<i>Publicly owned parcel.</i>

### Zones

<b>CF</b>	<i>Commercial Fishing</i>
<b>SR</b>	<i>Shoreland Residential</i>
<b>IN</b>	<i>Inland - Not subject to shoreland zoning</i>

<b>Marine Related</b>	<i>Any parcel that contains a use directly or indirectly relating to commercial activities that depend on coastal waters or shore</i>
<b>Water Access</b>	<i>Any parcel that has some portion of its border along a shoreline</i>

Cundys\_Harbor\_data

MAPLOT_ID	OWNER_NAME	CITY	STATE	BUSINESS_NAME	LU_TYPE	ZONE	MARINE	WATER ACC
060060000	TAYLOR BURTON JR	HARPSWELL	ME	NA	Residential	SR1	No	Yes
060062000	SMALL SHERMAN M & CLAIRE O	PORTLAND	ME	NA	Non Resident	SR	No	Yes
062002000	DARLING DAVID P HRS OF & MADELYN C	HARPSWELL	ME	NA	Residential	IN	No	No
062004000	MORGAN CLIFTON P & BARBARA	HARPSWELL	ME	NA	Residential	IN	No	No
062006000	HARLEY SCOTT M & TAMMY L	HARPSWELL	ME	Down Under Diving	Mixed use	IN	Yes	No
062008000	ALLARD ROGER W & KAREN F	HARPSWELL	ME	NA	Residential	IN	No	No
062010000	ALLARD ROGER W & KAREN F	HARPSWELL	ME	NA	Residential	IN	No	No
062012000	HERSOM GORDON & JUANITA M	HARPSWELL	ME	NA	Residential	IN	No	No
062014000	MURPHY MICHAEL E & JUDITH A	BRUNSWICK	ME	NA	Non Resident	IN	No	No
062020000	CUNNINGHAM CRAIG C & BEULAH K	HARPSWELL	ME	NA	Residential	IN	No	No
062022000	HAWKES GARY E & SUSAN B	HARPSWELL	ME	NA	Residential	IN	No	No
062024000	PARSONS JEFFREY T	HARPSWELL	ME	NA	Residential	IN	No	No
062026000	MOORES BARRY P &	LEWISTON	ME	NA	Non Resident	IN	No	No
062028000	MOORES-SCHIED PATRICIA	LEWISTON	ME	NA	Non Resident	IN	No	No
062030000	WELNER JAMES T JR HRS OF & MARY A	HARPSWELL	ME	NA	Residential	IN	No	No
062032000	LEONARD ERIC F	BRUNSWICK	ME	NA	Non Resident	IN	No	No
062034000	BRADLEY GORDON T	HARPSWELL	ME	NA	Residential	IN	No	No
062040000	LUCAS MARK A	HARPSWELL	ME	NA	Residential	IN	No	No
062042000	LUCAS TRACY M	HARPSWELL	ME	NA	Residential	IN	No	No
062044000	DARLING ORVILLE & BETSY	HARPSWELL	ME	NA	Residential	IN	No	No
062045000	VALDEZ JUANITA A	HARPSWELL	ME	NA	Residential	IN	No	No
062048000	LONGLEY REBECCA L	HARPSWELL	ME	NA	Mixed use	IN	Yes	No
062050000	LONGLEY MERIEL R	HARPSWELL	ME	NA	Residential	IN	No	No
062052000	LONGLEY ANDREW M III	HARPSWELL	ME	NA	Residential	IN	No	No
062056000	DARLING CARROLL O & OLIVE	HARPSWELL	ME	NA	Residential	IN	No	No
062058000	GONSIOR VERONICA & DEAN	HARPSWELL	ME	NA	Residential	IN	No	No
062062000	LUCAS WALTER & SHEILA	HARPSWELL	ME	NA	Residential	IN	No	No
062064000	LUCAS SHEILA & WALTER	HARPSWELL	ME	NA	Residential	IN	No	No
062066000	VINCENT MARJORIE E TRUSTEE OF THE	RANDOLPH	MA	NA	Non Resident	IN	No	No
062068000	MOODY WALTER S & EDITH OLIVER	HARPSWELL	ME	NA	Residential	IN	No	No
062070000	AUSTIN ALFRED L	HARPSWELL	ME	NA	Residential	IN	No	No
062072000	BICHREST KEVIN E	HARPSWELL	ME	NA	Residential	IN	No	No
062074000	RICHARDS ROMEO A JR & ELLANE C	HARPSWELL	ME	NA	Residential	IN	No	No
062076000	MITCHELL STEPHEN H & KATHLEEN A	HARPSWELL	ME	NA	Residential	IN	No	No
062082000	ALLARD ROGER W & KAREN F	HARPSWELL	ME	NA	Residential	IN	No	No
062084000	BICHREST DAIN A & SANDRA J	HARPSWELL	ME	NA	Residential	IN	No	No
062086000	BICHREST DAIN A	HARPSWELL	ME	NA	Mixed use	IN	Yes	No
062088000	BICHREST TROY M & PAMELA G	HARPSWELL	ME	NA	Residential	IN	No	No
062090000	MUNSEY CHRISTOPHER A & ELLEN C	HARPSWELL	ME	NA	Residential	IN	No	No
062092000	CUNDYS HARBOR FIRE DEPT INC	HARPSWELL	ME	Cundy's Harbor Fire Department	Public	IN	No	No
062094000	BICHREST FRANCIS M JR & DAWN	HARPSWELL	ME	Block & Tackle	Commercial	IN	Yes	No
062096000	DARLING FAMILY TRUST EARLAND	HARPSWELL	ME	NA	Residential	IN	No	No
062098000	CARTER JOHN & SANDRA	HARPSWELL	ME	NA	Residential	IN	No	No
062100000	HARTIG KATHLEEN M	NORWOOD	MA	NA	Non Resident	IN	No	No
062102000	BROWN AMY O'BRIEN & BLAIR BROWN	HARPSWELL	ME	NA	Residential	IN	No	No
062104000	ALEXANDER MARGARET C	HARPSWELL	ME	NA	Residential	IN	No	No
062106000	DRECHSLER LEON D	HARPSWELL	ME	NA	Residential	IN	No	No
062108000	HAWKES GARY JR & ALISON S	HARPSWELL	ME	NA	Residential	IN	No	No
062110000	WALLACE BENJAMIN A	HARPSWELL	ME	NA	Open land	IN	No	No
062112000	PROSSER PAUL S & ELIZABETH P	HARPSWELL	ME	NA	Residential	IN	No	No
062114000	WATSON SIDNEY W HRS OF	HARPSWELL	ME	NA	Residential	IN	No	No

Cundys\_Harbor\_data

MAPLOT_ID	OWNER_NAME	CITY	STATE	BUSINESS_NAME	LU_TYPE	ZONE	MARINE	WATER ACC
062116000	GELWICK-LUECKE JENNIFER & ALLEN	HARPSWELL	ME	NA	Residential	IN	No	No
062120000	TOOTHAKER PAULINE	HARPSWELL	ME	NA	Residential	CF 2	No	No
062120000	TOOTHAKER PAULINE	HARPSWELL	ME	NA	Residential	CF 2	No	No
062126000	GELWICK RICHARD L & BEVERLY P TRUST	HARPSWELL	ME	NA	Residential	CF2	No	No
062128000	PROSSER PAUL S & ELIZABETH P	HARPSWELL	ME	NA	Open land	CF 2	No	No
062130000	PROSSER PAUL	HARPSWELL	ME	NA	Residential	CF2	No	No
062132000	KACHADORIAN JAMES & CORNELIA	WOODSTOCK	VT	NA	Non Resident	CF1	No	Yes
062134000	EUGLEY RONALD B & DEBORAH A	AUBURN	ME	NA	Non Resident	CF1	No	Yes
062136000	SHUFELDT C JAMES	HARPSWELL	ME	NA	Mixed use	CF1	Yes	Yes
062138000	THRESTON JOSEPH T & JEAN K	CINNAMINSON	NJ	NA	Non Resident	CF2	No	Yes
062140000	STROCK CHRISTOPHER W	ALFRED	ME	NA	Open land	CF1	No	No
062140000	STROCK CHRISTOPHER W	ALFRED	ME	NA	Non Resident	CF1	No	Yes
062142000	CHOUNARD GERALD C	HARPSWELL	ME	NA	Residential	CF 1	No	Yes
062144000	BUCK HAROLD W & MARGARET E	HARPSWELL	ME	NA	Residential	CF 1	No	No
062146000	PROSSER PAUL S & ELIZABETH P	HARPSWELL	ME	NA	Mixed use	CF1	Yes	Yes
062148000	GELWICK BEVERLY P & RICHARD L TRUST	HARPSWELL	ME	NA	Mixed use	CF1	Yes	Yes
062150000	PROSSER RICHARD EDWARD &	HARPSWELL	ME	NA	Residential	CF 1	No	Yes
062151000	DRAKE CLAYTON II	BATH	ME	NA	Commercial	CF1	Yes	Yes
062152000	DIRENZO MICHAEL J	AUBURN	ME	NA	Non Resident	CF 2	No	No
062153000	BICHREST FRANCIS TRUSTEE OF THE	HARPSWELL	ME	NA	Commercial	CF1	Yes	Yes
062154000	PROSSER RICHARD E & MELINDA G	HARPSWELL	ME	NA	Residential	CF 1	No	No
062155000	TOWN OF HARPSWELL	HARPSWELL	ME	Town Landing	Public	CF1	Yes	Yes
062156000	TOOTHAKER WALTER W HRS OF & PAULINE	HARPSWELL	ME	NA	Commercial	CF 1	Yes	Yes
062158000	MARTIN SHANNON L	HARPSWELL	ME	NA	Residential	CF1	No	No
062158000	MARTIN SHANNON L	HARPSWELL	ME	NA	Open land	CF1	No	Yes
062160000	KEHEW ALAN E & KAY A	PORTAGE	MI	NA	Non Resident	CF2	No	No
062162000	KEHEW ALAN E & KAY A	PORTAGE	MI	NA	Non Resident	CF 2	No	No
062164000	WATSON ROBERT C & THOMAS	HARPSWELL	ME	NA	Mixed use	CF 1	Yes	No
062165000	AUSTIN MICHAEL L	BRUNSWICK	ME	NA	Non Resident	CF2	No	No
062166000	AUSTIN ALFRED L	HARPSWELL	ME	NA	Residential	CF 2	No	No
062168000	WILLIAMS MICHAEL C & PAULA M	SOUTH BERWICK	ME	NA	Non Resident	IN	No	No
062170000	OWNER UNKNOWN	HARPSWELL	ME	NA	Open land	IN	No	No
062172000	KEHEW KAY A	PORTAGE	MI	NA	Non Resident	IN	No	No
062174000	COPP RICKIE & RHONDA PROSSER-COPP	HARPSWELL	ME	NA	Residential	IN	No	No
062176000	GILLEY CHARLENE	JONESTOWN	PA	NA	Non Resident	CF 2	No	No
062178000	PROSSER-TOPOLNYCKY JUNE M &	GRAND ISLE	VT	NA	Open land	CF2	No	No
062180000	ST PIERRE MARY E & SALLY CALDWELL	AUBURN	ME	NA	Non Resident	CF2	No	No
062182000	DRAKE HAROLD M JR & OLIVE S TRUSTEE	CANTON	MA	NA	Non Resident	CF2	No	No
062186000	YORK HARMON D & MARTHA L	HARPSWELL	ME	NA	Residential	IN	No	No
062188000	WALLACE BENJAMIN A & BEVERLY HRS OF	HARPSWELL	ME	NA	Residential	IN	No	No
062190000	DRAKE CLAYTON H	BRUNSWICK	ME	NA	Non Resident	IN	No	No
062194000	BLEASE HEATHER J	CANTON	MA	NA	Non Resident	IN	No	No
062196000	HISCOCK GLADYS &	TURNER	ME	NA	Non Resident	IN	No	No
062198000	KENNEY ELWYNNE W & BERNICE W	HARPSWELL	ME	Harbor Propeller Service	Mixed use	IN	Yes	No
062200000	CAVANAGH ROBERT G	AUBURN	ME	NA	Non Resident	IN	No	No
062204000	JACKSON KARIN WOODRUFF	HARPSWELL	ME	NA	Residential	IN	No	No
062206000	CAPPELLO STEVEN & PAULA J	BURLINGTON	MA	NA	Non Resident	CF 2	No	No
062208000	OLIVER EDITH F	HARPSWELL	ME	NA	Residential	IN	No	No
062210000	BICHREST FRANCIS M JR & DAWN	HARPSWELL	ME	NA	Residential	IN	No	No
062212000	CUNDY'S HARBOR CHURCH OF THE	HARPSWELL	ME	Cundy's Harbor Church	Public	IN	No	No
063001000	DILLMAN DONNA D	HARPSWELL	ME	Captain's Watch	Residential	SR	No	No

Cundys\_Harbor\_data

MAPLOT_ID	OWNER_NAME	CITY	STATE	BUSINESS_NAME	LU_TYPE	ZONE	MARINE	WATER ACC
063003000	EASTMAN HERBERT L & SUZANNE A	HARPSWELL	ME	NA	Residential	CF 2	No	No
063005000	GOTT SHERI-ELLEN G & GLENN M GOTT &	SCARBOROUGH	ME	NA	Non Resident	CF	No	No
063007000	DUTTON LEWIS A & VIRGINIA LEE	HARPSWELL	ME	NA	Residential	CF 2	No	No
063009000	TOOTHAKER KENNETH R & JACQUELINE M	HARPSWELL	ME	NA	Commercial	CF 2	Yes	No
063011000	BEST THOMAS A & LUELLEN R	NEWTON	MA	NA	Non Resident	IN	No	No
063013000	SAUNDERS CHARLES & MARY ELLEN	HARPSWELL	ME	NA	Residential	CF 2	No	No
063015000	SAUNDERS CHARLES P & MARY B	HARPSWELL	ME	NA	Residential	IN	No	No
063017000	MIRABILE GEORGE A & MICHAEL T &	BOSTON	MA	NA	Non Resident	IN	No	No
063019000	SCHAEDLER ANDREW F & BETH A DAVIS	HARPSWELL	ME	NA	Residential	CF 2	No	No
063021000	GOLDEN ALBERT B & DONNA B	HARPSWELL	ME	NA	Residential	IN	No	No
063023000	DURANT LESTER R & MARIE A	HARPSWELL	ME	NA	Residential	IN	No	No
063025000	NANNEN JANET T	HARPSWELL	ME	NA	Open land	SR1	No	Yes
063027000	SCHMIDT MARILYN H	NEWTON CENTER	MA	NA	Residential	SR1	No	Yes
063029000	NANNEN JANET T	HARPSWELL	ME	NA	Open land	SR1	No	No
063029000	NANNEN JANET T	HARPSWELL	ME	NA	Residential	SR1	No	Yes
063031000	FROST FISH COVE HOMEOWNERS ASSOC	HARPSWELL	ME	Frost Fish Cove Homeowners Assoc	Common	SR1	No	No
063031000	FROST FISH COVE HOMEOWNERS ASSOC	HARPSWELL	ME	Frost Fish Cove Homeowners Assoc	Common	SR1	No	Yes
063033000	BUTLER BRUCE W & MARILYN C	HARPSWELL	ME	NA	Residential	SR1	No	Yes
063034000	WOODMAN JUDITH	HARPSWELL	ME	NA	Open land	SR1	No	Yes
063035000	ARBORETUM HOMEOWNERS ASSOCIATION	HARPSWELL	ME	Arboretum Homeowners Assoc	Common	IN	No	No
063037000	GIBSON ROYAL BRICKER & CAROLYN S	HARPSWELL	ME	NA	Open land	IN	No	No
063039000	GIBSON R BRICKER & CAROLYN S	HARPSWELL	ME	NA	Residential	IN	No	No
063041000	WELNER JAMES T & STACY L	HARPSWELL	ME	NA	Residential	IN	No	No
063043000	WEAVER LLOYD E & RHONDA H	HARPSWELL	ME	NA	Residential	IN	No	No
063045000	RICH WALLACE W & FLORENCE P	HARPSWELL	ME	NA	Residential	IN	No	No
063047000	JONES RACHEL E	HARPSWELL	ME	NA	Residential	IN	No	No
063049000	CHURCH OF THE NAZARENE	HARPSWELL	ME	Cundy's Harbor Church Rectory	Public	SR 1	No	No
063051000	CUNDYS HARBOR CHURCH OF THE	HARPSWELL	ME	Cundy's Harbor Church	Public	SR 1	No	No
063053000	MUNSEY RUSSELL F & MARTHA A	HARPSWELL	ME	NA	Mixed use	IN	Yes	No
063055000	BELANGER NATALIE & BRIAN DURANT	HARPSWELL	ME	NA	Residential	IN	No	No
063057000	BROWN RAYMOND	HARPSWELL	ME	NA	Residential	CF 2	No	No
063059000	AUSTIN DENNIS L	HARPSWELL	ME	NA	Residential	CF2	No	No
063061000	LALIBERTE LUAN B & GARY L	SCARBOROUGH	ME	NA	Non Resident	CF	No	No
063063000	PAUL FRANK P & THERESA B	HARPSWELL	ME	NA	Residential	CF 1	No	No
063063000	PAUL FRANK P & THERESA B	HARPSWELL	ME	NA	Open land	CF 1	No	Yes
063065000	GILLEY JAMES E & CHARLENE G	JONESTOWN	PA	NA	Open land	CF 1	No	Yes
063067000	BROWN JOANNE E	HARPSWELL	ME	NA	Residential	CF 1	No	Yes
063069000	JACKSON ROBERT FIFIELD	AMHERST	NH	NA	Non Resident	CF 1	No	Yes
063071000	CHAREST LIONEL	HARPSWELL	ME	NA	Residential	CF1	No	Yes
063073000	GIGUERE SCOTT S & SANDRA M	BREMEN	ME	NA	Non Resident	CF 1	No	Yes
063075000	STEFFIAN PETER & BETH B	CAMBRIDGE	MA	NA	Non Resident	CF 1	No	Yes
063077000	AUSTIN ALFRED L & DENNIS L	HARPSWELL	ME	NA	Mixed use	CF1	Yes	Yes
063079000	AUSTIN ALFRED L	HARPSWELL	ME	NA	Residential	CF 1	No	Yes
063081000	HOLMES JAMES SCOTT &	HARPSWELL	ME	NA	Residential	CF	No	No
063083000	AUSTIN DENNIS L	HARPSWELL	ME	NA	Open land	CF 1	Yes	Yes
063085000	AUSTIN ALFRED L	HARPSWELL	ME	NA	Commercial	CF 1	Yes	Yes
063087000	SAUNDERS CHARLES	HARPSWELL	ME	NA	Commercial	CF 1	Yes	Yes
063089000	SMITH JANET L & RUSSELL R GODDARD	RAYMOND	ME	NA	Non Resident	CF 1	No	Yes
063091000	AUSTIN ALFRED L	HARPSWELL	ME	NA	Residential	IN	No	No
063093000	MILLER ROBERT W	HARPSWELL	ME	NA	Residential	CF 2	No	No
063095000	ALEXANDER RONALD E & MARTHA W	HARPSWELL	ME	NA	Residential	CF 2	No	No

Cundys\_Harbor\_data

MAPLOT_ID	OWNER_NAME	CITY	STATE	BUSINESS_NAME	LU_TYPE	ZONE	MARINE	WATER ACC
063097000	ALEXANDER MARTHA W &	HARPSWELL	ME	Rental Cottages	Commercial	CF 1	No	Yes
063099000	GOLDEN DONNA D & DURANT MARIE	HARPSWELL	ME	NA	Residential	CF 1	No	Yes
063101000	DURANT LESTER R & MARIE A	HARPSWELL	ME	NA	Commercial	CF 1	Yes	Yes
063103000	ALEXANDER RONALD & BERNARD	HARPSWELL	ME	NA	Commercial	CF 1	Yes	Yes
063105000	QUIGLEY STEPHEN O & KING NANCY S	HARPSWELL	ME	NA	Mixed use	CF 1	Yes	Yes
063107000	DEBELLEFEUILLE CAROL	HARPSWELL	ME	NA	Residential	CF 1	No	Yes
063109000	EASTMAN JOHN D JR & ELIZABETH	BRUNSWICK	ME	NA	Non Resident	CF 2	No	Yes
063111000	STOVER ANDREW N & JANICE L	NEWTON	NH	NA	Non Resident	CF1	No	Yes
063113000	WATSON ROBERT C	HARPSWELL	ME	NA	Residential	CF 2	No	No
063115000	GARDNER PAUL M & MARGART A	GREENE	ME	NA	Non Resident	CF 1	No	Yes
063117000	WATSON ROBERT C & THOMAS	HARPSWELL	ME	Watson's	Commercial	CF1	Yes	Yes
063119000	WATSON THOMAS W	HARPSWELL	ME	NA	Residential	CF 2	No	No
063121000	GREENE MARGARET A	HARPSWELL	ME	NA	Residential	CF 2	No	No
064004000	DARLING CLINTON & LAURA	HARPSWELL	ME	NA	Mixed use	CF1	Yes	Yes
064005000	DARLING JEFFREY D	BATH	ME	NA	Non Resident	CF1	No	Yes
064006000	FLYNN JULIE	HARPSWELL	ME	NA	Residential	CF1	No	Yes
064008000	DARLING EARLAND O &	HARPSWELL	ME	Mill Ledge Seafood	Commercial	CF1	Yes	Yes
064010000	DARLING JEFFREY D & PETER E	HARPSWELL	ME	Oakhurst Island Inc.	Mixed use	CF 1	Yes	Yes
064012000	ROBBINS JAMES F	BIRMINGHAM	AL	NA	Non Resident	CF1	No	Yes
064013000	HATCH CHRISTINA L	HARPSWELL	ME	NA	Residential	CF1	No	Yes
064014000	ALEXANDER FLORENCE M	HARPSWELL	ME	NA	Residential	CF1	No	Yes
064015000	DARLING ORVILLE E & BETSY E	HARPSWELL	ME	NA	Open land	CF1	Yes	Yes
064016000	GOODWIN LORNA E	HARPSWELL	ME	NA	Residential	CF1	No	Yes
064018000	GRIFFIN RICHARD I & MILDRED E	HARPSWELL	ME	NA	Seasonal	CF1	No	Yes
064020000	KEARNEY ARLENE P	HARPSWELL	ME	NA	Residential	CF 2	No	No
064022000	DAVIS WALTER STANLEY	SALEM	NH	NA	Non Resident	SR	No	Yes
064024000	HOFFMAN SIMONE	HARPSWELL	ME	NA	Residential	SR 1	No	Yes
064026000	PRYBYLO JOHN A JR & LINDA J	HARPSWELL	ME	NA	Residential	CF2/SR	No	Yes
064028000	SNOW DANIEL H & KATHERINE L	HARPSWELL	ME	NA	Residential	SR	No	Yes
064030000	SNOWE BETH R	HARPSWELL	ME	NA	Residential	SR1	No	Yes
064032000	GANSKE WILLIAM J & MICHEL J	HARPSWELL	ME	NA	Residential	CF2	No	Yes
064034000	GANSKE WILLIAM H & MARY L	HARPSWELL	ME	NA	Open land	SR1	No	Yes
064036000	GANSKE WILLIAM H & MARY L	HARPSWELL	ME	NA	Residential	CF 1	No	No
064038000	MILLER JOSEPH E & SUANNE L	HARPSWELL	ME	NA	Residential	CF1	No	Yes
064040000	NICHOLSON EMILY G F & HRS OF SAYLES	WESTBOROUGH	MA	NA	Non Resident	CF1	No	No
064042000	HOLBROOK'S LANDING LLC	SOUTH CHATHAM	MA	Holbrook's	Mixed use	CF 1	Yes	Yes
064044000	HAWKES GARY E & SUSAN B	HARPSWELL	ME	Hawke's Lobster	Mixed use	CF 1	Yes	Yes
064046000	CUNDY'S HARBOR WHARF INC	HARPSWELL	ME	Cundy's Harbor Wharf	Commercial	CF 1	Yes	Yes
064048000	DAVIS FRED G & JANE HILBERT-DAVIS	LEXINGTON	MA	NA	Non Resident	CF1	No	Yes
064050000	COOPER REALTY CORPORATION	SUMNER	ME	NA	Seasonal	CF 1	No	Yes
064052000	DYER ARTHUR C & ELIZABETH	ORR'S ISLAND	ME	NA	Seasonal	CF1	No	Yes
064054000	WALLACE RIVER LLC	HILLSBOROUGH	NC	NA	Seasonal	CF1	No	Yes
064056000	PELLOWE PATRICIA REVOCABLE TRUST	ALTON	NH	NA	Non Resident	CF1	No	Yes
064058000	PAUL MAURICE W HRS OF	CONCORD	NH	NA	Non Resident	CF 1	No	Yes
064062000	CUNDY'S HARBOR LIBRARY INC	HARPSWELL	ME	Cundy's Harbor Library	Public	CF 2	No	Yes
064064000	LACHENMAYR RICHARD L & DONNA L	CLINTON	NJ	NA	Seasonal	CF1	No	Yes
062-COMMON				NA	Open land	CF	No	Yes

Marine\_realted

MAPLOT_ID	OWNER_NAME	BUSINESS_NAME	LU_TYPE	ZONE	WATER ACC	STRUCTURE TYPE	SERVICE_TYPE
062006000	HARLEY SCOTT M & TAMMY L	Down Under Dive Services	Mixed use	IN	No	House	Mooring Installation & Maintenance, Underwater Boat Care
062048000	LONGLEY REBECCA L		Mixed use	IN	No	Building	Boat repairs & storage
062086000	BICREST DAIN A		Mixed use	IN	No	Building/ House	Boat repairs
062094000	BICREST FRANCIS M JR & DAWN	Block & Tackle	Commercial	IN	No	Building	Seafood restaurant
062136000	SHUFELDT C JAMES		Mixed use	CF1	Yes	Building/ House	Build & repair lobster traps
062146000	PROSSER PAUL S & ELIZABETH P		Mixed use	CF1	Yes	Wharf with building/ House	Private wharf for commercial fishing and lobstering
062148000	GELWICK BEVERLY P & RICHARD L TRUST		Mixed use	CF1	Yes	House & Dock	Private dock for commercial fishing and lobstering
062151000	DRAKE CLAYTON II		Commercial	CF1	Yes	Wharf with building	Private wharf for commercial fishing and lobstering
062153000	BICREST FRANCIS TRUSTEE OF THE		Commercial	CF1	Yes	Dock	Private dock for commercial fishing and lobstering
062155000	TOWN OF HARPSWELL	Town Landing	Public	CF1	Yes	Ramp	Public boat ramp - no other services
062156000	TOOTHAKER WALTER W HRS OF & PAULINE		Commercial	CF 1	Yes	Floating dock	Private floating dock for commercial fishing and lobstering
062164000	WATSON ROBERT C & THOMAS		Mixed use	CF 1	Yes	Dock/ House	Private wharf for commercial fishing & lobstering
062198000	KENNEY ELWYNNE W & BERNICE W	Harbor Propeller Service	Mixed use	IN	No	Building/ House	Boat repairs
063009000	TOOTHAKER KENNETH R & JACQUELINE M		Open land	CF 2	No	Parking lot	Parking
063053000	MUNSEY RUSSELL F & MARTHA A		Mixed use	IN	No	Building/ House	Build & repair lobster traps
063077000	AUSTIN ALFRED L & DENNIS L		Mixed use	CF1	Yes	Dock/ House	Private commercial/ recreational access
063083000	AUSTIN DENNIS L		Open land	CF 1	Yes	NA	Private commercial/ recreational access
063085000	AUSTIN ALFRED L		Commercial	CF 1	Yes	Dock	Private wharf for commercial fishing and lobstering
063087000	SAUNDERS CHARLES		Commercial	CF 1	Yes	Wharf with building	Private wharf for commercial fishing and lobstering
063101000	DURANT LESTER R & MARIE A		Commercial	CF 1	Yes	Wharf with building	Private wharf for commercial fishing and lobstering
063103000	ALEXANDER RONALD & BERNARD		Commercial	CF 1	Yes	Wharf with building	Private dock for commercial fishing and lobstering
063105000	QUIGLEY STEPHEN O & KING NANCY S		Mixed use	CF 1	Yes	Wharf with building/ House	Private commercial/ recreational access
063117000	WATSON ROBERT C & THOMAS	Watson's	Commercial	CF1	Yes	Wharf with building/ Store	Private wharf for commercial fishing and lobstering/ Loading & unloading, fuel, ice, docking and parking/ Some marine supplies/ Convenience store
064004000	DARLING CLINTON & LAURA		Mixed use	CF1	Yes	Wharf with building/ House	Private wharf for commercial fishing and lobstering
064008000	DARLING EARLAND O &	Mill Ledge Seafood	Commercial	CF1	Yes	Wharf with building	Private commercial/ recreational access
064010000	DARLING JEFFREY D & PETER E	Oakhurst Island Inc.	Mixed use	CF 1	Yes	Dock/ House/ Bait shed/ Dock (commercial & recreational)/ Haul site/ (abandoned) dock	Private commercial/ recreational access
064015000	DARLING ORVILLE E & BETSY E		Open land	CF1	Yes	NA	Private storage of commercial fishing equipment and supplies
064042000	HOLBROOK'S LANDING LLC	Holbrook's	Mixed use	CF 1	Yes	Wharf with building/ Restaurant/ House/ Store	Seafood restaurant/ Private wharf for commercial fishing and lobstering/ Loading & unloading, ice, docking and parking/ Convenience store/ Rental house
064044000	HAWKES GARY E & SUSAN B	Hawke's Lobster	Mixed use	CF 1	Yes	Wharf with building/ House/ Store	Private wharf for commercial fishing and lobstering/ Loading & unloading, ice, docking and parking/ Gift shop/ Retail lobster sales
064046000	CUNDY'S HARBOR WHARF INC	Cundy's Harbor Wharf	Commercial	CF 1	Yes	Wharf with building	Private wharf for commercial fishing and lobstering/ Fuel, loading & unloading, docking and parking

Water\_access

MAPLOT_ID	OWNER_NAME	LU_TYPE	ZONE	MARINE RELATED	PUBLIC_ACC
060060000	TAYLOR BURTON JR	Residential	SR1	No	No
060062000	SMALL SHERMAN M & CLAIRE O	Non Resident	SR	No	No
062132000	KACHADORIAN JAMES & CORNELIA	Non Resident	CF1	No	No
062134000	EUGLEY RONALD B & DEBORAH A	Non Resident	CF1	No	No
062136000	SHUFELDT C JAMES	Mixed use	CF1	Yes	No
062138000	THRESTON JOSEPH T & JEAN K	Non Resident	CF2	No	No
062140000	STROCK CHRISTOPHER W	Non Resident	CF1	No	No
062142000	CHOUINARD GERALD C	Residential	CF 1	No	No
062146000	PROSSER PAUL S & ELIZABETH P	Mixed use	CF1	Yes	No
062148000	GELWICK BEVERLY P & RICHARD L TRUST	Residential	CF1	Yes	No
062150000	PROSSER RICHARD EDWARD &	Residential	CF 1	No	No
062151000	DRAKE CLAYTON II	Commercial	CF1	Yes	No
062153000	BICREST FRANCIS TRUSTEE OF THE	Commercial	CF1	Yes	No
062155000	TOWN OF HARPSWELL	Public	CF1	Yes	Yes
062156000	TOOTHAKER WALTER W HRS OF & PAULINE	Commercial	CF 1	Yes	No
062158000	MARTIN SHANNON L	Open land	CF1	Yes	No
063025000	NANNEN JANET T	Open land	SR1	No	No
063027000	SCHMIDT MARILYN H	Residential	SR1	No	No
063029000	NANNEN JANET T	Residential	SR1	No	No
063031000	FROST FISH COVE HOMEOWNERS ASSOC	Common	SR1	No	?
063033000	BUTLER BRUCE W & MARILYN C	Residential	SR1	No	No
063034000	WOODMAN JUDITH	Open land	SR1	No	No
063063000	PAUL FRANK P & THERESA B	Open land	CF 1	No	No
063065000	GILLEY JAMES E & CHARLENE G	Open land	CF 1	No	No
063067000	BROWN JOANNE E	Residential	CF 1	No	No
063069000	JACKSON ROBERT FIFIELD	Non Resident	CF 1	No	No
063071000	CHAREST LIONEL	Residential	CF1	No	No
063073000	GIGUERE SCOTT S & SANDRA M	Non Resident	CF 1	No	No
063075000	STEFFIAN PETER & BETH B	Non Resident	CF 1	No	No
063077000	AUSTIN ALFRED L & DENNIS L	Residential	CF1	Yes	No
063079000	AUSTIN ALFRED L	Residential	CF 1	No	No
063083000	AUSTIN DENNIS L	Open land	CF 1	Yes	No
063085000	AUSTIN ALFRED L	Commercial	CF 1	Yes	No
063087000	SAUNDERS CHARLES	Commercial	CF 1	Yes	No
063089000	SMITH JANET L & RUSSELL R GODDARD	Non Resident	CF 1	No	No
063097000	ALEXANDER MARTHA W &	Commercial	CF 1	No	No
063099000	GOLDEN DONNA D & DURANT MARIE	Residential	CF 1	No	No
063101000	DURANT LESTER R & MARIE A	Residential	CF 1	Yes	No
063103000	ALEXANDER RONALD & BERNARD	Residential	CF 1	Yes	No
063105000	QUIGLEY STEPHEN O & KING NANCY S	Residential	CF 1	Yes	No
063107000	DEBELLEFEUILLE CAROL	Residential	CF 1	No	No
063109000	EASTMAN JOHN D JR & ELIZABETH	Non Resident	CF 2	No	No
063111000	STOVER ANDREW N & JANICE L	Non Resident	CF1	Yes	No
063115000	GARDNER PAUL M & MARGART A	Non Resident	CF 1	No	No
063117000	WATSON ROBERT C & THOMAS	Commercial	CF1	Yes	No
064004000	DARLING CLINTON & LAURA	Mixed use	CF1	Yes	No
064005000	DARLING JEFFREY D	Non Resident	CF1	No	No
064006000	FLYNN JULIE	Residential	CF1	No	No
064008000	DARLING EARLAND O &	Commercial	CF1	Yes	No
064010000	DARLING JEFFREY D & PETER E	Mixed use	CF 1	Yes	No
064012000	ROBBINS JAMES F	Non Resident	CF1	No	No
064013000	HATCH CHRISTINA L	Residential	CF1	No	No
064014000	ALEXANDER FLORENCE M	Residential	CF1	No	No
064015000	DARLING ORVILLE E & BETSY E	Open land	CF1	No	No
064016000	GOODWIN LORNA E	Residential	CF1	No	No
064018000	GRIFFIN RICHARD I & MILDRED E	Seasonal	CF1	No	No

Water\_access

MAPLOT_ID	OWNER_NAME	LU_TYPE	ZONE	MARINE RELATED	PUBLIC_ACC
064022000	DAVIS WALTER STANLEY	Non Resident	SR	No	No
064024000	HOFFMAN SIMONE	Residential	SR 1	No	No
064026000	PRYBYLO JOHN A JR & LINDA J	Residential	CF2/SF	No	No
064028000	SNOW DANIEL H & KATHERINE L	Residential	SR	No	No
064030000	SNOWE BETH R	Residential	SR1	No	No
064032000	GANSKE WILLIAM J & MICHEL J	Residential	CF2	No	No
064034000	GANSKE WILLIAM H & MARY L	Residential	SR1	No	No
064038000	MILLER JOSEPH E & SUANNE L	Residential	CF1	Yes	No
064042000	HOLBROOK'S LANDING LLC	Mixed use	CF 1	Yes	No
064044000	HAWKES GARY E & SUSAN B	Mixed use	CF 1	Yes	No
064046000	CUNDY'S HARBOR WHARF INC	Commercial	CF 1	Yes	No
064048000	DAVIS FRED G & JANE HILBERT-DAVIS	Non Resident	CF1	Yes	No
064050000	COOPER REALTY CORPORATION	Seasonal	CF 1	No	No
064052000	DYER ARTHUR C & ELIZABETH	Seasonal	CF1	No	No
064054000	WALLACE RIVER LLC	Seasonal	CF1	No	No
064056000	PELLOWE PATRICIA REVOCABLE TRUST	Non Resident	CF1	No	No
064058000	PAUL MAURICE W HRS OF	Non Resident	CF 1	No	No
064062000	CUNDYS HARBOR LIBRARY INC	Public	CF 2	No	Yes
064064000	LACHENMAYR RICHARD L & DONNA L	Seasonal	CF1	No	No
062-COMMON		Open land	CF	Yes	No

## Commercial water access

MAPLOT_ID	OWNER_NAME	BUSINESS_NAME	LU_TYPE	ACCESS_TYPE
062146000	PROSSER PAUL S & ELIZABETH P		Mixed use	Individual Commercial Access
062148000	GELWICK BEVERLY P & RICHARD L TRUST		Commercial	Individual Commercial Access
062151000	DRAKE CLAYTON II		Commercial	Individual Commercial Access
062153000	BICHREST FRANCIS TRUSTEE OF THE		Commercial	Individual Commercial Access
062155000	TOWN OF HARPSWELL	Town Landing	Public	Public
062156000	TOOTHAKER WALTER W HRS OF & PAULINE		Commercial	Individual Commercial Access
062164000	WATSON ROBERT C & THOMAS		Residential	Multiple Commercial Access
063077000	AUSTIN ALFRED L & DENNIS L		Residential	Individual Commercial Access
063085000	AUSTIN ALFRED L		Commercial	Individual Commercial Access
063087000	SAUNDERS CHARLES		Commercial	Individual Commercial Access
063101000	DURANT LESTER R & MARIE A		Commercial	Multiple Commercial Access
063103000	ALEXANDER RONALD & BERNARD		Residential	Multiple Commercial Access
063105000	QUIGLEY STEPHEN O & KING NANCY S		Residential	Individual Commercial Access
063117000	WATSON ROBERT C & THOMAS	Watson's	Commercial	Multiple Commercial Access
064004000	DARLING CLINTON & LAURA		Mixed use	Individual Commercial Access
064008000	DARLING EARLAND O &	Mill Ledge Seafood	Commercial	Multiple Commercial Access
064010000	DARLING JEFFREY D & PETER E	Oakhurst Island Inc.	Mixed use	Multiple Commercial Access
064042000	HOLBROOK'S LANDING LLC	Holbrook's	Mixed use	Multiple Commercial Access
064044000	HAWKES GARY E & SUSAN B	Hawke's Lobster	Mixed use	Multiple Commercial Access
064046000	CUNDY'S HARBOR WHARF INC	Cundy's Harbor Wharf	Commercial	Multiple Commercial Access

# Moosabec:

*the Downeast fishing community  
of Beals and Jonesport*



*A Working Waterfront  
for over 200 years –  
facing the changes  
of the next century...*

## *This is not a promotional brochure.*

**Skyrocketing real estate prices tell us what we already know: this idyllic part of the coast has been found and change is upon us.**

**While we have limited ability to influence some changes — federal fishing regulations, escalating property taxes, state tax laws or the pressure of a retiring population drawn to our scenic corner of the world — recent community surveys reveal that the authentic Moosabec fishing community is something valued by long time residents and newcomers alike. Many agree that “preserving the area’s beauty and traditional way of life is top priority.”**

**As change envelops us, we wish to preserve the things we cherish about our community and need for our livelihoods: access to our shores and a viable working waterfront. This brochure seeks to develop constructive relationships to work out our differences in a direct and respectful way.**



What is an authentic fishing village?

The tourism and real estate brochures tell one story: the sight of sparkling water and the imagined taste of fresh lobster on the plate.

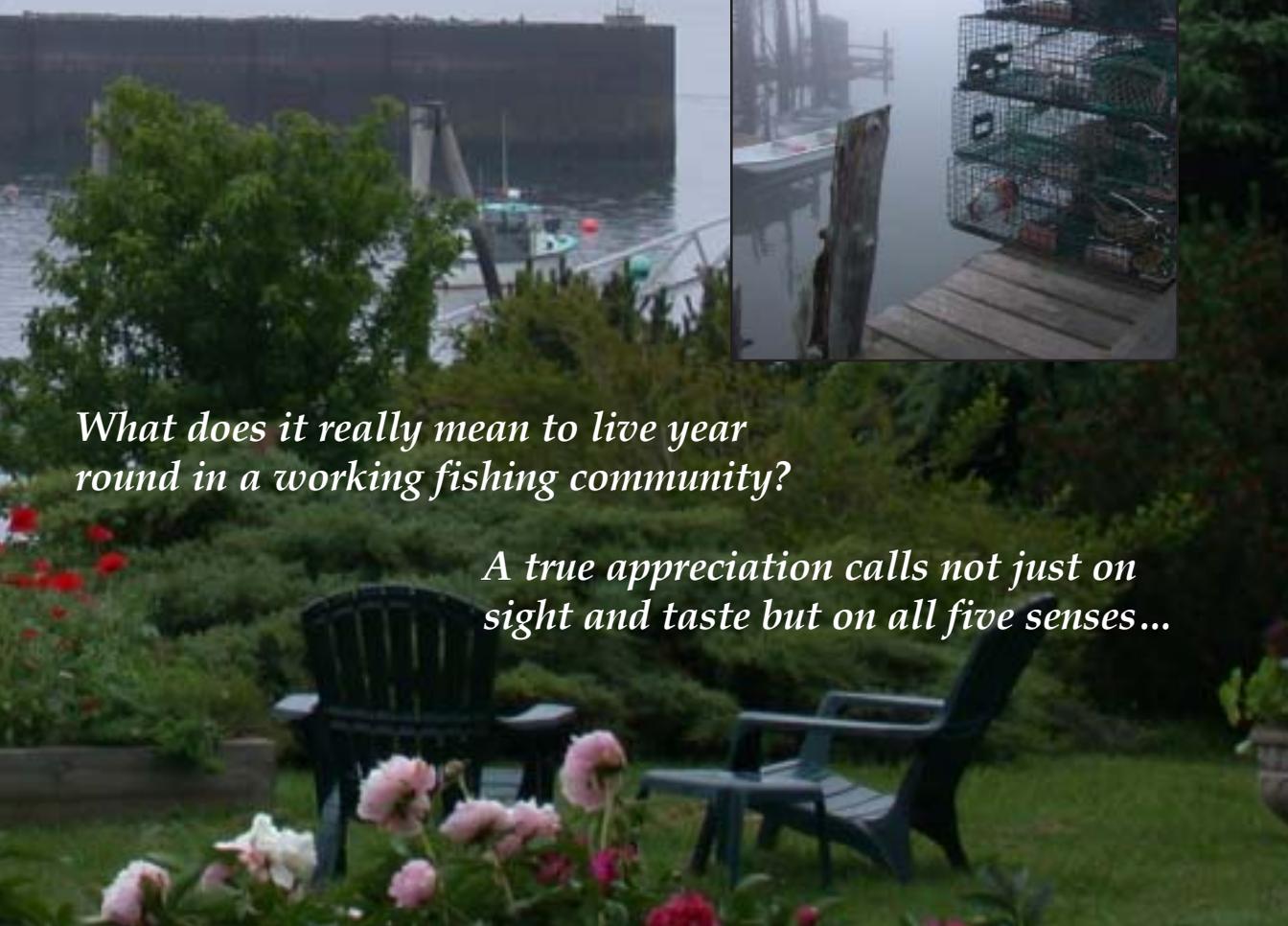


Judy East



*What does it really mean to live year round in a working fishing community?*

*A true appreciation calls not just on sight and taste but on all five senses...*



## Sounds

Like songbirds, diesel engines all have their own unique sounds. Can you tell the difference between the high whine of a Detroit or the low rumble of a Caterpillar? Both are used on fishing boats. The International engine of the local school bus will rumble through the neighborhood at about 7 a.m. But your local fishermen will be headed for breakfast in a cold pickup and a cloud of blue smoke, with a ho ho chicka chicka chong rumble clatter at 4 a.m. And that might start the neighbor's dog barking...and then your dog to respond...

After the rest of us get up, there are the gulls that pull apart your compost pile, steal chicken off the outdoor grill, and generally shriek their disapproval while depositing their "business" on your deck furniture.

*What do you like and what would you preserve about this place?*



Natalie Springuel

I would preserve ... *"The heritage and rustic beauty of a functional seaport and active (even at 4 a.m.) fishing village."*

## Sights

A working waterfront has people in it. The tools of their trade are evident everywhere you look. It is not a place of manicured lawns and carefully landscaped gardens. While many take pride in their homes, there is still a lot of stuff around: traps, drags, boats, engines, blocks, winches, and assorted fishing equipment. Also, in front of costly shorefront property, the clam and worm diggers will be working the flats when the tide is out. Beyond this buzz of activity will be the island-studded coast and a fleet of boats working the water.



Nancy Beal

I like that .... *"It's an authentic fishing village for people whose living comes from the sea."*

## *Smells*

In addition to the salty summer breezes and the aroma of spruce and fir, there are other odors at the more pungent end of the spectrum. While it may wrinkle your nose, to fishermen the smell of bait is the smell of money. Fish waste, clam shells and salmon pens contribute to the bouquet. And the fumes of diesel exhaust provide a constant reminder that this community is at work getting a product to market and food onto the table.

## *Touch*

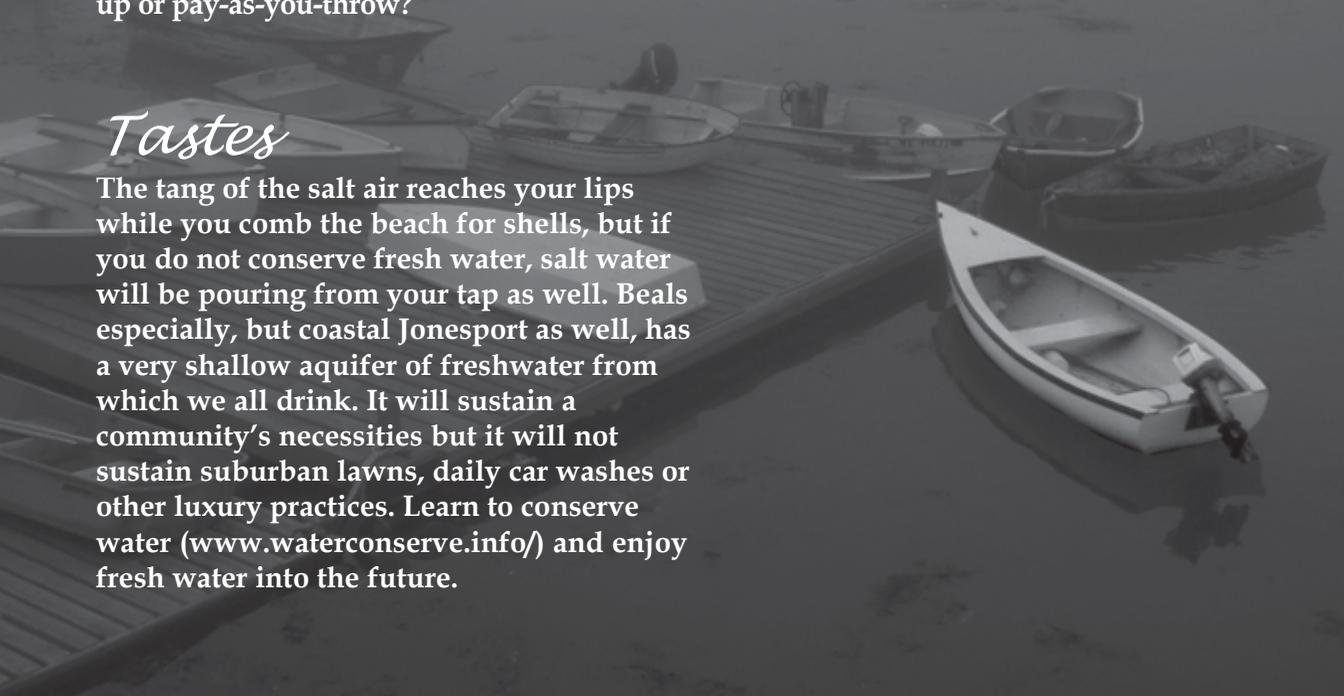
At times the night sky is so thick with stars you think you can reach out and touch them. At other times, the air is so thick with fog you can cut it with a knife. This "Downeast air conditioning" arrives pretty regularly in the afternoon or early evening. Sometimes it lasts all day - or all week. Like the typical car commercial, the travel photos are all shot from newly paved roads. After a few wheel alignments, cracked windshields from driving over gravel roads, and ever-higher tax bills to pay for road repairs, you will be well acquainted with the tough decisions of a rural balance sheet: pavement or gravel? full-time or part-time police protection? garbage pick-up or pay-as-you-throw?

## *Tastes*

The tang of the salt air reaches your lips while you comb the beach for shells, but if you do not conserve fresh water, salt water will be pouring from your tap as well. Beals especially, but coastal Jonesport as well, has a very shallow aquifer of freshwater from which we all drink. It will sustain a community's necessities but it will not sustain suburban lawns, daily car washes or other luxury practices. Learn to conserve water ([www.waterconserve.info/](http://www.waterconserve.info/)) and enjoy fresh water into the future.



*I like that ... "the economy revolves around fishing."*



*And that sixth sense -*

*Intuition... Character... Relationships.*

The roads of a small community get us from Point A to Point B, but the rules of the road are different. Parking signs are often ignored. Cars and trucks are often stopped (yes, in the middle of the road) for a quick chat, to discuss the catch, to plan the next morning's departure, and then to move along home. Very large boats may be in transit down the middle of the road. Don't blow your horn. Just slow down, weave around the community obstacle course and give your neighbors a wave.

*How do you see this community in the future?*



Nancy Beal

*I hope that ..."it stays the working village - and not become 'another' coastal village for the 'rich'."*



Nancy Beal

*I want to preserve ..."the freedom to get to the shoreline and be able to walk it."*

**Private property rights are important, but getting along with the community in which you live is just as critical. The private landowner can always exert final authority and POST, but think about the neighborly alternatives first.**



Sarah Glauco

In towns where families have lived for generations, people looked out for one another. If a boat broke from its mooring, the first reaction was to help secure it and find its owner. Too often now, however, community care has been replaced by liability insurance. Those who might have helped in the past are reluctant to get involved because they might get “blamed” and, increasingly, are posting their wharves.

This kind of tear in the fabric of a community often comes with change. It is associated with lack of trust on both sides.

Building trust takes time and energy, the energy of reaching out and communicating. Newcomers are welcomed to the community, but cautiously. Those who live and work here want to protect what is special about it and what sustains them. Those who have joined the community most successfully are those who learn about it, appreciate it, and participate in it. In the face of change, liability, and litigation we still need informal relationships to perpetuate sharing of community resources and to build bridges and understanding among ourselves.



*How do you see this community in the future?*

*I see ... “A thriving marine-based economy consisting of fishing, fishing-support businesses, aquaculture, and a small tourist population.”*

All quotes in this brochure are taken from the community surveys in the Comprehensive Plans of Beals (2002) and Jonesport (2003).

Written by:  
Judy East, Washington County Council of Governments, and the Beals-Jonesport Working Waterfront Brochure Committee

Design and layout by:  
Cheryl Daigle, Maine Sea Grant

Photos by Cheryl Daigle except where otherwise indicated.



Washington County  
Council of Governments



*A member of The University of Maine System*

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# Cundy's Harbor Community Forum

September 27, 2004

## Worksheet for discussion and feedback on Issues and Options

Should Cundy's Harbor village attempt to protect its working waterfront and its commercial fishing industry from future threats and challenges? (5 minutes)

### Issues (15 minutes)

Are there issues, in addition to those listed so far tonight, that impact or may impact the working waterfront of Cundy's Harbor and that the town could or should address? (5 minutes)

What are the top three or four issues (on the list presented or developed by your group) the town should try to address? (10 – 15 minutes)

### Options (25 minutes)

Should any of the options listed tonight never again see the light of day?

- If so, which ones and why? (5 minutes)

Of the options presented tonight, which ones (preferably choose four or five) should be considered further and/or looked at in more depth?

- Why? (15 minutes)

What additional information would the group want or need to assist in assessing the options? (5 minutes)