1. **Roll Call**
   Mark Eckert (Chair), Janet McMahon, Mike Thayer, Johny Kosnow, Gayle Erdheim, Alida Zimmerman, Patty Fazio, Jan Griesenbrock, Bob Butler, Julie Keizer, and Max Johnstone (minutes). Carl attends later on Zoom.

   Audience/ Guests: Marcus Benner and Elizabeth Walztoni

2. **Adjustments to the Agenda**
   None.

3. **Citizens Comments**
   None.

4. **Minutes**
   Patty-Mike motioned to approve January 11, 2023 minutes as presented. 8-0.

5. **Action Items Report**
   Gayle spoke with Abden Simmons (Shellfish Committee) about concerns. Abden is aware of the Sylvania Redevelopment Committee’s work, and is not concerned about pets as long as the trail would be at least 75 feet away from the water. Abden also wants to be sure there is testing near the waters and to have baggies to clean up after the pets. Johnny said that people who bring their dogs at Pine Street Landing have done a great job of cleaning up after themselves. Abden’s primary concern is excavation at this site, which is not possible. Julie noted that the rest of the Shellfish Committee has not weighed in but they did not have time to discuss it. The Shellfish Committee will discuss Sylvania on the next agenda.
   Max confirmed the Conservation Commission is no longer active. Janet tried reaching out to Caren Clark, who is no longer active.
   Julie reached out to Maine DEP about tearing up the pavement. Maine DEP said that they do not want the site torn up.
   Mark did not have a chance to speak with Chief Smeltzer. Mark noted this was a last resort option.
   Marcus made an overview of fitting the courts on the Sylvania pad. The pad might fit a basketball court and 2 tennis courts/ 4 pickleball courts. These would replace the AD Gray tennis courts. A formal plan would need to be developed to get exact measurements. Julie
said the Maine DEP likes the plan and just want to review the final plan. Julie also said an open-wall pavilion got positive reception from Maine DEP as well. The cap will create the initial base that would allow the Town to dig through the cap to place the posts. Janet walked the site with Charlie Witherill (Midcoast Conservancy) for trail options. Charlie is willing to be a lead on the trails for this project but it will take about 2 years to complete everything. The timeline will also be based on the capping to determine entrance/exit. Morganne will be attending the next meeting. (Carl joined via Zoom)

Janet said there were some debris spots that are notable spots of concern. Janet said they likely do not have chemicals but are still items that should be removed. Johnny asked for an updated report; Julie said the groundwater report is now an annual report that will be sent out roughly in May. Janet would like to hire a landscape architect to do an overall plan for Sylvania to redevelop the site like the Belfast Riverfront Park. Mark wondered what use the site would get in the day vs night; Marcus said it depends on the time of year and likely would not get that much attendance at night. Julie said UMO has a great program where it could be a senior project for interested students. Mike would want to be sure DEP can weigh in on addressing invasive plants that need to be removed from the ground, and to do a site walk at contaminated spots; Julie said DEP is talking with Ledvance about the debris sites.

6. **Old Business (Hoffses House)**

   Julie informed the Committee that the Select Board wants the Committee to look at real estate agents and write up supplemental information for interested parties for buying the property. The supplemental information would become the conditions of sale. (Max left)

   Johnny said that he toured the building and said he doesn’t see the structure from being saved but thinks there is plenty of stuff in the building to salvage; Julie said the interested buyer could rehabilitate or raze the building.

   Mark said the Hoffses House is roughly valued at $5,000 an acre and $26,000 for the house. Mike said that waterfront makes the parcel worth a lot more. A subcommittee will be created to look more into the conditions and expectations for the sale of the Hoffses House.

   Julie noted that the Town could place a deed restriction on the sale of the property; Alida asked what enforcement we could have; Julie said we can bond up front but it would still cost the town a significant amount to go through a legal process. Janet questions if anyone would willing to buy the house with the restrictions and time limit, and said demolition came in high for the nonbinding referendum. Julie said that the Town received tons of interest when it initially was for sale but the buyers didn’t know about the Environmental Covenant. Mark thinks it is important to weigh the potential sale against the Town holding the property. Johnny asked if the Town must provide engineering report; Julie said the site would be sold “as is”. 
Gayle said the Committee should speak with multiple realtors to get various estimates. Mark said it would also be wise to speak with an architectural salvage company. Carl said there should also be a pro forma cost for demolition of the building since there are a few hazardous materials that could significantly increase the cost. Mark said he will also follow up with Chief Smeltzer for the potential burning of the property.

7. **Old Business (Timeline)**  
Mark read through the timeline from Gayle and Alida. Pets were discussed earlier. Snowmobiles, hunting, and fishing would not be permitted.

8. **Comments**  
None.

9. **Next Meeting**  
March 6, 2023.