

## **BOS Comprehensive Statement on Conomo Point**

Voted unanimously April 1, 2011 by ARR, JDJ, LJO

*Revision* voted unanimously April 4, 2011 by ARR, JDJ, LJO and subsequently readopted by JDJ, LJO, SGC

*Revision* voted unanimously April 6, 2015 by JDJ, LJO, SGC

The Board of Selectmen has reached and has continued to update a consensus viewpoint for future occupancy of the area known as Conomo Point. The following recommendations are responsive to both preserving and increasing the revenue stream from the Point and to improving public access, which was the clear voice of the Town at several public forums held in 2010, 2011, and 2013.

### **Southern Conomo Point**

For the area south of Clammers' Beach, the Board supported short term bridge leases allowing for future sales. With the exception of Robbins Island, which is still pending, the properties were subdivided largely in accordance with the historic configuration, while retaining some open lots and expanding the public right of way for future public use. All of the sold properties, with the exception of seven in a particular zoning sub-district, are either already seasonally-restricted or will eventually be seasonally-restricted as properties change hands in the future.

### **Northern Conomo Point**

For the area north of Clammers' Beach, the Board supported bridge leases of five years or less for all properties. These bridge leases are now in year four and will allow for future transition to long-term leases or assumption by the Town.

Since the DEP will allow the Town to manage all existing northern properties under the Large System transition rule in Title 5, the Board's recommendation is to retain for long-term leases all properties in the northern area, with the exception of a few abandoned properties now under the Town's full control and a few parcels with existing outbuildings that will be needed for important public access.

The Board supports a lease term of at least 15 years and a process during those leases that will determine the post-lease status of each leased lot (which may include continued leasing or assumption by the Town). Seasonal leases will remain seasonal and leases with present year-round privileges will revert to seasonal status if assigned to any other party.

The Board supports a process that will allow the Town to plan for public waterfront access improvements that can be phased in during the term of the long term leases. The Town has twice retained the services of a qualified design firm to partner with the Town as Essex makes choices leading to improving public waterfront access at Conomo Point. Presently, the master plan for the Point is focusing on proposed improvements at three locations along the northern waterfront, as well as another location in the Clammers' Beach/Beach Circle area.