9-1971

Casco Bay Island Development Association: Project Oceanside, Peaks Island

Casco Bay Island Development Association

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CASCO BAY ISLAND DEVELOPMENT ASSOCIATION

PROJECT OCEANSIDE

PEAKS ISLAND

A PROGRESS REPORT – SEPTEMBER, 1971
DEVELOPMENTS RELATIVE TO A CENTER FOR INTERNATIONAL RELATIONS

"An Investment in Our Shrinking World"
At Battery Steele, Peaks Island

OBJECTIVES

• To develop a resource which can contribute to international understanding through personal relations, conferences, discussions and entertainment.

• To enhance the community and state of Maine by providing stimulating cultural and educational activities in which local and state citizens can participate.

WHERE WE STAND

• Active support of Governor, Legislature, Council of Governments and City of Portland.

• Appointment of Governor's National Advisory Committee in late 1970 (meetings held February and August, 1971.)

• Appointment of Legislative Study Committee for determination of feasibility and utilization (105th Legislature; meeting, September 27, 1971.)

• $10,000.00 in public funds (State and City) for design concept by William Dickson Associates, City Planners (study completed December, 1969.)

• Application for planning grant in process.

• Appointment of Executive Director in process.

POTENTIAL BENEFIT TO THE ISLANDS

• Transportation: better roads, ferry service, inter-island travel.

• Sanitation: sewage treatment system to include service for large part of Peaks Island residential area.

• Stimulation of local businesses; supplies ordered through local merchants.

• Local employment in initial construction and subsequent maintenance and operation.

• Youth activities and recreation, including summer theater.

• Auditorium and other facilities open to local groups.

• Health services through a federal health construction program.

• Enhance esteem and prestige of the islands.
PEAKS ISLAND CONFERENCE CENTER PROJECT

Casco Bay Island Development Association

Prepared by: William Dickson Associates
ARCHITECTS AND TOWN PLANNERS
LAND

- Option on 167 acres of oceanside land obtained. Option extended. January 1966

- Bond sale for $50,000.00 initiated. Sale completed. November 25 1966

- Designation of three major areas determined:
  - Private building open only to bond holders. January 1967
  - Land to be deeded to City of Portland.
  - Land reserved for development.

- 100 acres of Parkland deeded to City of Portland under September 1968 Open Space program (deed cannot be reversed.) CBIDA donated City share of land, $9,000.00.

- Shore road and waterside land deeded to City for public access 1970 in perpetuity.

FINANCIAL COMMITMENTS MET

- $10,620.00 interest to bond holders paid to date.

- 3,259.73 taxes to City of Portland paid to date.

- 4,199.37 building lot surveys.

- 729.00 liability insurance.

- 2,248.69 legal services.

$38,000.00 bonds paid off in land options to bond holders.
$12,000.00 remaining for next sub-division survey.

* * * * * * * *

Further information is available. Comments and suggestions are welcome.

CBIDA - Box 66 - Peaks Island
LETTER FROM A HOST HOME

Every year that the International Week-end program has taken place, we have served as a host home. Nothing could make us miss it. Our guests have come from such diverse countries as Denmark, Sweden, Turkey, Czechoslavakia, Ghana, Iran and the Sudan. They have been, without fail, some of the finest and most interesting people we have ever met.

Each one was able to adapt immediately to our sometimes chaotic and informal mode of living on Great Diamond Island. They soon lost their status as guests and became fully involved in the various activities of the family including such odious but necessary chores as washing dishes. Fortunately, this treatment did not seem to dismay them, for many have revisited us, both in Maine and in Connecticut.

Our guests this year were a young couple and their two month old baby boy from Sudan. Mr. Elshiekh is a diplomat with the Sudanese Embassy in New York and advisor to the U. N. His wife had been a guide for the U. N. for a while. If we had handpicked someone, we could not have chosen a more delightful couple. We all, of course, fell in love with Tario, the baby. He was quite a charmer and I only hope we did not spoil him too much. The week-end passed much too quickly, but we all felt that we had gained close new friends, plus greater understanding and knowledge of a part of the world remote from us. We fully intend to see them again to continue a rewarding friendship. Perhaps, it might even be possible to visit them in the Sudan one day when they return as they have suggested.

We are all gratified to have been able to participate in this program. The people we have met have greatly enriched our lives, and broadened our horizons.

Edith and Ted Yonana - Scot, Lisa and Jonathan.
WELCOME BACK, CAPTAINS!

Captain Rodney Ross, Jr.

A summer interlude in regular transportation has subsided with the return of three of the four Captains who led a brief walk-out in July.

Neither the CBL nor the Captains have made public terms of the negotiations which restored normal service.

One Captain, genial Bill O'Connell, author of the safety article in our Spring issue, remains absent and is missed by many of his Casco Bay friends. "We hear" that while negotiations may be still up in the air, Bill is appropriately plying his skills at the Scarboro Flight Training School.

CBIDA supported the Captains' request for radar - a position held for a number of years by this organization. The Transportation Committee has been charged with conducting a survey of radar systems appropriate to this area.

PORTLAND'S WATERFRONT - Its booming. Delightful shops in the Old Port historical area; good restaurants, and more in the plans. Official Portland has issued an optimistic planning report which seems as if AT LAST the Portland Waterfront has been discovered. The report highlights the waterfront and islands as potential residential and recreational resources. New hotels and apartment houses are foreseen at the water's edge. Portland has ruled out any consideration of an oil refinery and any expansion of tank farms. They made one exception, however, stating that the Tank Farm on Long Island is "environmentally sound"...whatever that means!

MAINE TO CLAIM ISLANDS - By Phyllis Austin, Augusta - Portland Press Herald

Title to hundreds of forested islands and rocky ledges off the Maine coast is uncertain, and the state is preparing to claim ownership to scores of them.

A new law that went into effect earlier this month established a Coastal Island Registry to determine just who has legal right to which islands.

Senate minority leader Joseph E. Brennan, D-Portland, sponsor of the bill, said: "In many ways the islands are like public lots--a valuable public asset that has been grossly underutilized because the state's legal rights have been unclear and even the exact location has been in doubt."

He said there are more than 280 islands and ledges in Penobscot Bay alone that already have been identified as potentially belonging to the state.
"Hundreds more undoubtedly exist along the rest of our coastline," Brennan said.

The law requires that owners of islands with less than four residential structures file their title with a registrar of deeds in one of the eight coastal counties before Dec. 31, 1974.

If there is no filing within the next 10 years, the island automatically reverts to the state.

The fee for registering an island or ledge during the 18 months is $10. After the end of next year, it is $200.

Brennan said the new Department of Conservation will be in charge of the registry.

"Among the benefits of establishing clear state title should be a lessening of pressure from commercial developers to take over and destroy the character of these islands," the senator said.

CUSHINGS ISLAND - There are thirteen families who reside in the Greater Portland area and summer at Cushings. Five are households headed by lawyers; one doctor, one banker, one stockbroker, two businessmen, one salesman and one psychologist. As many again, mostly young professionals from out of state, relatively new arrivals - lend an air of exclusive quality to this little independent island.

While technically a part of Portland, it tried to secede a couple years ago since it felt it could make better use of tax moneys untied to Portland. In an air of some levity on both sides, Portland won out, but Cushings still goes it alone in supporting its own transportation, caretaker, and other services. Recent renovation of the Old Fort Christopher Levitt area is progressing well.

GREAT DIAMOND Island has published a historical booklet and copies may be obtained from Robert Laughlin at $2.50. The cover note indicates 8000 B.C. to 1972 A.D. "A further important aspect of this project is to provide a Guide for orderly conduct of all residents in accordance with such rules and regulations as they, themselves, have established in the By-laws of their Association, and by thus being informed, consent to, abide by, or through proper means, amend them."

Friends of the former Maureen Mulkern of LITTLE DIAMOND ISLAND, will be interested to know that she is now Mrs. Neil Henry, and resides with her British born husband in Thornton Heath, Surrey, England. They met in New York where he represented a British Travel Agency. They were married in Portland last fall.

LONG ISLAND - Long Island Civic Association is an organization of property owners working for the "Protection, preservation and improvement of Long Island. A helpful newsletter is issued listing other organizations on the island, church services, the lending library, regulations on rubbish and garbage collection, litter and leash laws. All of these subjects are in effect for all Portland owned islands and Long is doing well to make regulations known to those from out of state.

Congratulations to the Ivy Class at Long Island for reaching their goal of paying off $1800 cost of their well. And two volunteers have painted Ivy Hall - Capt. Norman Hutchinson and Lloyd Jones.

CHEBEAGUE ISLAND - Like the man biting dog story, its true that telephone charges on Chebeague and Bustins Islands were LOWERED in 1972. Negotiations were started in June 1970 to produce this result since these two islands were the only ones paying mileage at that time. The reduced charge followed a new set up by the telephone company.
new parsonage made possible by the struggles of so many people. With multiple hobbies, and boating being one of them, the Rev. Bachman states: "Casco Bay is the best of all boating areas I have been in the 15 countries I have visited. Never in my ministry so far," he states, "have people shown such concern for me and my family's well being, and been so friendly. The way of life certainly is different than Aroostook County or just the Mainland. In fact, I wonder if the seagulls aren't laughing rather than crowing at me and others. I pray my ministry here may soar as high and as wide as that leading gull of our time 'Jonathan', or as his Lord Jesus Christ."

ST. CHRISTOPHER'S Parish, on Peaks; Star of the Sea on Long Island; missions on Great Diamond, and now on Cliff Island served by Father T. Lee Burns, who resides at the Rectory on Peaks. Now in his second year this attractive young priest was well introduced to this island community through his publication last summer of a Comprehensive Directory of the church in Casco Bay.

LONG ISLAND'S Methodist Church is served by the Rev. Perley Odell who occupies the parsonage week-ends. During the week, he is Mr. Odell, a social worker for the State Department of Health and Welfare in the Portland Regional Office at 509 Forest Avenue. He and his family live in North Deering.

Rev. Odell has been the pastor at Long Island since July 1971. He was ordained elder at Houlton where he served for sixteen years. He is a graduate of Boston University School of Theology, and recently obtained his masters degree in sociology at B.U.

CHEBEAGUE ISLAND UNITED METHODIST CHURCH is served by Rev. Russell Ingalls, a graduate of the University of Maine and Bangor Theological School. He is now full time, having completed his college work last year. He and his wife Natalie and 2 children have won the hearts of Chebeaguers and "our church is thriving", says Mrs. Louis B. Dennett.

CLIFF ISLAND - where the church is affiliated with the Seventh Day Adventist faith, continues its custom of inter-denominational guest speakers during the summer months.

CBIDA NEWS

Mrs. John Johnson of Peaks Island and Windham has been named Membership Chairman by President W. Russell Edwards. Mrs. Johnson recently retired as assistant to the postmaster in Windham, and for the first time is more available to take part in island affairs. A charmingly friendly woman, Mrs. Johnson is sending membership invitations to all names suggested to her, and she plans to follow up letters, especially to newcomers, with personal calls. She welcomes suggested names from other islands, and while the personal call will necessarily be by telephone, her call will be equally appealing.

CBIDA Membership is open to all who love Casco Bay. Information may be obtained by writing or calling Mrs. Johnson - Ocean View Terrace, Peaks Island - Tel. 766-2562.

ANNUAL GARDEN PARTY

CBIDA's major funding raising event has now become an annual garden party with an international flavor.

Save the date of August 25 for this occasion. An international buffet is being planned by Mrs. Alton Boulton and her
Chebeague Island Library is a going concern with 5,664 books and magazines circulated in the past year. Also it sponsors Talking Books for three residents.

Improvements to the Golf Course have been added with two new bridges, new steps to the Clubhouse and a new Ladies Tee on the ninth hole. Neighboring island golf lovers and guests from the mainland are welcome at this only island golf course.

CLIFF ISLAND has a new business - the B and B Marine does mooring work, diving and specializes in fiberglass work. Operator is Ben O'Reilly, Jr.

BETTER SERVICE FOR THE 766 lines throughout the Bay is expected to result from the complete recabling of the telephone central system covering the Bay and housed on Peaks.

CENTRAL MAINE POWER COMPANY is also doing a major wiring job including new poles.

PEAKS ISLAND is happy to welcome two bona fide policemen - the first in over twenty-five years. Patrolmen Frank Vining and Thomas Conley, are making friends and doing an effective job.

Meantime - a word of thanks to our firemen, public safety protectors and friends who have carried both duties for so long and with the residents, welcome the new police service. These men of mercy are:

Capt. Robert N. Davis, 16 years with the Fire Department, 1 year on Peaks. Lt. Donald N. Burdwood, 15½ years, 3 years on Peaks; Lt. Lawrence G. Hasson, 22 years, 18 on Peaks (a native) Pvt. Louis Napolitano, 25 years, 2 on Peaks; Pvt. Stanley Butkus, Jr., 18 years, 2 on Peaks; Pvt. Glenn Raymond, 6 years, 2 years on Peaks (a native) Pvt. Eugene Phinney, 4 years, temp. on Peaks, native also.

Our thanks to all these public servants.

THE PASTORS OF THE BAY

(Ed. Note: For the first time in a number of years, all island parishes are now with full time clergy. The newest is introduced here in full, and the others listed.)

The Rev. John D. Bachman has accepted the pastorate of the Peaks Island Brackett Memorial United Methodist Church after serving Easton and Mars Hill in Aroostook County.

His formal education was complete at Boston Technical High School, Wentworth Institute, New Hampshire College of Accounting and Commerce, University of New Hampshire, Bangor Theological Seminary and the University of Maine where he specialized in social problems and psychology. He also served eight years as a Navy Petty Officer.

The Rev. Bachman has given 21 years to the Boy Scout movement - an Eagle Scout with Palms, a Scoutmaster and Neighborhood Commissioner and Director of the God and Country Award.

He has held all church offices at the local level and served with the New Hampshire Conference as director of Lay Speaking, Associate Conference Lay Leader, and Director of Youth Ministries.

The Rev. Machman and his wife Jean reside at the new Methodist Parsonage on Church St. They have three children: Jan 11, Janet 9, Jennifer 7.

Rev. Bachman's introduction to the Island was somewhat foggy and during the time of the CBL Captains' plight. However, this did not deter him from locating in one of God's paridises, Peaks Island, in a brand
committee. Good used clean garments will be recruited by Mrs. Glenn Haines, jewelry will be handled by Mrs. Samuel Bluestein. Antiques will be gathered by Mrs. Avis Mahoney. Other tables not yet assigned will include silent auction, gifts and imports. A group of shoppers for the Party will be on the way soon to special Maine Crafts and Oriental Imports outlets.

Music and gaiety will add to the day on the lawn of the Chapman residence at Peaks.

NEW STEERING COMMITTEE MEMBERS

All CBIDA officers are renominated (some reluctantly) because many will help but few will lead. However, the addition of new members to the governing body - the monthly Steering Committee meetings - will hopefully produce future leadership candidates.

Expected to be elected at the annual meeting at Great Diamond Island on Sunday, August 5, are the following new recruits:

Capt. Norman Hutchinson, Long Island, Richard Balser, Cushings Island, Bruce Lincoln and Mrs. Johnson, Peaks Island, and Dr. David Fink, University of Maine Director of TRIGOM. (The Research Institute of the Gulf of Maine)

WHO AMONG OUR READERS IS INTERESTED IN WRITING?

We'd like to have the Newsletter edited from different islands. We can take care of production.

Please inquire of CBIDA Editor.

PROJECT OCEANSIDE NEWS

The public meeting with Robert Monks as speaker at Battery Stelle on July 22 was successful. Mr. Monks gave a short but stimulating direction to our project responsibilities and spoke strongly of the opportunities in a country where so much importance is placed on individual initiative.

The 167 acre land area which has occupied so much of the time and attention of the Steering Committee, is now all subdivided and mostly in private ownership, and the Battery Steele site, has now been transferred by lease to a new corporation. This group will meet separately and thus allow the Steering Committee for the first time to broaden its base of interest to a Bay-wide stance. This is the year for other islands to get more active, for this year marks a new beginning and there is much we can do together.
SUMMER YOUTH PROGRAM

Five Peaks Island youths are employed by the Department of Labor to help clear and clean up the land surrounding Battery Steele. Along with some help from the Park Department of the City, the Battery already looks as if it has had a face-lifting. The youth are Donna McIntire, Debbie Hamilton, Roy Hamilton, David Fletcher and Lee Pederson. Their coordinator is John Paris. This is the first step in the hope that youth of the area will become involved in the plans for this scenic area. The project is called simply DOWN TO EARTH.

GOLDEN AGE WEDDING

Chester Graves and Isabelle Frankhauser

Saturday, June 16

Isabelle and Chester first met as classmates at Antioch College, Ohio in the early nineteen twenties. After graduating from college Isabelle went on to graduate school at the University of Michigan and from there to teaching in the same state. Chester returned to his native Stamford, Conn. and to a business career.

At retirement, Isabelle settled in Port Huron - and in 1969 Chester came to Peaks Island. In 1971 Isabelle and Chester had a reunion on Peaks Island and met again in the summer of 1972. In April of this year the "twain" discovered a common liking of the State of Maine and many other mutual interests which contributed to their desire to become one. Isabelle and Chester wish to share their joy with all their friends on the Island and elsewhere and all of our people are invited to attend this happy occasion.

CLEVER LITTLE EMBLEM

Isle of Peaks stickers are being seen on cars, bicycles, luggage and in windows. The slogan was the brain child of Captain William O'Connell and was implemented into a fund raiser by the CBIDA. Proceeds go to the Down to Earth Battery Steele program.

It takes twice over to get it - but quickly it dawns. I LUV PEAKS.

(Not copyrighted. Other islands free to borrow the idea. Couldn't you appropriately say ISLE OF DIAMONDS, DOESN'T EVERYONE?)
TO OUR MEMBERS

It has been a long time indeed since we talked with all of you everywhere. So with the awakening of Spring, we feel it is time to report as many things as possible from the Casco Bay front to all of you far away or near at hand. The Association's interests cover many subjects and we will try to touch upon as many as possible in this report to the Membership.

GOVERNOR CURTIS HEADS INTERNATIONAL CENTER PLAN

On Friday, March 6, Governor Curtis was host to a group of state officials and business and industrial leaders, in a presentation of the architects plan for the International Center, a part of Project Oceanside on Peaks Island. More than 80 prominent leaders, and a good representation from the Association, including all the islands, attended. There was a good response to the presentation and when volunteers were asked for in heading up an Interim Business Committee some fifteen or more present responded. Probably of most significance is the fact that the Governor will give his continued support by serving as Honorary Chairman, and a national Advisory Board will be invited through his office to serve on the Conference Center Project.

The presentation was the outgrowth of the Association's decision last summer to engage William Dickson and Associates, a local planning firm to do the basic studies and architectural design. This investment was the use to which the public money given by the 103rd Legislature and the City of Portland was spent. (Total of $10,000) Officers of the Association are more than pleased with the report and plans proposed by the Dickson firm, which have exceeded most of our imaginations. Furthermore the firm has promised to stay with the Association on a voluntary basis to help promote the plan beyond the contract which has been completed.

Plans now call for convening an Interim Committee to solidify the next steps and get the project related to business leaders where we must look for support and advice. The plan calls for raising $5.6 million dollars over a two-year period to bring us to the actual construction stage.

It is now becoming clear to conservationists that it takes something more than negativism to preserve valuable coastal property. CBIDA has carried out, in rescuing the "back shore" from out-of-state ownership and possible resale for unknown purposes, a constructive public service use for this land. CBIDA has returned 100 acres to the City for Parkland, and deeded one mile of shore frontage to the City so that generations to come may enjoy our own piece of the beautiful coast.

RAND PLAYED SIGNIFICANT ROLE IN LEGISLATION

The first person in the state to suggest a port fee for barrel movement of oil as a reserve fund for coastal protection was our own Ted Rand, of Little Diamond Island. The Rand Plan became an integral part of both official and voluntary discussions of the oil situation. Ted was invited to serve not only on the Harbor Abatement Pollution Committee, but also the City Anti-Pollution Committee, and the legislative endeavor which resulted in the regulations passed by the Special Session of the Legislature.

Legislative Document No. 1835 is now law and is hailed as a breakthrough in this type of legislation,
precedent for which is now established in Maine. This is one piece of business that all conservationists supported. Representative Harrison Richardson, chairman of the Legislative Sub-Committee which sponsored the bill, deserves a great deal of credit for his untiring efforts in bringing together the many factions to a point of agreement on this vital subject.

MEMBERSHIP GROWTH

The paid up membership for 1970 in CBIDA has reached an all-time high. This is gratifying because it has grown despite the irregular publication of Nor' East, and despite some divisiveness among Casco Bay Islanders especially on the subject of King Resources.

Hopefully the new growth is recognition of the constructiveness of the Association's objectives, and the increasingly sound business leadership of the Steering Committee. These elected officers and representatives of the islands, have met regularly the first Saturday of every month at the Maine Port Authority. Full agendas of business have resulted from the increased subject matter and any member of the Association or resident of the community is welcome to attend or present subjects for discussion.

TRANSPORTATION COMMITTEE

The CBIDA maintains regular liaison with the Public Utilities Commission - but was not involved in a recent positive result brought about by a local group independently of CBIDA.

The Commission took a significant step when it responded to a group of citizens lead by Miss Virginia Dudley of Peaks and Mrs. John Curran, who presented a series of complaints at an Augusta meeting last October. After investigation, the Commission issued General Order 8, which was a supplement to the standing order no. 6 as amended.

The improvements were ordered to be in effect by March 16 and included: Scheduling the 5:20 boat to 5:30; systematic safety inspections with stricter record keeping; prohibition of passengers in the pilot house; adequate equipping and maintenance of toilets both on the boats and in the waiting room; CBL personnel specially instructed to sell round trip and commutation tickets to the public in accordance with its tariff.

CBL appealed the decision but was denied a public hearing on basis of evidence presented. Therefore, the order was effective on the stated date. State Representative Eugene Temple was especially helpful to the group which organized the action. They are all to be commended.

Meantime, CBIDA officials have been in touch with the Public Utilities Commission about the inconvenience of the long discontinuance of any car ferry service to Peaks Island. (During repairs of the Rebel which were prolonged beyond initial announcement), The Commission has opened the way in a new regulation which would enable persons and firms other than CBL to apply for temporary operating permits to perform “emergency services” unable to be performed by existing carriers. The General Marine Construction Company has already received a permit.

CBIDA will be particularly interested in the arrangements necessary to transport heavy equipment and building materials when the Oceanside project becomes active in the private building area as well as the future major construction of the International Center.

EDWARDS HEADS BAYWIDE ANNIVERSARY PLAN

W. Russell Edwards, a summer resident of Peaks Island, has been named chairman of the 150th Maine Anniversary events for the Casco Bay area. He will work not only as delegate for the CBIDA but with all other groups wishing to take part.

At the last Steering Committee meeting he outlined broad proposals which would center largely around water based activities. One feature he suggests which we predict would interest most islanders is the return of the Steamer Sabino, now a remodeled cruise attraction, for Anniversary tours of the Bay. We should all page Capt. Clifford Randall and make him honorary Captain. (Edwards was the representative in the 102nd legislature who sponsored the Peaks Car Ferry bill.)

STEAMBOAT ALBUM FOR SALE

CBIDA is sponsoring the distribution of a Casco Bay Steamboat Album attractively published by Downeast Magazine. Inquiries may be made with our secretary Mrs. Winthrop K. Deane, 766-4428; or with Douglas Norwood who may be reached evenings at 766-2553.

CHEBEAGUE ISLAND COMMENDED

The annual report sent out recently by the Chebeague Island Association won compliments for community betterment from the board of CBIDA. Highlights included their successful campaign to obtain a resident physician; provision of ambulance service, obtaining a visiting nurse service; improving the quality of the community library; and a number of building improvements.
FROM A SUMMER RESIDENT

"Here are our dues for CBIDA. We only wish we could be available more of the time to encourage the course CBIDA has embarked upon. The point of view in the summer 1969 issue of Nor'by East indicates a course that steers so well between the rocks of no industrial development for fear of pollution and the shoals of open arms to anything that promises a better economic future.

"Mr. Hall thought the July 19 meeting (CBIDA and Natural Resources Council presenting Senator Edmund S. Muskie in a conference on Oil and Casco Bay) furnished a reliable chart for the course of island development in Casco Bay, particularly with regard to the Long Island oil project and the general problem of pollution, too. He regrets that he didn't have time to give back to the Association some of the wisdom he picked up at the meeting. We summer residents are too much here today, gone tomorrow to be much real use...... As we left the island, a truck with a big sign "flammable" was next to our car on the ferry. We knew the gas containers were empty, going back to Portland, and that the gasoline in our tank made our car equally a hazard to our neighbors. It just goes to show that none of us can really escape being in the same boat with everybody else."

- Gretchen Hall

BOB LAUGHLIN AT THE INTERNATIONAL HELM

CBIDA has voted to sponsor another very informal International Week-end for the New York journalists and diplomats. Robert Laughlin of Great Diamond will again lead the way in his inimitable style. It has been suggested that it be confined solely to home hospitality without the effort, cost and fanfare of a central event which has always been the biggest problem each year. So, if your home and your family life can be shared with an international guest, why not get in touch with Bob and be in line for new adventures. It is out of this program that our biggest "happening" has sprung - the International Conference Center.

PAUL'S PUPPETS

This popular entertainment has been reserved for Peaks Island for Saturday, August 8. If any other island is interested in obtaining Paul's Puppets, inquire at Box 66. This is a fine program, enjoyable for both children and adults.

MEMBERSHIP CHAIRMAN

Stuart Laughlin of Great Diamond Island and 68 Prospect Street, Portland, is Membership chairman for CBIDA. A printed list of current members will soon be published. Time to shape up if dues are tardy. Do you have a 1969-70 Membership Card? More than 300 people do! If every member would get a member it would soon be 600. We need you and we believe you need us as the only central, baywide, multi-purpose organization of its kind. Everyone with interests in Casco Bay is welcome.

MAKES DEAN'S LIST

Richard Erico of Peaks Island is on the dean's list as an honor student in Machine Tool Technology at Southern Maine Vocational Technical Institute; Robert O'Reilly of Cliff Island received the same honor in Allied Marine Biology and Oceanography.

BARKER IN U OF M CONCERT

Distinguished concert pianist Allen Barker of Little Diamond Island and Wayland, Mass., was on home territory when he gave a concert at University of Maine in Portland in mid-winter. Newly added to his concert role is Allen's New Boston Percussion Ensemble, a chamber trio much in demand in the college circuit. His colleagues are former members of the Portland Symphony Orchestra.

Allen is a native of Portland and first studied piano with Ethel Fullerton Hatch when he was seven. By age 11 he was a "pro" getting paid $2.50 for 15 minutes before local clubs. He is a graduate of Yale and the New England Conservatory of Music. At 46 he is well-established in both this country and abroad. His wife Neta is a ballet teacher. They spend just as much time as their careers permit on Little Diamond Island in the summer, and they always participate in the International Week-end program where they are among the most hospitable of Bay homes.

HOMEMAKER SERVICE COMES TO PEAKS

One of the most needed services, rather new statewide, is the Homemaker Service now being handled on Peaks Island by Mrs. Douglas Norwood. She has graduated from the training course at Holy Innocents and is seen daily in her pretty pink uniform and navy coat and hat as she serves more than 15 homes where a helping hand is needed. Youngest of the group recently trained under auspices of the Bureau of Human Relations Services, and the Maine Department of Health and Welfare,
Yvonne is bringing to her island assignment a lot of cheer and willingness to be helpful to others. Associated with the program also is Mrs. John Hamilton, a nutritionist aide and Miss Barbara Sauer, school nurse. Providing a community service on the mainland is Mrs. Ella Folland, who is a family planning counselor in the Model Cities program.

FOR YOUR CONVENIENCE

While a major improvement has hopefully been accomplished in the transportation scene by the independent group of citizens - there are likely to be further issues and instances which could be improved. It is also important to remember with equal emphasis those favors which might multiply with appreciation.

To assist in collection of factual data CBIDA transportation committee has authorized a suggestion report form to be available at local stores. A sample of this is enclosed.

CUSTODIAN APPOINTED

As the responsibilities multiply with the progress on Project Oceanside, the Steering Committee has appointed Douglas Norwood to represent the interests of the Association in keeping a watchful eye on the Back Shore property. Littering, vandalism, unauthorized removal of gravel, will fall within his delegated authority.

EDITOR NEEDED

Tower Publishing Company has notified CBIDA that the editor of Nor’by East - Patricia Jurgenson, is no longer associated with this company. Nor’by East, therefore, has three possible ways to go - if Pat can find another publisher she might continue editing. (She did a real super job.) If Tower could find an Editor - the firm might continue to publish. If neither of these possibilities work out, it is likely that CBIDA will collect the remains and lay the publication to rest. We hope this will not be necessary.

Any volunteer editors around?

STOP GAP

CBIDA will not leave the membership high and dry on communications. You will receive Newsletters from time to time but not on a particular schedule.

MAINE TIMES

This state-wide publication continues to gain popularity. Enclosed is their story on the International Center project which coincided with the Governor’s meeting. Subscription to Maine Times recommended - $7 annually, address Topsham, Maine.

CASCO BAY ISLAND DEVELOPMENT ASSOCIATION

Mail Address: Box 66, Peaks Island
Casco Bay, Maine 04108
To: MEMBERS OF THE ASSOCIATION

From: THE STEERING COMMITTEE

January 10, 1966

Since it is difficult to keep each of you abreast of the various discussions with local, state and federal officials about PROJECT OCEANSIDE, we are taking this opportunity to present latest developments for your information and expression of support or otherwise.

On the first outline of the land usage prepared by the Portland Planning Board at the request of the CBIDA, a sizeable area was designated for a golf course. Results of a subsequent federal soil survey test, however, showed that the thin topsoil would constitute a formidable expense for such use, both in installation and maintenance. So the golf course is seemingly abandoned.

In lieu of this, we have consulted with various authorities and all directions lean to the new 1965 provisions under the Housing and Urban Development Act, allowing for Open Space recreation planning. Therefore, the following proposals (enclosed) have been developed by your officers in collaboration with city officials and federal representatives.

It is obvious that entering into agreements with the City will enable the CBIDA to have many of the professional services which we would be unable to provide for ourselves as a voluntary organization. Few may realize the many hours already involved in working out the arrangements thus far. We are most grateful to our Steering Committee member and attorney Sidney W. Thaxter, who is volunteering his services; to Bruce Dalton, City Planning Director, who is working shoulder to shoulder with us; and to Mr. Frank Batstone, regional representative of the Department of Housing and Urban Development, who took a special trip to Portland from New York to consult with us.

We would like you to read the enclosed carefully and feel free to comment and to ask questions. If you have no particular observations, this is the time for you to cast your vote in support of this proposal.

Time is of the essence since our option expires on January 27 and we must approach Mr. Cioffi with some kind of agreement.

Please return your vote by January 17. Time is of the essence.

I have read the proposal for public access to Project Oceanside.

I wish to cast my vote for ___ against ___ this idea.

In lieu of voting, I wish to ask the following questions:

________________________________________

________________________________________

________________________________________

Please clip and return to Box 66, Peaks Island by January 17.
A PROPOSAL FOR PROJECT OCEANSIDE

The Casco Bay Island Development Association presently holds option to 167 acres of oceanfront land on Peaks Island for a purchase price of $40,000. There are no buildings on this land which formerly was used as a military installation during World War II.

The present price means that the Association can acquire this tract for $240 per acre (approximately) including, of course, good acres and bad acres as to land condition. Also included is a network of deep water and sewer lines constructed by the Army.

The CBIDA is proposing that:

1. The Association retain 67 acres for private development, 25 acres of which would be prime building lots as guarantees to bond holders - one half acre each.

2. That after purchase the CBIDA deed 100 acres to the City of Portland for Open Space Development under the Housing and Urban Development Act of 1965. And that the City in turn would apply for federal matching funds under the Open Space Land Acquisition program toward the purchase of this land.

3. To assist the City to proceed without delay (since only the City is eligible to apply for this program), the CBIDA would pay the local share of the 100 acre acquisition (one half the appraised value) with the federal government to pay the balance by reimbursing the CBIDA through the City.

4. That the CBIDA 67 acres would include the prime building areas by agreement with the City.

5. That the City and CBIDA together work out mutually agreeable plans for the 100 acre Open Space Development, again under the Housing and Urban Development Act of 1965 with further federal matching funds, and in the best interests of the community and region.

6. The CBIDA has a bond issue of $50,000 of which approximately $25,000 has been raised. If the above arrangement seems feasible, the CBIDA could enter into a purchase agreement (following receipt of a letter of consent from the federal agency) making the down payment of $4,000 and requesting a reasonable time schedule for completing the purchase.

Please See Page 2.
PROSPECTS FOR BENEFICIAL RETURNS TO THE ISLAND AND TO THE CITY AND AREA

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To the Island

1. Based on the arrangement outlined, the CBIDA would also deed to the City the shore road and land adjacent from road to water - to be public property in perpetuity.

   In return, the City would rebuild and maintain the shore road as a public thoroughfare, (estimated cost of rebuilding is $19,000).

2. Bond holders interested in building lots of \( \frac{1}{2} \) acre each would have a choice of sites by lot drawing. Balance of lots could be sold by CBIDA with returns used for interest on bonds and for administrative expenses of the development.

3. A central facility of some type - either small hotel and cottage combine, or a vacation center for United Nations delegates, would be encouraged by CBIDA.

4. These activities would provide local employment opportunities and expand the healthy economy of the island.

To the City

1. Currently, idle land classified as "wild" for tax purposes could become productive and enjoyable without commercial development.

2. The 100 acre Open Space Development would lend itself to a variety of leisurely and beautification uses appropriate to the concept of Open Space land of the Department of Housing and Urban Development. This asset to the area would be permanent, as it cannot revert, once dedicated, to any other uses.

   For instance: *Nature sanctuaries, parkland and footpaths are possible.
   *A municipal park for short term campers.
   *A recreation pavilion (cottage style), glass enclosed, for clambakes and recreation uses for all ages with shelter and ocean view combined.
   *Related active and passive recreation suitable for oceanfront development for all the community to enjoy.

   All of these could be productive to the City, attract the boating public, and provide a much needed adjunct to Portland tour groups so that the City by the Sea would be long remembered.

To the Region

This 100 acre site might provide the summer recreation area serving the County and southern Maine in a well designed but uncommercialized and spacious manner.
PREMIER PREVIEW

FIRST PUBLIC PRESENTATION OF

PEAKS ISLAND
CONFERENCE CENTER CENTER
PROJECT

2:00 P. M. SUNDAY JANUARY 18, 1970
ST. CHRISTOPHER'S PARISH HALL, PEAKS ISLAND

THE MODEL OF THE PROJECT (PICTURED ABOVE) WILL BE PUBLICLY
DISPLAYED FOR THE FIRST TIME EXCLUSIVELY TO RESIDENTS OF PEAK'S
ISLAND

THIS MEETING OF ISLAND RESIDENTS WILL INCLUDE A PRESENTATION
AND DESCRIPTION OF THE PROJECT BY ARCHITECT AND PLANNER WILLIAM
DICKSON AND WILL GIVE ALL ISLAND RESIDENTS AN OPPORTUNITY TO
DISCUSS THE ENTIRE PROJECT AND ITS MEANING TO OUR ISLAND

SPONSORED BY

CASCO BAY ISLAND DEVELOPMENT ASSOCIATION
Bay Islands A Refuge From U. S. "Megalopolis"

Editor of the Press Herald:  

It was surprising to learn from Frank Sleeper's recent article about the numerous misapprehensions held locally regarding the Casco Bay Islands; dismaying also to learn that prospective homeowners do not find mortgage loans readily available to purchase or improve island property. Many people who have explored various sections of the country, find Peaks Island an ideal retirement area, and to judge from the well-mannered, courteous youngsters here, it is an excellent place for growing families as well.

One of the most picturesque suburbs of Portland, Peaks Island combines all urban conveniences with panoramic ocean views, clean air, and a lovely tranquility. The summers here are famed of course, cool, green and scented, but the winters are actually milder than those in many northern or middle Atlantic cities. Island highways are always efficiently cleared, we do not recall a power breakdown, and transportation problems so often mentioned are today mythical. Although many islanders enjoy their automobiles, a car is not essential here. At any time of the year a short walk to the ferry brings us to the center of Portland within 30 minutes. And despite all rumors to the contrary, the service is dependable.

Nonetheless, the unique, beautiful islands will probably not become popular residential areas until the rapidly spreading eastern megalopolis reaches Maine.

Mrs. F. J. Haigney
Island Development Talks

Confering on Casco Bay Island Development Association plans to develop an ocean-front site on Peaks Island are, from left, Gilbert Wyner, Capt. Thomas Curtis and Winthrop K. Deane, all of Peaks Island, and CBIDA president, Lawrence Stevens, Long Island. (Sargent Photo)

Peaks Proposal

Plans To Purchase Island Site Outlined By Group

In a move to acquire an ocean-front site on Peaks Island for recreational and cultural development, the Casco Bay Island Development Association, Inc., launched fund-raising plans this week in the hope of picking up a short-term option on 176 acres of land.

Six Island residents said they would contribute $1,000 each toward the $40,000 purchase price. Plans were made for a public meeting next Thursday evening at the Peaks Island School to give all residents a chance to learn about the project and to join in the investment plans.

"THE PROSPECT of the present owner selling for a more lucrative figure to some Outside syndicate which could exercise its ownership rights by closing the strip to local residents is an increasing possibility," says Winthrop K. Deane, chairman of the Peaks Island section of the CBIDA.

The development plans outlined by the nonprofit association calls for gradual creation of an island golf course, a city park and a protected public road on the shore drive around the island. The road is part of the land owned by Peter Cioffi of Al's Quick Lunch, prepared that the island project could qualify for a Community Development Project under the Soil Conservation Service.

THE LONG-RANGE PLANS, in which the City of Portland Planning Board has assisted calls for creation of a hotel-like facility around the present Battery Steele area (a former gun emplacement of World War II) and the possible attraction of clientele from the United Nations and universities.

In a related move, the CBIDA voted at this week's meeting to forward to the Portland City Council a memorandum inviting city participation in the development of recreational facilities and parkland. It also requested the city to consider assisting in the financing of the land purchase up to $10,000 with a guarantee that the group of private citizens already active will raise the balance of the purchase price. Assets to the City were described as follows:

1. ACCEPTANCE of the shore road as a public thoroughfare.
2. Availability of gravel for construction land for recreational and cultural development.
3. Availability of gravel for construction.
4. Determination of a suitable area for a city park.
5. Determination of a suitable area for a municipal golf course to be operated by the city.

Lawrence Stevens, association president from Long Island, attended.

Local Man Hurt in 2-Car Crash

A local man suffered foot, hand and head injuries in a two-car crash early Saturday at Congress and Weymouth Streets.

Richard Ashley, 25, of 112 Federal St., was pinned in the windshield of his car for several minutes before police and firemen could free him.

He was taken to the Maine Medical Center.

Ashley's car slammed into the rear of a 1965 parked sedan registered to Al's Quick Lunch, 17 School Street, according to police.

MRS. CLARENCE "Jack" READ, Charles St., is a surgical patient at the Maine Medical Center. Her sisters, Mrs. Joseph Anderson, St. John, New Brunswick, Canada, and Mrs. Owen Wardwell, Calais, are guests at the Read home.

A LETTER RECEIVED from U. S. Sen. Edmund S. Muskie shortly before the meeting outlined various suggestions for endorsement and included his strong endorsement of the program.

Muskie has discussed the plan with the Department of the Interior and has been advised that the island project may qualify for a Community Development Project under the Soil Conservation Service.

Muskie commended the CBIDA for its "initiative in tackling the project. It would be a great benefit to Portland and Maine, he added.

The meeting was held at the home of Mr. and Mrs. Gilbert Wyner, Seashore Avenue.