



KNOX COUNTY REGIONAL AIRPORT

Jeremy B. Shaw, Manager

5 Airport Road, Owls Head, ME 04854

BUS. (207) 594-4131 ext 4, FAX (207) 594-0738

jshaw@knoxcountymaine.gov

****Manager's Report****

March 2023

Dear Commissioners,

I am pleased to report the following progress for the Knox County Regional Airport for the month of March.

Airport Project Updates:

1. **Terminal Hangar:** (New) The Terminal Hangar is now in the final push for completion. The large fire pumps have been installed, the drywall is nearing completion, and things are really starting to take shape. The Mega-door has been tested, and the building is coming alive. We're still working on the lease but it should be ready for the next commissioner meeting in May. We would like to tentatively plan for a July 5th grand opening of the facility and incorporate an airport-wide open house in conjunction with it.
2. **Obstruction Removal:** (New) The bulk of the project is complete, and we're waiting for the contractor to return in the next month or so to complete the final punch-list. This project will have an overrun because of the sheer volume of trees that we needed to address. It was projected by Stantec that there would need to be 45 trees removed, and 150 trees topped, but once we got into the heart of the project that seemed to be a severe under-projection. Final quantities are showing that we had 73 trees removed and almost 300 trees topped. Because clearing the obstructions was mandatory, we had no choice but to address the trees that had grown up into the airspace. The overrun is projected to be about 12% over the original project amount.
3. **Hangar Taxilane Electrical Service:** (Unchanged) The Hangar Taxilane Electrical Service project is still in a winter shutdown until the spring. The poles are set, and we're waiting to finish some trenching before we connect everything. Another issue was that some items were backordered for several months.
4. **Environmental Assessment:** (Unchanged) This year's AIP project will involve an environmental assessment in the area of Crockett's Beach Road in Owls Head. The purpose of the environmental assessment will be to assess airspace obstructions on the Runway 31 approach surfaces. The environmental assessment is a pre-requisite for

starting an easement acquisition project which will be needed to address the identified obstructions.

5. **Phase 2 Hangar Taxilane:** (Unchanged) Sitewerx has completed the needed 30% of construction needed to extend the permit by another year. They will be back in the spring to finish with the filter pond, the rest of the earthwork, and the paving. Once the taxilane project is complete, the fence will be removed, and we will be working on the installation of the solar farm (Once the contract is finalized).

Airport News:

UPCOMING Requests for Proposals (RFP):

- **Sale of the Benner Lane Hangars:** The RFP is finalized and approved by legal. It is on the County Administrator's desk for publications and distribution. The demand for the purchase of these hangars is high, and Aircraft owners are anxiously awaiting the opportunity to purchase the hangars so they can renovate them in time for this summer. The hope is to get them in front of you for your May meeting to sign the Bill of Sale and Lease agreement associated at that time.

COMPLETED Requests for Proposals (RFP's):

- **Electric Aircraft and Electric Vehicle Charging Stations:** The Request for Proposals has been published, and has now closed. The County received 2 proposals, one from Revision Energy (Liberty), and one from BETA Technologies and Hedstrom Electric (Camden), working together. Whichever firm we select, a Maine-based business will be on the leading edge of a technology that we've only dreamt about in the past.

Owls Head Cemetery Progress: On March 24th, Gartley and Dorsky completed their survey of the Cemetery that is on County property. The purpose of this survey was to identify and isolate the property that the County is looking towards selling to the town of Owls Head as a goodwill gesture. The first survey commissioned identified that we needed to further divide the property to retain a portion of the greater property that was originally surveyed. After the new survey was completed, we provided the updated survey to Fred Bucklin Appraisals, and he agreed to modify his original appraisal to take into account the reduction of acreage from over 4 acres, to 2.16 acres. We will now send the final appraisal to the FAA for comment. Once we receive all of the feedback, most likely the Town of Owls head

will have to vote to purchase this property or not at its annual Town Meeting. If approved, it will be presented to the Commission for final approval.

Owls Head Citizen's Petition: The same group that brought us the Moratorium Petition has now drafted and collected signatures for a petition that challenges the work that the Owls Head Airport Committee has completed and sent to the select board for consideration. The petition essentially removes any of the Town's boards from considering any commercial development within the Town unless approved at a town meeting. The new proposed zoning amendments would eliminate any authority for the Planning Board to weigh in on any application submitted by the County. The Town of Owls Head has submitted both proposals to their legal counsel for comparison and consideration. Both versions are attached.

APAC Vacancies: During their March meeting, the APAC met and reviewed nominations for anticipated vacancies on the Committee. The APAC recommended the following individuals to the Committee:

- District #1: Nominated by the Town of South Thomaston – Katie Oldakowski
- District #2: Nominated by the Town of Warren to retain his seat, Roger Peabody
- South Thomaston: Nominated by the Town of South Thomaston to retain his seat, Jan Gaudio
- Airport Business: Nominated by the Owls Head Transportation Museum, Robert "Bob" Bailey

*Since the March Meeting, Bob Bailey has withdrew his name from consideration for the airport business seat for personal reasons. Museum volunteer, and St. George Select Board Member Van Thompson has offered to step-in for Bob Bailey, but has not been presented to the APAC for consideration yet.

Very truly yours,

Jeremy Shaw
Airport Manager

Cape Air Enplanements

YEAR	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
2015	321	227	393	375	457	599	1064	1167	754	608	439	349	6,753
2016	362	337	399	423	467	678	1160	1271	732	619	402	355	7,205
2017	418	288	385	386	453	597	1176	1241	740	578	454	372	7,088
2018	288	257	332	419	547	739	1014	1136	798	587	403	363	6,883
2019	344	269	384	358	471	658	1057	1155	792	619	418	383	6,908
2020	316	334	189	32	47	107	275	304	229	237	128	102	2300
2021	101	88	185	194	472	496	945	1122	680	542	495	364	5356
2022	179	161	380	413	515	602	1075	1064	733	640	641	412	6815
2023	356	379											

Penobscot Island Air Enplanements

YEAR	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
2015	356	161	216	433	579	823	1222	1275	1212	1000	631	410	8,318
2016	448	296	382	570	788	968	1480	2019	1349	1301	985	607	11,193
2017	595	351	446	542	655	1108	1337	1577	971	856	780	619	9,837
2018	465	312	379	477	881	1046	1317	1534	1084	1019	524	514	9,552
2019	512	497	576	572	1125	1044	1847	1808	1320	858	767	475	11,401
2020	728	631	178	130	130	815	796	1489	716	851	381	364	7207
2021	343	344	134	598	738	732	791	794	508	598	465	207	6251
2022	183	139	112	190	341	462	720	639	517	350	232	146	4031
2023	76	104											

Aircraft Movements

YEAR	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
2015	2079	2073	2222	2456	3371	4757	5708	6293	5026	3834	2962	2423	43,562
2016	1648	1416	1370	2366	3643	4934	6511	6922	5365	3889	3410	2976	44,450
2017	2740	2594	1899	2848	3539	4878	6367	6673	4250	4091	3595	3485	46,959
2018	2625	2565	2247	2259	3472	3699	4555	5300	3868	3130	2269	2900	38,889
2019	2242	1253	1930	2061	3674	4031	6761	6518	4776	3445	2765	1829	41,285
2020	837	784	975	1574	2335	3378	4093	4818	3408	2989	1282	989	27,462
2021	1175	943	1194	1360	1777	2247	2754	2808	1991	1616	293	557	18715
2022	962	874	858	859	478*	1689	1658*	2236	1859	2343	1918	1850	17584
2023	620	497											

*Data missing from most of May and some of July due to computer errors.(2022)

To the Municipal Officers of the Town of Owls Head, Maine:

We, the sworn members of the Owls Head Airport Advisory Committee (OHAAC) of the Town of Owls Head, Maine, tasked by Moratorium with recommending changes to the Town's Zoning Ordinances, hereby request that you place the following article before the voters for their consideration at a town meeting.

Shall the Town of Owls Head Amend the Zoning Ordinances to Further Regulate Commercial Zone Use in Owls Head?

WHEREAS, on the 29th day of August, 2022, the voters of the Town of Owls Head adopted a Moratorium on further development at the Knox County Regional Airport in Owls Head, and

WHEREAS, Article 3, Section 3.2-D of the Owls Head Zoning Ordinance defines the purpose of the Commercial Zone "to provide within the Town of Owls Head the location of business and service uses consistent with the residential and rural character of the Town.", and

WHEREAS, Article 7 of the Owls Head Zoning Ordinance defines a Non-Conforming Use as "A use of premises that is not permitted in the zone in which it is located but which is allowed to remain solely because it was in lawful existence at the time this Ordinance or subsequent amendments took affect"; and

WHEREAS, the Land Use table in Article 3, section 3.3 is not meant to be all-inclusive, and the Planning Board is given general criteria to follow in the issuance of permits.

NOW, THEREFORE, the Town of Owls Head Zoning Ordinance regarding commercially zoned properties should be amended as follows (new language is shown as underlined and deleted language is shown as ~~stricken through~~):

Amendment #1 of 4: Amend Article 7.2 – Definitions to add "Airport" as was defined in the original 2001 Interlocal Agreement between the Town of Owls Head and the County of Knox, as:

"Airport: An area of land or water used or intended to be used for the landing and taking off of aircraft, including, without limitation, airplanes, jets and helicopters; and appurtenant areas used or intended to be used for buildings or other facilities, including parking lots and easements, the primary purpose of which are to support aviation and air transport; and any buildings and facilities located in any such areas."

Amendment #2 of 4: Amend Article 3, Section 3.3 Land Uses to add the following use category:

Land Uses	Rural Residential I and II	Rural Residential I and II Overlay	Resource Protection	Commercial
Airport (18)	No	No	PB	PB

(18) The Knox County Regional Airport

Amendment #3 of 4: Amend Article 3, Section 3.5 (General Performance Standards) Add note:

(17) Any new structures constructed for the storage of Aircraft will be required to have a concave floor to contain any potential spillage of fluids, and spill protection kits are required to be purchased and Maintained within, by the owner of any such structure.

Amendment #4 of 4: Amend Article 4.1 Permits Required: Replace G. (Change of Use) with “Certificate of Use(s)” to the list of required permits. Add to the required permit list, N. Change of Use. At the time of enactment of this amendment, all entities on a commercially zoned property will receive from the Code Enforcement Officer (CEO), a Certificate of use, documenting the current approved use at the time of permitting. Any change of use within the commercial zone must present their request to the Planning Board for consideration of the Town’s Comprehensive Plan, and its impact on the community as a whole.

DRAFT