

Minutes
Harbor Committee Mtg
Thursday May 14, 2015, 4pm

Members present: John Santos, Christopher Brooke, Laura Ludwig, David Flattery, Victor Selt-sam; Susan Avellar, excused. General Public: Susan Webster from the Pied Piper Condominium
Rex McKinsey, Staff

Agenda
Meeting Called to Order at 4:00pm

John reviewed correspondence received, including a background on the Chapter 91 application; Fishermen's Wharf applying for a Chapter 91 permit

II. Review Minutes — minutes from the last meeting will be reviewed at the next meeting.

III. New Business (taken out of order to accommodate public input)

— Chapter 91 Public comment meeting — Rex gave background on the meeting which was held May 8, 2015, regarding the Pied Piper property at 193A Commercial Street. There were no members of the public in attendance. The petitioning group has updated the drawings for the property, which abuts Bubala's and the Aquarium. The back sand area is primarily Commonwealth tidelands.

Susan Webster has requested the DEP revisit the application, which has brought it back to the forefront after changes and reductions in staff back in the '90s brought the original application to a halt. The application was already unanimously approved in 1996, and a copy of the letter from the Town to the DEP was included in the background materials.

Rex informed Ms. Webster regarding the town's harbor plan which will involve addressing beach erosion, which has been and will continue to affect the property.

The DEP is working on crafting the draft conditions for use of the property which will outline the public benefits provided, the greatest of which is the access from the waterline to the street. Once the draft conditions are accepted, the final step in the long process is the attainment of a Chapter 91 permit, which will involve an annual fee to the state.

David moved to approve the DEP recommendations as put forth. Christopher seconded. Discussion followed, where Ms. Webster informed us that the same property had received a permit in 1956. Laura asked what exactly the permit allows for, which Rex explained is the use of Commonwealth tidelands. Vote was taken and all were in favor.

— Chapter 91 new application — The private use of Commonwealth tidelands requires a license, which is the process the Pied Piper has nearly completed, and which the Fishermen's Wharf is currently applying for. Rex reviewed the plan that Cabral's has put forth, which allows for public access along one side of the pier. This Committee has already approved the project back in 2012.

IV. Harbormaster's Report on Beach Raking — we've had three years of the project, which has been determined to be neither positive or negative. Rex will be proposing to the Conservation Committee that raking only take place "when needed," i.e. before the major festivals and holidays in town. He recommended that the members of the Harbor Committee attend the ConsCom meeting.

V. Old Business — Kayak Racks — Victor presented on the work he's done on the project. He recommends convening a "Kayak Committee" to address issues of space and access. Currently there are cinderblocks being used as shoreside mooring blocks, which create hazards for boats and people alike. He suggests a mid-tide float which would be accessible at any tide, floating at high tide but on the sand at low tide, to which as many as 20 kayaks could be tied. Length and weight of kayak would be limited, and some kayaks, dinghies, prams would still be stored on shore. 20' x 24' float would have an anchor on each corner.

Additional shore-based racks could be installed in locations where space allowed. Victor has talked w/ several property owners who would welcome the racks. He has received estimates from various builders of the costs.

Grassy surveyed the various boat storage sites this week, and ran thru the numbers and types of vessels currently in place. He would like to give a report to the BOS so that funds can be made available and action can be taken.

There were questions about the floating system regarding maintenance and storage, as well as potential risk. Consensus is that we focus on land-based racks, and for the pilot project to focus on the West End Parking Lot.

Rex is advocating for seasonal storage only, allowing only commercial use over the winter. The town has the ability to allow people to store their small boats on the beach, which is why kayaks have proliferated.

Rex suggested that we recommend a pilot project at the West End parking lot to the BOS. Victor will have two or three designs to bring to the meeting, along with costs. Further discussion about kayaks will be tabled until the next HC meeting.

David moved to adjourn; Chris seconded and the vote carried.

Meeting adjourned at 4:58pm.

Next HC meeting on Thursday, May 28, 2015, at 4pm in Town Hall.