

PROVINCETOWN HARBOR COMMITTEE
MEETING – May 22nd, 2002
TOWN HALL – JUDGE WELSH ROOM

Present: Rex McKinsey (Chair), Sheila LaMontagne, Al Davis, Bari Hassman

Absent: Mel Cote (excused absence)

Others present: Chad Delima, Marine Superintendent, Roger Dias, Building Inspector, Paul DeRyder and Chris MacGregor, representing the Aquarium.

Call to Order: 5:02 p.m.

Meeting minutes of May 8th will be reviewed at the next Harbor Committee Meeting.

PUBLIC COMMENT

None

CHAPTER 91

Aquarium Development

Paul DeRyder presented. The Committee reviewed a drawing with attachments of the proposed renovations. Discussion ensued. Sheila LaMontagne asked if the building had changed structurally. Roger Dias responded that it had not. Rex McKinsey asked Paul DeRyder to do a summary of the handout. Paul explained that his Chapter 91 process was underway. He said that his plans consist of rehabilitating the present structure as well as adding a second floor which would consist of art studios, similar to those in Whalers Wharf, which he and his partner have also developed. He has met with the DEP and CZM in order to scope the project and implement Chapter 91 with a full knowledge of development of the property. Paul then said that the presentation he had handed to the Committee at this meeting was in its early stages.

He discussed building a circular stairway. Roger asked if the stairway was going to be conventional and said that it was not allowed in this type of building.

Paul then discussed the first floor layout saying the shops would stay as is. He also proposed moving the bathrooms back to the original location on the water side of the building, since they are currently in one of the shops on the first floor. Sheila asked if Chapter 91 in this building would make the restrooms public. Paul explained the detriments and exorbitant costs of public facilities pertinent to the Whaler's Wharf, still he hopes to realize a compromise.

He then discussed handicapped access pertinent to Chapter 91. He said that the State is looking for ways to promote handicapped accessibility to the Ocean and showed it in his plans pertinent to his discussions with the state, but does not want to complicate his local Chapter 91 process.

He continued to discuss the existing floor plan. Sheila asked if the entire walkway was open to pedestrians and that it did not seem clear in the plans. Paul responded that it was open to pedestrians and clarified. Sheila asked if there were steps to the beach. Paul said no but he is prepared to provide access as long as it all are in agreement and it ties into the Mini Loop system per the Harbor Plan.

The Committee reviewed the second floor. Paul said the concept was the same as Whaler's Wharf. The objective is to create affordable artist studios where one can create, display and sell their work.

He then discussed creating an observation deck at the rear of the Aquarium. HE also discussed the front view and how it would esthetically appear, as well as side elevations pertinent to stair towers. He then discussed the present condition of the building. HE said eh was going to ad two shops per Chapter 91.

Rex McKinsey asked if the doors to the building would be closed after hours. Paul said they would be secured. Rex talked about the Mini Loop connection and how it fits the plan. He discussed moving the proposed ramp to a location

which would correspond to the Mini Loop and Paul agreed. Rex then asked if the dolphin tank could be removed and Paul said it would be too expensive. He also said that where it presently resides does not hinder the natural migration of sand and beach vegetation. Further discussion ensued pertinent to creation of a wharf. Rex said that the Committee would support a wharf, and the Harbor Plan had recommendations for the property, which he reviewed and which are pertinent to stairs and the Mini Loop.

Rex then asked the Committee if closing the gates at night would shift any recommendations the Committee makes, specific to bathroom accessibility and the Mini Lops. Chris MacGregor was also introduced to the committee at this point. He reiterated what Paul had said earlier about public bathroom facilities.

Mel Cote was a little concerned that the bathrooms might take up beach area. Paul discussed the layout. Mel had no further comments other than that he liked the presentation done by Paul and Chris and thought that the initial plans looked good.

Paul asked what the post office's access to the Mini Loops was. Rex gave Paul a copy of the recommendations made for the Seaman's Bank property and said that the post office had not yet been discussed by the Committee. He said that the Committee was trying to sell the state on the idea since the post office is a federal building.

Bari Hassman said that the plans look very good and wondered how 24 hour access would occur. Rex discussed how Seaman's Bank does it and suggested that Paul leave the deck open so the public would have access to restrooms. Bari asked a question about beach access and wondered if there was any other way to access the beach. Paul explained that the beach could be accessed by leaving the deck open. He also brought up the issue of security and said he needed to do more research. Rex said that the Committee is very sensitive to nocturnal activity on the beach and understands that the bathrooms need to be locked down. He suggested lighting the dolphin tank as long as there were no red, green or flashing lights out into the harbor.

Sheila asked what hours the building would be open and Paul said that the tenants dictate the hours, either 6:00 am – 11:00 pm or 12:00 am. He also said that the tenants would all have keys. Sheila asked if he was willing to create 24 hour access to restrooms. Paul said he needed to make some decisions and reiterated his negative experiences at the Whaler's Wharf. He also reiterated that 24 hour access would compromise the buildings security. Sheila then asked about the second floor studios. Paul said that they are for working artists who can get a license to sell their work.

Chris MacGregor brought up the issue of the restrooms. He wondered if other local businesses would be creating public facilities and discussion ensued.

Roger Dias asked if the building would need to be extended upward. Paul said they would be maximizing the space as is.

Rex then asked the Committee if there were any other questions or comments. He also suggested that the Mini Loop could serve as steps to the beach. He said he would recommend lights on the deck, trash receptacles, benches and other public amenities. Sheila asked if the signage would be provided by DEP. Rex said that signage would be regular DEP signage with the exception of 24 hour access and dolphin tank signs. He then asked Sheila to write the recommendation letter including:

- 24 hour access
- Mini Loop Connection
- Bathrooms
- Trash receptacles, bench and other public amenities

Paul asked if the Committee would endorse not dismantling the dolphin tank. Sheila said that the recommendations would suggest not dismantling it. Rex made a motion to approve the recommendations as suggested by the Committee, Mel seconded, all in favor 4-0-0.

SELECTMEN'S GOALS

The committee next discussed creating goals to take to the Selectmen for the year. Rex asked Roger if he had any suggestions. He did not. Rex then asked what resource Roger had used pertinent to the Sand Fencing handout distributed at the May 8th meeting. Roger said that it was from the Massachusetts Erosion Control Standard Handbook.

The Committee then outlined annual goals which included:

- Storm Drain Remediation
- Beach Maintenance Plan
- Beach Drain Dredging/Beach Nourishment

He then asked the Committee what their specific Committee goals should entail. Sheila suggested as she had in the May 8th meeting that the Committee create a procedure to track Chapter 91 licenses as they are granted and what the conditions entail. The Committee also agreed to work on:

- Commercial Mooring Fees
- Harbor Regulations
- Town Landings

Rex made a motion to accept the three items to be presented to the selectmen and Al seconded, all in favor 4-0-0.

OLD and NEW BUSINESS

Sheila discussed filling out the Americorp grant application. She said she had talked to Dana Ferris about what the best use of a volunteer would be and he had suggested continued research on town landing. Rex said that this should be the primary focus.

Rex then made a motion to re-incorporate the Visitor Services Board logo into town landing signs, predicated on receiving a grant from the VSB and BOS approval., Al seconded, all in favor 4-0-0.

Rex then read an e-mail from Mel Cote pertinent to the Selectmen's goals, regarding Mapping and Storm Drain Remediation. Rex suggested that mapping go on the Committee's list. Sheila brought up the issue that other towns collect fees for boating and fishing and suggested that the Committee was remiss in collecting fees. Rex said that the BOS was looking at creating some type of equity. Al suggested a moratorium on new moorings to non-residents. Discussion ensued.

Next meeting time and date set for June 19th at 5pm. All in favor. Motion was made by Al to adjourn the meeting, Bari seconded, all in favor 4-0-0. Meeting adjourned at 6:37 p.m.

Respectfully submitted,

Stefanie Sanev
Recording Secretary