



# Minutes

The Provincetown Public Pier Corporation Meeting of Wednesday, August 25, 2021, at 5:00pm in the Judge Welsh Hearing Room of Town Hall, 260 Commercial Street, Provincetown, MA 02657.

Members Present: Jamie Staniscia (JS), Chair, David Colton (DC), and Beau Gribbin (BG). Herbie Hintze (HH) (remote participation).

Other Attendees: Doug Boulanger (DB), Pier Manager; Jamie Demetriou (JD), Office Manager; Don German (DG), Harbormaster.

Members from the Public: Five  
Remote Public Attendance: One

DB: read the policy for Virtual Meetings in Provincetown Under the Executive Order Suspending Certain Provisions of the Open Meeting Law, signed March 12, 2020, by the Governor.

Agenda (Discussion may ensue, votes may be taken)

## Review Minutes

Minutes of August 17, 2021

JS: Motioned to approve with corrections.

HH: Seconded.

Vote: Unanimously.

## Public Comments

Mr. Mike Rego spoke of his concerns over the power issues on the South floating docks, stating it is eating the zincs of the boat and there is no power on the West side of those docks. Secondly, there is a piece of concrete under his boat, which was supposed to be resolved in the spring. With the current tides, his boat rests right on it and wears down its paint.

DB: We had talked about taking care of that. When you are not on the pier, we will try to take care of it with the crane. This was an old piece of concrete that had fallen from the old docks. Unfortunately, the contract to replace the new docks was only to pick up debris during construction, not anything fallen prier.

BG: Asked if any other boats had zinc issues.

JS: He asked what was happening with the electricity.

DB: Explained the current electricity situation. They will have an engineer come to bypass and fix it. He was unsure where it fell with the zinc and the power. It is something they are addressing and hoping to come up with a permanent fix. One of the possible solutions was to add convenience outlets.

Mr. David Young stated he is also having zinc problems. He also had some concerns over the proposed float increased and it possibly effecting his ability to get into his slip as he has a 45 ft boat.

DB: The measurements on the plan are not officially correct. The Board may discuss tonight shrinking it down to not exceed past the first float/ second timber. Currently, the float does not exceed the first float and it is their intent to keep it as such.

#### HC Liaison

No HC Liaison was present to give a report.

#### Continued Discussion on Float Space 1E

DB: Explained his reasoning for two proposed motions. He first drafted a motion to include everything from the last meeting, such as a business plan, not to exceed a certain square footage, not to extend past the first float, that it adheres to chapter 91, and what they need to provide if it needed to be moved in the future. DC had some additional content and verbiage he thought would be important to be included. He decided to draft a second motion for the Board to discuss those specific items.

DC: Stated his intention that the additional points would not stand alone but be an addition to the drafted motion. He proposed the Board discuss the proposals and then have a possible motion to combine them if they wanted to.

Mr. Noah Santos stated he thought it was a reasonable compromise. The only point he found strange was the size of the boat being limited to 45 ft in length (Proposed Motion 1, Condition 5). If it stays within the width and length parameter, it does not protrude past the end of the float. Further explained his wish to make changes to better the community.

JS: Has heard concerns from people on the fixed pier and their spaces there. He is unsure of how to appeal to public comments and input from them. The revised proposal meets most of the needs they touched on last time. However, there has been no documentation of float space presented to the Board in terms of what is there. Would like to add the agreement as it was on the West side that it is recorded with the Registry of Deeds, so the town has a formal contract/ agreement about the float space itself. He would also like to see a title of the float space is submitted as part of the application process as the Board has no record of what has been purchased or the description of purchase.

Mr. Santos explained his outlook on it; that a map in the office shows each individual float space owning a 55 ft by 100 ft water shed. Everything within the float space is owned by the tenant and have a license to use that space.

DB: Elaborated on how it is not the same size water sheet for everyone. Explained this was why engineers were involved for moving 7W to ensure neighbors' water sheets were not impacted and the float owner had the water sheet they had the rights to.

BG: The two fixed pier tenants that would be the most significantly possibly affected would be Damian Parkington and Glen Murrell.

DB: Damian Parkington had requested to see a mock-up of the boat positions but was unsure how they would be able to do that.

BG: Described his opinion on Proposed Motion 1, Condition 5 to restrict beam and boat length. Thought it to be reasonable to compromise a preference for the wider beam boat being berthed on the North side and the smaller beam on the South side to give the full-time commercial fleet some security.

DB: Stated when they look at moving boats into slips, they take berth, size, beam, etc. into consideration so no one will be compromised.

HH: Concerned the Board was possibly giving up its power to the DEP. Further elaborated that his issues had been worked out.

JS: Explained the Board is not asking for any new regulations to be made. Instead, they are asking the applicant's engineer to provide a statement they are meeting any built or safety standards. Essentially, they need to certify they are meeting the standards that may be in place. Asked DB if he knew of the standards for creating a dock space in terms of safety and so forth.

DB: No but the pier itself does not have any standards for size, shape, style, etc. That could be something they could put into a policy going forward saying applicants will have to provide that it meets the standards.

Discussion continued around the conditions, specifically requiring a documented disclaimer to the Pier Corp and the Town to ensure the responsibilities are known by the applicant, the Town, and other float owners.

Motion: DC motioned to combine the two motions into one.

Seconded: JS

HH: Stated combining the two proposed options would make repetition.

DC: Amended motion to add conditions 1, 2, and 3 from the second proposed motion to the first motion as conditions 6,7, and 8.

JS: Seconded motion.

Roll Call Vote: BG: Yes; DC: Yes; JS: Yes; HH: Abstained

Vote passed.

Motioned: DC motioned to strike condition 5.

Seconded: JS

Roll Call Vote: HH: Yes; DC: Yes; BG: Yes; JS: Yes

Vote passed unanimously.

Motion: JS motioned to add a request that the entire agreement be recorded at the Barnstable Registry of Deeds as what had been done on the West side as condition 9.

David: Seconded.

Roll Call Vote: HH: Yes; DC: Yes; BG: Yes; JS: Yes

Vote passed unanimously.

Motion: JS motioned to vote on the combined motions.

Seconded: \*

Roll Call Vote: HH: Yes; DC: Yes; BG: Yes; JS: Yes

Vote passed unanimously.

JS: Will finalize the conditions and once they are met, they are free to continue.

### Pier Manager Report

DB: Pier business continues as usual. Passenger ferry counts are seeing a reduction now that Carnival is over. Excursion businesses are starting to a reduction in business as well. The American Constitution has canceled their September 1<sup>st</sup> visit. Their next scheduled visit is September 11<sup>th</sup>. The Provincetown Film Society is planning to hold their film viewing this Saturday and Sunday as scheduled and approved. They have obtained all permits and licenses and we have worked out the logistics with them. They will set-up each night at 5:30 and take down and clean up by 11 pm. The ice machine auger/blower control switch is not working properly, we have a service tech coming this week to trouble shoot the issue. Both machines are still making ice.

### Harbor Master Report

DG: Publicly thanked Laura Ludwig and her volunteers for organizing the clean-up of the West-end jetty today. On September 11<sup>th</sup>, besides the American Constitution coming in, the annual Swim for Life is also occurring. Due to the tide and their swim path, they will begin their swim at 2 pm. The Harbor Master's boats will be providing security for them through the swim. A fleet of kayaks will be stationed throughout to direct swimmers away from the jetty.

### Office Manager Report

JD: We only have 6 slots left for weekly trap sheds. It picked up momentum at the end of the season. Overall, it was a good season for the trap sheds. Next year she will do the same and put it on our PPC Facebook page looking for artists although many applicants had applied through word of mouth. Business as usual on the pier; it is very busy.

JS: Asked about why there was no expenses being documented.

JD: Explained there has been no reconciliations since April/May from the Town Hall as they have no treasurer.

DB: Planned on setting up a meeting with Jose sometime next week to go over it.

HH: He asked if there were any regulations about how far the trap sheds could go into the walkway on the pier.

JD: They do; she would investigate it tomorrow.

#### Election of Treasurer

The Board came to the consensus to appoint an interim treasurer until they had a full board.

JS: Nominated David Colton.

HH: Nominated himself.

JS: Moved to a vote on the nominees. The first for DC.

Roll Call Vote:      HH: No;      BG: Yes;      DC: Yes;      JS: Yes

Vote passed to appoint DC as interim treasurer.

#### Directors Statement

BG: Asked if the lumber being moved was being moved off the pier or being relocated on it.

DB: The lumber was being relocated on the pier to provide for more parking. Part of his plan is getting rid of the ramp. The lumber is for board work being done in the fall as soon as foot traffic dies down.

BG: Asked if they had a storage spot with the DPW. A lot of materials down there takes up a lot of space, such as the ramp used for embarking and disembarking. It is made of lumber, is heavy and cumbersome. It would be nice to tidy it up and move it to the DPW.

DB: Asked if he thought the pier was tidier.

BG: Definity thought the pier was tidier.

DB: Stated they are working on it. Could always make more room if needed.

BG: Suggested they could have a flatbed trailer. This would allow for maintenance to know when materials are coming. The pier is one of the harshest environments to have materials on. If the Town has a similar asset or we could have their own, they could transport materials to and from the pier. Could clear where the caballo is and push the foot traffic into the other end of the normal operating footprint of the pier.

DB: Is a long-term goal of his to clear off the pier. They have been focused on clearing the end of the pier and around the shed. They continue to try to make it better and more flexible for the use of the pier.

#### Adjournment

JS: Motioned to adjourn meeting at 5:47 p.m.

DC: Seconded.

Roll Call Vote:      HH: Yes;      DC: Yes;      BG: Yes;      JS: Yes

Respectfully Submitted,  
Alexandria Paine

\*Unclear whether someone seconded the motion.