

**Harbor/Waterfront Committee Meeting Minutes
March 12, 2009**

AMENDED 4/9/2009

ROLL CALL

Present: Peter Leavitt, Chairman Stephen Archambault, Paul Dobbins, Jay Hallett, Manny Kourinos, Richard Garrett, William Oliver

Others present: Chief Edward Tolan, Harbormaster Alan Twombly, Lieutenant John Kilbride, Town Clerk Ellen Planer, minutes taker Kim Maxfield-Fearon, 2 members of the public

CHAIRPERSON COMMENTS

At the Town Council meeting on 2/23/09 the Council asked for specific recommendations from the Committee on the long term plan.

Reminder that Dinghy Day is 4/11/09.

ITEM I: Review/Approve Minutes of 2/12/09 meeting

Minutes approved unanimously

ITEM II: Public Comment

Keith Noyes expressed concerns about the procedures and responsibilities for the dinghy upkeep. He fears that as time goes on and the dinghies need repair and replacement that the last user will be expected to pay for damages. He has observed people abusing the dinghies and doesn't feel it would be fair if the person who happened to be using the dinghy when it broke (from damage incurred by prior users) was responsible for the cost to repair/replace it.

Chairman Archambault advised him that this was a new issue with the municipal dinghies and the Committee would look at it.

ITEM III: Harbormaster Report

The boat is back in the garage if the Committee would like to take a look at it. The Mooring permits are coming in. A reminder of the deadline was put on the town's website. Although the deadline of March 15 is a Sunday, they will be accepted until 5:00 PM on March 16. There has been about a 10% non compliance on the registration requirement and little to no discrepancies on the boats on the moorings.

It was noted that people have been registering their boats earlier, presumably due to the registrations being required at the time of the mooring applications.

4 dinghies have been ordered. They are 9'5" Pelican Water-tenders at a cost of \$559@,

The harbormaster has been accepting prior registrations from boat owners who have not registered their boats for this year.

ITEM IV: Unfinished Business

A. Relocation of existing moorings into town landing area

Richard Garrett felt that it should be left to Harbormaster discretion. Per the harbormaster, there were 2 requests, 1 withdrew the request and the other lied about his situation stating he was a member of Handy Boat when he actually was not. It was agreed that the mooring permit be revoked.

B. Allowing Dinghies to be tied to moored boats

After brief discussion it was decided that since this has always been the practice, nothing would be done at this time and safety issues would be handled on a case by case basis.

C. Allowing Motors on Stored Dinghies

Much discussion on how to address the issue of motors on stored dinghies. It was decided that small motors would be allowed, but no external gas cans. A motion was made by Peter Leavitt and seconded by Paul Dobbins to change section 9 – 95F.4 to read:

All skiffs shall be properly secured and maintained. Skiffs shall not be secured with chains or wire, nor padlocked to the float and will not be left overnight with ~~an outboard attached or~~ external fuel onboard.

The motion was voted on and approved: 5 yes, 1 opposed, 1 no vote.

Town Clerk Ellen Planer swore in the members of the committee at this time.

D. Adding Float(s) to Commercial / Launch Area

There was brief discussion on whether to add an additional float to the commercial / launch area. There were too many questions to be answered so William Oliver made a motion, seconded by Peter Leavitt to table this

issue until the April Meeting.

The motion was voted on and approved unanimously.

There was also a request to designation one of the floats to commercial. It was decided that it was a non-issue and the small number of commercial users would be asked to conform to some guidelines.

E. Unlisted Items

None

ITEM V: New Business

A. Review Long Range Management Plan/Develop Specific Committee Recommendations for the Town Council

Chief Tolan and Harbormaster Twombly presented for discussion an outline of the elements of the long term plan for recommendations from the Harbor Committee:

Harbor Management Plan
Committee Recommendations

Current Situation

- 1 2008 – 1,221 Moorings (654 resident, 567 non-resident)
- 2 Status of 2009 mooring returns – **approximately 650**
- 3 # using Town Landing for access – 300 – 500 #s??
- 4 No need to increase staff – whatever the Council elects to do
- 5 Current budget and revenues
- 6 **#on the waiting list to remain the same**

Major Elements of Plan

- 1 Repositioning of mooring field
- 2 Parking – existing and new – anchorage access
- 3 Dinghies
- 4 Launch Service
- 5 **Should every Falmouth resident who wants one, have the right to a mooring**

1. Repositioning of the mooring field

- Conditioned to another step?
- Potentially up to 17,00 moorings(\$75,000 revenue increase)
- Additional parking will be required

- Staff adjustment if 1,700 ??
- Increased traffic (car & foot) in neighborhoods
- Launch service – if moorings reach outer limit of mooring field (safety)
- Change – people don't like it!
- Riparians – what do we do?

- Management of anchorage / alignment / size / safety
- Additional moorings
- More moorings require more parking
- Do you want it bigger? Smaller?
- Surcharge to all mooring holders for the cost of moving moorings
- Move entire anchorage

Cost

- 1 Town pays to move all - how many need to be moved?
Variables – size of mooring, block, distance of move, increased chain (deeper water)
- 2 Mooring holder pays **at time of inspection/winterization**
- 3 Staff time for administrative paper work
- 4 Complete in sections or all at once?
- 5 Cost?

The new parking lot has been tabled by the Council for this year.

Riparians – Assign moorings as close to their property as reasonably possible.

The Council needs information in order to work on a plan to fund. They have to come up with a plan so they know how much to put into the capital improvement budget annually.

Peter Leavitt pointed out that there has been no unanimous agreement with the Committee on the elements of this plan.

Repositioning the moorings would improve the management of the property and allow for mooring moorings

Currently there are approx. 30 not renewing their moorings. Recommended harbormaster fill where space is available.

Richard Garrett feels it should be left alone.

The cost for moving moorings varies individually due to numerous factors.

Peter Leavitt suggested tacking on a 1 time surcharge to all moorings to reposition the field.

A motion was made by Jay Hallett and seconded by Stephen Archambault to have the individual mooring holders pay to have their moorings moved.

Voted – 2 yes, 4 no. Motion defeated

A motion was made by Peter Leavitt and seconded by William Oliver to add a surcharge to mooring fees to pay for repositioning moorings. After discussion, the motion was rescinded.

Jay Hallett re-stated the motion, seconded by Peter Leavitt to have the individual mooring holders pay to have their moorings moved.

Suggestion that the town pay for the moorings to be moved, which would most likely be done by a fee increase.

3 yes – 3 no motion not passed

Parking

- 1 Current need – 50 spaces includes lower and upper lots plus Johnson Road
TL Lot supports 28 vehicles
Upper Lot supports 22 vehicles & 6 trailer spaces
Johnson Road – 10 – 20 – lost due to improvements
- 2 Add new lot (Brown Property) 30 spaces **Voted down by Council**
- 3 Cost of new lot. **Non issue as lot not being built at this time**
- 4 Limit time in lower lot (enforcement by staff) **Voted by Committee not to limit time**
- 5 Commercial spaces in lower lot
- 6 Increase number of boats – need additional parking
- 7 New lot – estimate 1 parking space / 4 moorings **non issue as lot not being built at this time**
- 8 Current need – 88 spaces + 10 trailer spaces in addition to existing

of moorings drives the # of parking spaces + number of parking spaces drives # of moorings – 2 way street

Increase mooring fees to support new lots – Handy & PYC would not use

Reduce the number of moorings

Waiting list stays the same

50 parking spots support 200 boats

Manny Kourinos recommended that the parking lost by the Johnson Road changes be replaced.

Jay Hallett suggested cutting the number of boats in the anchorage in order that existing parking areas be able to support the traffic.

It was suggested that the waiting list remain as is.

Stephen Archambault suggested resident parking stickers for the area but Chief Tolan would not support that suggestion.

A motion was made by Stephen Archambault and seconded by Jay Hallett to leave the waiting list as is until the Council makes a decision.

2 yes, 4 no – motion defeated.

Motion – if # of moorings drops significantly, the harbormaster will fill, if not no more moorings. (never seconded or voted)

If there is no expanded parking, the waiting list will not change until there is more parking available.

Dinghies

- 1 90 (60 & 30) + 6 municipal
Revenues - \$6000/year
- 2 Working well
- 3 Loading/unloading works well w/rangers
- 4 NO effect on parking – parking is an issue with or without dinghies

Stephen Archambault made a motion and Jay Hallett seconded to leave the dinghy situation status quo. All present voted yes. Motion passed.

Launch Service

Private

- 1 No cost to Town of Falmouth
- 2 Revenue - \$100 / year commercial use
- 3 Increase # of Moorings or people leaving existing launch service

- 4 Effect on PYC and Handy
- 5 Added parking
- 6 Add to parking woes – more people using TL as an access point
- 7 Loss of revenue - \$6000
- 8 Increase parking
- 9 Re-position anchorage
- 10 Must eliminate dinghies to be successful
- 11 Increased float space (loss of dinghies)
- 12 What to do if it fails

Municipal

- 1 Cost to Town
- 2 Capital depreciation \$16,000 / year
- 3 2 launches - \$160,000 initial cost
- 4 Payroll - \$34,000/year
- 5 Operating - \$20,00/year
- 6 Maintenance - \$20,00/year
- 7 Total \$90,000/year - \$250,000 first year
- 8 Supported by mooring holders accessing through TL – cost per mooring holder \$225 - \$250/mooring/year
- 9 Parking woes
- 10 Eliminate use of dinghies – may be eliminated by increase in fee

Harbor Committee would not support this

There would be issues with PYC and Handy Boat reduced memberships

Parking is the key element in the implementation of most of the long range plan.

It is realized that repositioning the moorings is a management tool that would make adding moorings much easier for the harbormaster.

A motion was made by Steve Archambault and seconded by William Oliver to recommend repositioning the existing moorings.

Voted on 3 yes, 1 no, 3 not present. Motion passed with the understanding that it might be re-opened in the future.

B. Unlisted Items

None

ITEM VI: Confirm Date for April Meeting

Next meeting scheduled for April 9, 2009 at 6:00 PM

ADJOURN

Jay Hallett made a motion and William Oliver seconded that the meeting be adjourned at 10:00 – motion passed unanimously.

◆ AMENDED 4/09/09

Chairperson Archambault moved to amend the minutes of the 3/11/09 meeting to note that Lucy Couture of Diver Down presented a letter to the Committee concerning the relocating of moorings in the Anchorage. It should also be noted that the Chair accepted the letter from Lucy, advising her that because the letter contained numbers relating to the costs of relocating moorings anchorage wide, and because no formal request had been made for bids by the Committee or Town, that he would take the letter and keep it, unopened, until such time a decision was made to put the relocation project out for bid(s).

Respectfully submitted by:
Kim Maxfield-Fearon
3/12/09