

**Falmouth Harbor/Waterfront Committee  
Meeting Minutes 5/14/09**

**ROLL CALL**

Members present: Chairperson Archambault, Paul Dobbins, Manny Kourinos, William Oliver, Jay Hallett, Peter Leavitt, Richard Garrett, Chief Edward Tolan, Harbormaster Alan Twombly, Counselor David Libby, and Kim Maxfield-Fearon

Absent: None

Members of the public: 3

**CHAIRPERSON COMMENTS**

Dinghy day went smoothly. There were a number of permits left over (currently 6 resident and 1 non resident). Thank you to all that were there.

The long range plan has been postponed from the last council meeting to the 5/26 meeting. The committee has been invited by the town council to attend the 5/26 council meeting to discuss the long range plan. The meeting starts at 7:00. Chief Tolan has written up an outline of the plan for the council and will e-mail the final copy to Chairperson Archambault after the meeting.

The Ordinance change to allow the outboard motors on public dighies was brought up to the town council at the last meeting with no public comment.

**ITEM I: Review/Approve Minutes of 4/9/09 meeting**

Chairperson asked to amend the minutes of the 4/9/09 meeting to include the fact that a letter from Eric Pederson was distributed to the members of the committee expressing concerns over activities at the Town Landing. Mr. Pederson is a resident of the Town of Falmouth and a mooring holder. This letter will be brought up for discussion during "new business".

William Oliver made a motion to approve the minutes, seconded by Jay Hallett. Committee unanimously voted to approve the minutes.

**ITEM II: Public Comment**

Chairperson Libby offered that the Municipal Banquet is scheduled for 6/17/09 and all members of the committee are invited. The banquet is going to be at the Portland Country Club, cash bar, beginning at 6:00 PM. The council hopes as many as possible can attend as this is to thank all the committees for their volunteer work.

### **ITEM III: Harbormaster Report**

#### **Moorings**

Total	1181
Received	1068
Not Renewing	53 (see breakdown below)
Waiting List	98

#### **Not Renewing by Access Location**

Town Landing	19
Handy Boat	17
PYC	4
Private	14

#### **Late Notices**

Approximately 120, second late notices were mailed on May 6th.

#### **Floats**

All floats were installed on May 4<sup>th</sup>. Two floats needed repairs which were performed by Falls Point Marine. Routine maintenance, such as replacing screws in floats, repairing safety netting etc. being addressed by Rangers.

Peter Leavitt asked the cost from Falls Point to repair the floats. The 1<sup>st</sup> invoice was for \$900 but the 2<sup>nd</sup> invoice has not yet been received.

It was asked if cleats could be put on the dinghy float to make it easier to tie up to the float. Chief Tolan felt there would be a danger of tripping over them. There was brief discussion about the merits of cleats over rails. Harbormaster Twombly said that it would be cost prohibitive to add them at this point but could re-address the issue in the fall when the floats come out of the water.

#### **Dinghy Day**

Dinghy Day was held on April 11<sup>th</sup>. All of the permits were not sold. To date we still have 6 resident dinghy permits and 1 non-resident dinghy permit. Town dinghies are being placed next week.

#### **Personnel**

Assistant HM McKenney has begun working 24 hours per week until Memorial Day then will be working 32 hours per week.

Ranger Tolan has also started and will be working 40+ hours per week until Ranger Turner begins full-time in June.

Jay Hallett asked why Falls Point Marine did the work on the floats this year and was told that they needed to be done ASAP and Falls Point was available at the time.

#### **ITEM IV: Unfinished Business**

- A. Continue review of Long Range Management Plan / develop specific recommendations for the town council

The council has asked for a presentation for the 5/26/09 meeting. Chief Tolan has created an outline. He accidentally sent the wrong draft to the committee initially but sent the corrected one on the evening of 5/13. He would like the committee to look it over and get back to him ASAP so that he may forward it to the town manager.

As a group the committee went over the outline with Chief Tolan with the following suggestions (Copy attached):

##### Item 1 – repositioning moorings

Chairperson Archambault recommended that Item 1, Repositioning of the Moorings was the only stand-alone section of the recommendations. Chief Tolan made note of it.

Chief Tolan also pointed out that there is division among the members on the committee on the issue of repositioning moorings.

##### Item 2 – Parking

Paul Dobbins asked to add that additional trailer parking is also needed when considering the parking needs.

During the last council meeting, it was agreed that due to the loss of the parking spaces on Johnson Road because of curbing, 4 more spaces would be added in front of the existing parking lot with the possibility of a cut out creating 5 more on Route 88 by Underwood Park.

There is community support to create a park on the property the proposed new parking lot would be.

Richard Garrett feels that the committee is being insensitive to the wants of the community. Chief Tolan pointed out that the town is trying to address the community issues by attempting to eliminate people parking on the streets and peoples' lawns.

Committee is unanimous in the fact there is a need for more parking.

Jay Hallett suggested decreasing the number of boats allowed at Town Landing instead of increasing parking. There was discussion on this issue.

Jay Hallett suggested not renewing non-resident permits to access at the Town Landing so the residents would have access. This would not include limiting non-resident permits accessing from other locations. Chief Tolan said they can't do that. Paul Dobbins advised that where he came from they only allowed residents moorings in the Town's anchorage and non-residents had to use a marina or a private club.

Chairperson suggested that such restrictions may be looked into at a future time.

#### Item – Town Dinghies

Steve Archambault asked that the Harbormaster institute an order that motors be kept in the water instead of lifted to help eliminate damage to other dinghies by being hit by the blades. Chief Tolan said that they could have the staff monitor the issue and the committee agreed.

There is a sign going up at the launch ramp listing all the fees. This would eliminate several other signs in the area.

Steve Archambault passed out copies of the proposed launch permit that Alan Twombly created.

#### Item 4 – Launch Service

No discussion

After going over the outline Chief Tolan presented, the committee agreed that with the mentioned changes they were satisfied with it and Chief Tolan will finish it up and e-mail it to the chairman.

The Council has asked Chief Tolan to present the outline but would like the harbor committee member there in case there are questions or differing opinions that need to be voiced. It was felt that the chairperson should speak for the committee. There was brief discussion on why the entire committee was asked to be there.

There was suggestion and discussion that the mooring field grid work be developed and begin to implement it prior to the 2011 date recommended. This is in hopes of easing the transition and speeding up the ability to begin taking people off of the waiting list.

Harbormaster Twombly said that he is looking into on-line mooring applications and the GIS information from that can be used with the grid work the supplied by the consulting firm.

There was discussion about starting to move moorings to line them up with the grid.

Manny Kourinos wanted to make his opinion known that he feels people should have access to the Town Landing and that denying residents access should not be happening. The Town Landing is not expanding to meet the growth of the town and that the town council should take another look at the Brown property as a parking lot. He feels it is the town's obligation to meet the needs of the growing community in this area as they have done in other areas such as schools.

David Libby recommended amending the report to the council to reflect this opinion.

Discussion on this issue.

Chief Tolan amended his report to contain this sentiment indicating that the number of moorings have almost doubled since 1995.

Richard Garrett is supportive of expanded parking on the Brown property, but feels that no one has asked the neighbors how they feel.

Chief Tolan said that it has been discussed at town council meetings.

There are two differing concerns as to why the parking problem has not been addressed by the council. One is the cost issue and the other is the problem with opposition from the neighbors.

Richard Garrett asked what became of the 2 hour parking limit at the town landing. Stephen Archambault pointed out that the parking can't be limited until an alternative is available.

Manny Kourinos suggested a satellite parking lot. Chief Tolan told him that the issue has been brought up in the past but the cost was a factor as well as where to put the parking lot, who would be running the service, the insurance issues, etc.

Richard Garrett reminded the committee that when the Coast Guard came and looked at the anchorage it was a re-definition, not an expansion.

#### B. Update on additional floats for commercial area

The additional floats for the commercial has been set aside at this point due to the cost. The estimate for one 8 ½' X 16' float was \$5582. There is no money in the budget at this time. Chief Tolan is waiting on \$15,000 reimbursement from the government but there seems to be a hold up at the federal end. He is working to get this money as soon as possible.

C. Unlisted Items

Jay Hallett asked why there is a May 1 expiration date on the launch permit that Harbormaster Twombly presented. He told him that it is what the old permit had for an expiration date. It was decided to address the issue of the launch permits at the next meeting.

**ITEM V: New Business**

A. Unlisted Items

The letter from Eric Pederson was brought up for discussion. After the committee had read the letter, the items of concern have been addressed in the past.

**ITEM VI: Confirm date for June Meeting (June 11<sup>th</sup>, 8 AM, Falmouth Police Station)**

Date of June 11, 2009 at 8:00 AM was confirmed for the next meeting. It was decided by the committee that the meeting would be held on June 11<sup>th</sup> at which time the GIS would be discussed. Jay Hallett would like to talk about the GIS at the next meeting.

The possibility of skipping the July and August meetings was raised and will be discussed at the next meeting.

**ITEM VII: Adjourn**

Jay Hallett made a motion and Peter Leavitt seconded it that the meeting be adjourned. Unanimously approved. Meeting adjourned at 9:05 AM.

Respectfully submitted by:

Kim Maxfield-Fearon  
May 19, 2009

## ***Review and Recommendations by the Harbor & Waterfront Committee of the Long Term Management and Operations Plan for the Harbor***

May 26, 2009

The Harbor & Waterfront Committee has reviewed the plan as presented by Milone & MacBroom, Inc. at several meetings and would like to provide the following information to the Town Council. Since the Town Council has been previously provided a copy of the consultant's report, it is not the intention of this memo to review it in its entirety. Rather the committee feels that it is sufficient to make recommendations on what they believe are the four major issues that need to be addressed in regards to the future of the anchorage.

1. Anchorage-wide repositioning of the moorings
2. Anchorage access and parking requirements
3. Dinghy utilization
4. Launch service

### **Item #1:**

#### **What is the goal?**

- ☞ Long range management plan for safe alignment of boats by length and draft
- ☞ Provides a grid work for placement of moorings that would provide us with information on maximum number of boats that could be moored

#### **Concerns/benefits:**

This component of the report will be the most difficult for the mooring holders to accept for many reasons. The factors that need to be considered are:

- ☞ Will the cost of moving the moorings be borne by the town or the mooring holder
- ☞ Will all the moorings be moved or just a percentage, and who decides which are to be moved
- ☞ General political upheaval that may be generated by a complete reassignment of moorings
- ☞ This will improve the protection of the boats with a greater distance between moorings
- ☞ If moorings are moved further away from Town Landing this may create a need for a launch service (safety of rowing a small dinghy greater distances)
- ☞ If the mooring field is ever expanded it will generate more revenue for the Town, but it will compound the problem of lack of parking and may create additional pedestrian and vehicle traffic in the neighborhoods
- ☞ This issue is a stand alone issue and is not dependent upon any of the others, unless we expand the field, and then parking will be affected

### **Committee recommendation:**

The committee was divided on this issue and there was a feeling that while this would improve the positioning of the boats and allow for potentially more moorings, there may be strong opposition from the mooring holders that are required to move, especially if the Town requires it and they are forced to cover the cost. There was discussion on delaying this piece of the report to see if the problems resolve themselves when mooring holders remove their mooring from the anchorage and no mooring is placed in this area. It was also believed that the harbormaster could address the more serious problems with the mooring holders that are having the problem.

If the mooring field is restructured, but the number of moorings not increased, this could be done without adversely affecting the land based infrastructure. However, please note that the insufficient parking addressed in **Item #2** will continue to be insufficient.

The initial report of the committee suggested that this not occur until 2011, and it is the feeling of the committee that the harbormaster continue to review the situation and report back to the committee in the fall of 2009 as to status of the mooring field. At that time the committee would report back to the Town Council.

### **Item #2:**

#### **What is the goal?**

- 📁 Develop additional parking to support Town Landing

#### **Concerns/benefits:**

- 📁 Cost and location of a parking lot
- 📄 Neighborhood concerns of a parking lot
- 📄 Pressures that increased parking could have on Town Landing
- 📄 Currently approximately 350 people access the anchorage through Town Landing as well as people utilizing the facility for other activities
- 📄 Currently – Town Landing lot has space for 28 vehicles; 5 spaces on lower Town Landing Road; 22 vehicle spaces and 6 trailer spaces in the lot across from Town Landing Market
- ⌚ Consultants recommend 1 parking space for every 4 moorings – based on this formula we would need 32 additional spaces to meet the current number of moorings
- 📄 There is also a need for additional trailer spaces

### **Committee recommendation:**

The committee discussed the fact that while the Town has grown and facilities such as schools, library and municipal buildings have been built or enlarged to meet the needs of the community, the issue of increased parking for Town Landing has not been addressed. Since 1995 the anchorage has seen approximately a 100% growth in the number of moorings.

This issue **received very strong support from the committee with the finding that additional parking is urgently needed.** Without additional parking any expansion of the



mooring field or additional moorings from the waiting list cannot be accomplished. Parking is the critical piece of this report and all other issues revolve around improvements.

**Item #3:**

**What is the goal?**

- ▢ Provide access for people to their boats
- ▢ Eliminate the need for a launch service

**Concerns/benefits:**

- ▢ Number of dinghies at Town Landing – has been resolved by the permitting process and the addition of municipal dinghies – in 2009 we did not issue all of the resident dinghy permits (6 remain at this time) or all of the non-resident permits (2 remain)
- ▢ \$6,000 revenue to the Town with permits
- ▢ Cost to Town for 6 municipal dinghies - \$3,000
- ⌚ Municipal dinghies reduce the traffic build-up at the launch ramp when people are required to bring their own dinghy and unload
- ⚠ Safety of people rowing long distances to their mooring – will be resolved with the permission to have outboard motors
- ⚠ Environmental concern if people violate the ordinance and leave fuel on their dinghy – will be monitored by harbor staff
- ⚠ Elimination of dinghies would generate a need for a launch service

**Committee recommendation:**

It appears that the system of municipal dinghies is working well and the committee is recommending maintaining the status quo.

**Item #4:**

**What is the goal?**

- ▢ Elimination of the need for dinghies and the congestion they create
- ▢ Safer transportation to the boats

**Concerns/benefits:**

- ▢ Private vs. Town operated – cost of initial capital outlay of \$250,000 and an annual operating expense of \$90,000 – which could probably require an increase in the mooring fee of \$250 per year (\$500 for non residents, \$300 for residents) to those accessing through Town Landing
- ▢ Would need to remove the dinghies which would eliminate the \$6,000/year in revenue to the Town
- ▢ Private or public, this would increase parking problems due to people leaving other access points for the lower cost at Town Landing
- ▢ May have a detrimental affect on PYC or Handy Boat
- ▢ Contingency plan if the launch service fails
- ⌚ A positive point would be the elimination of the congestion of the dinghies along the floats

**Committee recommendation:**

The committee realizes that at this time the launch issue will not be a major concern until many other issues are addressed and resolved, or there is a move to greatly expand the number of moorings, which is unlikely. The consensus of the committee was to maintain the dinghies and not to proceed with any discussion of a launch service.