

**TOWN OF TREMONT
HARBOR COMMITTEE MEETING
HARVEY KELLEY MEETING ROOM
THURSDAY, FEBRUARY 7, 2013
5:00 PM**

MINUTES

1. CALL TO ORDER

The February 7, 2013 Tremont Harbor Committee Meeting was called to order by Chairman Jon Crossman at 5:05 PM.

2. ROLL CALL

Present were Chairman Jon Crossman, Members Mel Atherton, Art Paine, Mike Ryan and Dean Wass, Town Manager Millard Billings, Assessor/CEO Carl Young and Harbormaster David Schlaefel. Harbor Committee Members Wayne Rich, Spencer Ervin were absent from this meeting. Guest present were applicant Becky Hopkins representing the Black family and Michael Radcliffe, Derek Lapointe and Noel Musson representing FW Thurston Co.

3. APPROVAL OF MINUTES

3A. MINUTES OF DECEMBER 27, 2012

Motion was made by Harbor Committee Member Mel Atherton with a second by Mike Ryan to approve the minutes of December 27, 2012 as written. Motion passed 3-0-2 Jon Crossman and Art Paine abstained because they were absent from that meeting..

4. FINANCIAL REPORT

Copies of the Financial Report for the period ending December 31, 2012 were present to the Committee. (See attached)

5. NEW BUSINESS

5A. Application from Mike Radcliffe concerning Thurston's Wharf expansion project.

Michael Radcliffe explained the project to expand the existing pier lower deck by 34' x 17' for work area and storage of traps, expand the upper deck by 35' x 49' and a 21' x 31' addition to the Lobster Pound area. These proposed additions/expansions to the existing pier are below the normal high water line and therefore need Harbor Committee review and approval.

Motion was made by Art Paine with a second by Mel Atherton to approve the project as proposed by Mr. Radcliffe. Motion was approved by vote 5-0.

5B. Application from Becky Hopkins concerning Black's Wharf, ramp & float addition.

Becky Hopkins explained that she was representing the Black family concerning an application to expand the existing pier by 22 feet, add a seasonal 48 foot ramp and 16' x 24' float. She explained that a potential buyer wanted to be assured that such a project could be permitted. She stated that David Black had been approved for a 22 Wharf expansion in the past but had not followed through with the construction.

The Harbor Committee expressed concerns with the drawing that was submitted not being detailed enough to give them a perspective of the existing conditions and the location and siting of the proposed expansion. The Harbor Committee concurred that the proposal might be possible but that an actual survey and detailed plan would need to be submitted showing the abutting wharfs, the normal high water line, the normal low water line, and the location of the Federally Dredged Area before a determination could be made regarding a permit. The Committee explained that DEP, DMR, ACOE, and possibly the Bureau of Submerged lands would need the same detailed drawings before they would act on an application.

The Harbor Committee expressed that the proposal might be possible, but no action could be taken without detailed plans.

6. OLD BUSINESS

6A. Bernard Boat Launch Facilities Expansion Project

- a. Material for floats has been delivered and floats are under construction.**
- b. Concrete ramp paving planks have been delivered.**

Town Manager Billings explained that the floats were under construction and that the concrete paving planks had been delivered.

The Harbor Committee wished to discuss the purchase of the Closson Property and the funding of the purchase. Concerns were raised regarding their ability to make annual payments of \$50,000.00 per year without strapping the Wharf and Harbor Reserve Accounts so low as to be dangerous if there should be a major break down or emergency. There was much discussion concerning the ability to make the payments without needing to ask for funds from property taxes.

Motion was made by Mel Atherton with a second by Art Paine to ask the Select Board for an Annual Town Meeting Warrant Article for authority to borrow up to \$200,000.00 to finance the Wharf Operations as an insurance policy that the Town would never need to use money from property taxes to fund the wharf operations or property purchase. Motion was approved by vote 5-0.

6B. Possible Harbor Ordinance Amendments

6C. Possible Wharf Ordinance Amendments

No action was taken regarding either Ordinance Amendments.

7. TOWN MANAGER REPORT

No action was taken under this agenda item.

8. HARBORMASTER REPORT

No action was taken under this agenda item.

9. ANY OTHER ITEMS THAT MAY COME IN LATE AND ARE FOR THE BOARDS INFORMATION PURPOSES ONLY, NO ACTION TO BE TAKEN, UNLESS BOARD REQUESTS IT BE PLACED ON AGENDA FOR NEXT MEETING. No action was taken under this agenda item.

10. ADJOURN

Motion was made by Mel Atherton with a second by Art Paine to adjourn at 6:20 PM. Motion was approved by vote 5-0.

Respectfully submitted,
Millard Billings, Recording Secretary