

HARBOR COMMISSION
MINUTES
March 19, 2008

I. Roll Call

Jim Bartlett	Present
Yvonne DeWindt	Absent
Al Dika	Present
Tom Graham, Jr.	Present
Bill McCullough	Present
Keith McGlaughlin	Present
Jim Offield	Absent
Fred Rachwitz	Present
Jane Ramer	Absent
Dick Schiller	Present

Also present: City Manager Fred Geuder.

Chairman Jim Bartlett called the meeting to order at 4:05 p.m.

II. Minutes

Motion by Schiller, seconded by Rachwitz, to approve the minutes of November 13, 2007, as presented. Motion carried.

III. Public Comment and Correspondence

None.

IV. New and Old Business

A. Consideration of Proposed Dock Expansion—Graham Family Partnership

Tom Graham stepped down from the table.

Tom Graham noted that the family boat house was looking to add four slips on a floating dock to their existing dock. These slips, which would be placed on bottomlands owned by the Grahams, would potentially be rented out, although they may also be used by the family. In order to add the dock dredging would need to be done, and the plan does show the dredging going west of the property line in water adjacent to the City's Ford Park. Graham noted that the project could occur without dredging west of the property line, but that dredging would be part of eliminating a rock pile that sits up quite high, and has been a hazard to boaters.

Graham also noted that they would be paving parking north of the boat house, but that was part of consideration for the Planning Commission.

McGlaughlin asked Graham whether the parking would eliminate any trees.

Graham stated that a tree and a large cedar clump would be taken down, but they did not want to place the parking any closer to the building than necessary. Graham noted that this foliage did block some of the views. He also noted that the cedar hedge by the sidewalk would be relocated south, next to the parking, making the driveway exit onto Bay Street safer.

Enter McCullough.

Bartlett noted that the proposed slips were within the theoretical limit line for development that is shown on the Harbor Plan. Bartlett said he had discussed the dredging with Jim Young of Benchmark Engineering and agreed that the dredging plan as shown was a good idea.

Bartlett also said he felt the development of parking on the Graham parking was a good change and would likely also be a benefit to Ford Park.

Dika stated that he felt the plan was reasonable and was within the Harbor Plan guidelines.

McCullough asked whether the dredging would undercut the rip-rap. Bartlett said the dredging would not disturb the rip-rap, and the floating dock would provide a further barrier for wave attenuation.

Rachwitz asked whether such a plan could happen in other places.

Bartlett said that this could be proposed adjacent to any privately owned land along the waterfront, but noted that he was unaware of any other "owned" bottomlands, in which case a "bottomlands lease" would need to be obtained from the state and would trigger a different and more comprehensive approval process.

The City Manager noted that the land would need to be zoned Waterfront, and Planning Commission approval would also be needed.

Motion by Dika, seconded by Schiller, to approve the proposed Graham Dredging and Dock Plan dated February 7, 2008, noting that the plan is consistent with the Harbor Plan, and noting that the Harbor Commission has no objection to the dredging plan as proposed. Motion carried by voice vote, Graham abstaining from the vote.

B. Other Business

Bartlett asked the City Manager how the slip and mooring rental was proceeding.

The City Manager noted that all 28 dock slips had been renewed, with three slips to be filled. He noted that the first two names on the waiting list could not be found, and #3 had ultimately turned down the opportunity. One of the three openings has been filled, and the other two are being worked on.

The City Manager noted the trend toward smaller boats as seasonal renters, and that the supply of 30' slips was nearly exhausted. He suggested that the Commission at least take a look at this situation as it may need to be addressed in the future. Only one seasonal renter is using a 60' slip.

Bartlett also noted that the City Manager had had concerns from a couple of boaters about the depth of the water at the Ford Park Launch Ramp. Bartlett said one of the boaters was trailering a 27-28' boat on a double axle trailer. Bartlett said he and Fred Walstrom had checked water depths and found 5' of water at the end of the ramp, and he and Walstrom thought it should not be a problem.

Bartlett also suggested that the Commission members think about the cash balance issue, given potential needs for dredging if the water levels stay low.

Bartlett said it appears the north end of the floating dock may be resting on the bottom now, and he talked to Flotation Docking Systems, and asked Dan Carmichael to look at the problem and potential solutions.

Graham asked whether the 70-foot boats would be in the regatta. Bartlett said he was not sure; Harbormaster Mike Johnson has been working with the LTYC, but the water levels would likely preclude that size boat docking at the City dock.

Rachwitz suggested talking about the transient stay limits at one of the coming meetings.

V. Meeting Schedule

Bartlett scheduled the June and July meetings for the third Wednesdays, June 18 and July 16. The August meeting date will be set at a later date.

VI. Adjournment

There being no further business, the meeting was adjourned at 4:55 p.m.

Frederick W. Geuder, City Manager