

TOWN OF WELLS, MAINE  
HARBOR ADVISORY COMMITTEE  
Meeting Minutes  
Tuesday, March 22, 2016 5:00 P.M.  
Wells Activity Center  
113 Sanford Road

Members Present: Town Manager Jon Carter, Chair Kate Mooney, Mike Caplan, Frank Parillo, Charlie Bashaw, James Shaw, Harbor Master Chris Mayo, Meeting Recorder Cinni Davidson

Excused: Gus Crocker, Bob Foley, Bill Comeau, Scott Worthing, Selectman Kathy Chase

Members of the Public: Ron and Debbie Cheney

1. The minutes of the February 9, 2016 meeting were approved as written.

Chris clarified how he assigns open spaces during the season to transients vs. people on the waiting list. He also does conditional mooring assignments during the season as permitted by the ordinance.

2. Harbor Master update and status of issue resolution

- a. Harbor Master Boat Update

The motor needed a new power head, which was under warranty. One of the thermostats had gotten stuck and the motor overheated. It was fully repaired and has a new one year warranty. Chris expects to get the boat out of storage this week.

- b. Launch Ramp Grant Re-bid Update

We are getting new bid specs from Wright-Pierce. There will be a longer time frame for the bidding. There is also an alternate bid with the Highway Department providing much of the fill and doing some of the pavement demo. This would be a fall project.

- c. Eastern Shore Gate Update

The Selectmen approved the purchase of the new software. The agreement with Cincinnati Time has been signed. Chris expects the new system up and running by May 1, and he is working with Anchor Fence on the gate. The first key will be included in the mooring fee, with an additional charge for a second key. Keys that aren't returned to Chris will be deactivated.

The ramp and float come under the next budget cycle. This is a CIP request to be voted on at Town Meeting. The project takes 6 weeks of lead time and 1 day's installation.

- d. ACOE Update (Funding, Currituck)

Jon and Chris went to a meeting in Augusta; there isn't much funding for projects in New England. Chris requested a spring survey which was denied; a harbor survey costs about \$60,000. The Currituck will be here this spring but there won't be any dredging without a survey. The available funds are being reserved for large commercial harbors. These meetings are being dominated by lobstermen and their lawyers, and they are concerned about where the dredged materials will be dumped. Chris doesn't expect any dredging soon unless we can demonstrate emergency conditions. If any one sees a bad situation, take pictures documenting the conditions and send them to Chris.

Chris and Charlie recently completed a 3 day training course at Castine.

e. 2016 Mooring Season Update (waiting lists, mooring renewals)

38 renewals have come in. Some people got smaller boats and more floats are available this year. Chris will start granting new slips on April 1. After April 15 he will follow up with mooring renewals if people haven't contacted him. There are 80 people on the slip waiting list and 29 people on the mooring waiting list. The list is on-line now.

f. Other

~Update on the Portsmouth dredge sand: Jon said it won't happen this fall. We are still talking with towns in Massachusetts about their permitting process.

~Chris distributed copies of the private mooring draft ordinance. He is also referencing other municipal ordinances in Maine which have been in effect for a while. Vessels will typically be under 24'. Mike asked if people will have to show proof of liability insurance. Chris will look into it. The draft has to be reviewed by the Ordinance Review Committee and adopted by the Board of Selectmen, and fit into our existing ordinance. Jon said it won't happen until the next boating season.

~Charlie said that houseboats were discussed at the Castine meeting and asked if the Town wants a houseboat ordinance. Our current ordinance limits the number of days of occupancy and can be applied to houseboats. The maximum is 5 nights for a transient.

~Mike has heard complaints about people fishing at the launch ramp. When Chris sees people there he directs them to a safer area on the floats.

3. 2016 Season Make Ready Work

a. Mooring survey

Chris is scheduling a mooring chain survey, hopefully to be done in the next few weeks. The company doing the inspection is bonded and would defend us in court if there was an incident.

b. Repairs anticipated

There are some broken tag lines on moorings. Some of the pier planking needs to be replaced.

c. New floats

The new floats are being built and the company will deliver them. Chris will install them.

4. Next Meeting: Wednesday, April 20, 2016 at 5 PM, possibly at Town Hall.

Respectfully submitted,

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Cinndi Davidson, Meeting Recorder

Accepted by,

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Kate Mooney, Chair