

## Harbors and Waters Board Meeting

August 2, 2021

Present: Breen, Smith, Michaud, Doub, Gregory, Dragonas and Cuzner

The minutes of the last meeting were approved

Parkers Boatyard:

1. Gary Gregory ,chair addressed the board and guests:
  - a. The board read through the proposal by Jocelyn Cook and James Ashton about the establishment of a Community Boating Center (CBC)
  - b. It is all about prioritization and the enterprise fund has exclusive control of the harbor.
  - c. The former sailing center predated 30B and Parker's is a mess advises CBC to choose another location such as the MYC that would be easier to get ready for a dry sailing fleet.
2. John Doub addressed the board and guest:
  - a. The four main functions of the board and enterprise fund is to:
    - public safety
    - maintain properties, docks and mooring fields
    - preserve the department's fiscal soundness
    - improve access
  - c. CBC's financials do not seem sustainable and the town already has facilities for boating lessons, beaches and dry sailing as well as 7 public access docks.
  - d. Suggests tabling this discussion until Parkers is considered safe.
3. Ken Breen addressed the board and guests:
  - a. Agrees with Doub
  - b. In support of Americans Disabilities Act (ADA ) but agrees that Parker's must be safe before the board /Harbormaster commit to any proposed ADA access or public services.
4. Clarke Smith addressed the board and guests:
  - a. Also in support of sailing and ADA access in Marblehead.
  - b. Without significant capital outlays, Parkers is a safety nightmare
  - c. Parker's is 3 years out at best.

5. Jay Michaud addressed the board and guests:
  - a. The board is now and has all along been listening to proponents of the CBC but agrees Parker's requires an immense amount of work.
  - b. ADA access is very important and will be enthusiastically considered as a separate issue from the proposal of another public yacht club for dry sailing.
  - c. Approximately 10 boats are currently sailing out of Cliff St. at less of a cost than the proposed dues in the CBC's financials.
  - d. The CBC proposal includes income from dinghy spaces and kayak/sup racks but that revenue is already being used to support the enterprise fund. It contains no funding for upkeep of the crane, floats and gangways.
6. Peter Dragonas (alt) addressed the board and guests:
  - a. Safety is paramount.
  - b. Budget for CBC is optimistic at best
  - c. Relies heavily on donations and the insurance estimate is way too low
  - d. With other options being offered, why is it Parkers or nothing?
7. Rick Cuzner(alt) addressed the board and guests:
  - a. Is on board for anything the enterprise fund/Harbormaster can do to improve ADA access.
  - b. Would like to see the property used for more than just 18 dry sailing vessels. It should have something to accommodate more people.

Thoughts from the guests:

1. Jocelyn Cook:
  - a. James Ashton could not make the meeting.
  - b. She has been coming to the HWB meetings looking for guidance and is happy with the feedback she has received.
  - c. Her plan will inject funds into the enterprise fund as the financials came from the past boating centers and hopes to compromise.
  - d. Negotiated the deal with Ralph Anderson (trading co) for 5 boats to dry sail because he supports the proposed CBC and keeping sailing alive in Marblehead.
  - e. Her financials are just a jump off plan and the insurance was quoted by more than one company.
  - f. Thinks the center will have 150 users
  - g. Wants to oversee the property and keep it like it was 25 years ago,

- h. Property was originally purchased for recreational use in 1989 and is well suited for a community space. The 2009 harbor plan said parker's was a priority.
2. Maureen (?):
- a. Stramskis was looked at for ADA possibilities and will not work.
  - b. Cliff St. does not have a valet service option and only launches on weekends.
  - c. The old sailing center worked at parkers and everything was maintained and transferred \$21,000.00 to the new managers and the problems started after that.
3. Gary Gregory problems that existed and still do:
- a. The old group fell apart many years ago and nothing was maintained for a long time.
  - b. The boat storage and sailing season overlap
  - c. Entrance way to parkers is so narrow that neighborhood fences and houses were getting hit.
  - d. Hoist operators must be licensed
  - e. 2009 showed Parker's as a priority but all the other maintenance totaled \$4,000,000 and the average seawall needs attention approximately every 10 years.
  - f. Too many emergency and safety issues came up that needed to be prioritized
  - g. His understanding is that Ralph Anderson would continue the dry sailing with more boats utilizing the service.
  - h. Parkers would cost at least \$50,000.00 per year...MYC is a better option.
  - i. There are steps that have to be taken that are both expensive and time consuming such as sea walls. We cannot tie a repair schedule or divert money from the enterprise fund to another public Yacht Club but can task public keel boat sailing to MYC.
  - j. We need to get the following things done prior to consideration of CBC.
    - make repairs
    - permit and fix seawalls
    - 30B compliance
4. Harbormaster Souza:
- a. The procedure to replace/repair seawalls is complicated and must be permitted through DEP which takes time.

- b. Seawalls have a life span of about 10 years and we have to prioritize funds for this purpose. There are lots of moving parts.
  - c. We need the time to allocate funds and get repairs done in order of safety importance.
  - d. Maintenance on floats and gangways alone are expensive and must be done on a regular basis on and off season.
5. Unknown attendee:
- a. I have heard talk about safety but what about the kids swimming at parkers?
  - b. You are encouraging and condoning unsafe swimming at parker's
6. Jay Michaud:
- a. Agrees with public floats being dangerous and moves to post a "no swimming" signs at public floats.  
All in favor and the motion carries.
7. ADA conversation:
- a. Q-how many Hoyer lifts for ADA access are on the North Shore?
  - b. A-None but there are 3 in Boston
  - c. A- Marblehead is not Boston
  - d. Board/Harbormaster fully intends to be ADA compliant and request to be informed immediately when things fall into disrepair.
8. John Doub: Motion to table further discussions until safety outlays are addressed. All in favor, motion carried and Harbormaster to provide a list of outlays to be made public and to look into more vessels on the trawl lines.

Harbormaster Report:

- 1. Squid fishing safety is problem, the docks were nearly submerged at 2am but enforcement is beyond the scope of PD.
- 2. Tucker's Wharf (public reservation and no fishing or swimming posted) was covered in squid ink as were the paying guest's boats. We had to discount all reservations and hire boat cleaners.
- 3. PD is able to help with Tuckers because of its designation as a "no fishing" dock and will do so moving forward. The only fine in town bylaws to help enforcement would be "vandalism".
- 4. The harbormaster will look into designating certain floats for fishing next season and will also research enforcement options with DEP and installation of key gates at Tucker's.

Meeting adjourned at 8:54 pm

