

Minutes of the
Town of Gosnold
Harbor Management Committee
January 8, 2022

Item 1. (Call to Order/ Minutes) A meeting of the Town of Gosnold Harbor Management Committee via ZOOM teleconference was called to order at 10:31am. Present were Harbor Committee Members Ralph Cataldo, Paula DiMare, Seth Garfield, Lexi Lynch, Maddie Lynch, Leo Pierre Roy, and Lisa Wright, representing the entirety of the Committee. Also present for portions of the meeting were Harbormaster/Wharfinger George Isabel, Mooring Collector/Assistant Harbormaster Dale Lynch, Selectboard Member Gail Blout, Town Administrator Michael Milanoski, Alden Anderson, Seymour DiMare, Ginny Doran, Marla Garfield, Philip Houha, Geo Huey, Duane Lynch, Carlyn Nunes, Sean Uiterwyk, Fran Veeder, and Nancy Wilder. Other members of the public participated, but did not identify themselves. Chairman Roy confirmed that the Committee members could hear the discussion and be heard.

Lisa Wright reported that she had heard back from Mike Veeder, and that he was seeking a Temporary mooring for his 14' sailboat with a 6" draft, and from Sarah DiMare Atwood who was seeking an Annual mooring for a 30' fishing boat. Ms. Atwood was aware that she had to apply in person the first Monday in March. Mr. Roy recommended deferring action on the Veeder Temporary mooring until after the review of the moorings status that he and Ms. Wright were conducting. The Committee agreed. Ms. Wright said that the only other mail was a bill from Dale Lynch for work on the piling hoops for \$2,284.59 which had already been approved by Wharfinger George Isabel.

Ralph Cataldo moved acceptance of the minutes of the meeting of October 13, 2021, as written and distributed. The motion was seconded by Paula DiMare and passed unanimously.

Item 2. (Income/Expense) Chairman Roy publicly thanked Ralph Cataldo for his great work in again auditing the Marina and Mooring revenue, the summary of which was previously distributed by Mr. Cataldo. He said that the collection of another record breaking year of revenue was thanks to the efforts of Wharfinger George Isabel and Mooring Collector Dale Lynch. Mr. Cataldo agreed, and also thanked Mr. Isabel, Mr. Lynch, and the Marina staff for all their efforts. He said that the 10-year average for temporary ties-ups was 410 per season, and this year we did 500. He said it would be beneficial if we had a little more space for temporary tie-ups, which was a good money-maker for the Town. He said that all the vendors were pitching in to help make Cuttyhunk a desirable destination for boaters. Mr. Cataldo thanked Town Treasurer Sarah Smith for her good work, saying that all revenue was accounted for, and all Harbor and Wharf invoices paid. He said that total revenue for the season was \$642,000. He said that there were absolutely no complaints about the rate increases, as the visiting boaters appreciated coming to Cuttyhunk with our improved amenities.

Seth Garfield said that as we get busier, we need more staff, and said that he felt that the Marina was short-handed this summer. Mr. Roy noted that we had tried to get another Marina Assistant, and had posted the position, but there were no applicants. Lexi Lynch asked if we were open to hiring staff from off island. She said that Daralyn Heywood had expressed interest last summer in working on the island. She lives in West Barnstable and has apparently been coming to the island for many years. Lexi Lynch said that Ms. Heywood has a background in law enforcement and was willing to live on her boat with her family for the summer. Mr. Roy said that we were of course open to off-island applicants and asked that Ms. Heywood's resume be forwarded to him.

Item 3. (Projects: Fuel Farm/Water). Selectboard Member Gail Blout reported that the Fuel Farm project was moving forward. She said that a very productive community forum had been held on the need for the fuel farm, and a subsequent presentation made by Foth on the options for fuel tanks and the reconfiguration of the solid waste area. She said that the Board had decided on Convault above-ground tanks and that Foth was preparing a submission to the Conservation Commission for their review. She said that the Study Group for the Coast Guard Boat House Visitor Center was also making progress, and had agreed on the need for a toilet facility in a separate structure next to the Boat House, tied into the existing Buzzards Bay Coalition pump out holding tank. Mr. Roy gave an update on the water projects, saying that bids were received in early December, but the bids came in over budget for the water main project, and no bids were received for the wellfield work. He said that the Town intended to rebid those projects later this month, and was seeking additional state funding. He said that the Town did receive responsive bids on the stormwater project and intended to award that contract. Mr. Roy said that as a result of the rebid and need for additional funding the construction would be delayed from this winter/spring until this summer/fall. He said that all work was expected to be completed this calendar year. Mr. Cataldo said that while the roads were open, any necessary electrical work should be done, but he expected that this had already been considered. Mr. Roy replied that it had, and that there was a plan to install conduit in Bayberry Hill and Bay View Roads, as they were the only remaining roads that have direct bury electrical lines.

Item 4. (Solid Waste) Mr. Roy introduced this issue by saying that we have discussed it as a Committee for many years. Some improvements have been made in managing our waste, but we all agree that we can and must do better. He said that the Selectboard has asked an interested subset of the Climate Change Action Plan Committee to help work on this issue. Mr. Roy said that the group has scheduled a public forum via Zoom on January 25th at 7pm. He recognized Nancy Wilder, the Committee Co-Chair, to elaborate. Ms. Wilder said that the Committee wanted to involve the visiting boaters, the residents, and the local business owners in the conversation. She said that they, along with Solid Waste Department Manager Asa Lombard and Seth Garfield, wanted ideas for improvement. She said that the idea was to increase awareness about reducing waste in the first place, not just dealing with the problems of collecting it and getting it off the island. She said their goal was to reduce the quantity of waste by encouraging people to bring less stuff to the island, and to take it home with them when they left. She

said that they didn't want to be preachy or judgmental, but wanted to educate people about our solid waste problem and ask for their help in managing it. Mr. Roy asked Alden Anderson if he had anything to add, given his strong interest in the topic. He said that Ms. Wilder had explained things well, and simply asked people to spread the word about the meeting on the 25th. He said that the more involvement and more ideas the better to help us reduce waste on the island and the costs of managing it. Dale Lynch suggested that the meeting be posted on the Town's website and in all the usual places.

Item 5. (Future Projects) Mr. Roy observed that the Committee had previously authorized Dale Lynch to inspect and repair the Bosworth and Water Taxi floats, and asked if that work was still scheduled for this winter. Mr. Lynch said that with the water projects delayed he planned to get to them in February or March. Mr. Roy asked about the condition of the older pennants when the moorings were decommissioned this fall. Mr. Lynch said that the cables were inspected for any broken strands, but everything looked fine. He said that he would take a look at them again in the early spring, allowing time to send them out for replacement before recommissioning, if needed.

Mr. Cataldo said that the most important future project for him was replacement of the Public Toilets building. He said that he had been impressed with the material on pre-fabricated structures sent by Town Administrator Michael Milanoski and suggested that the material be forwarded to the entire Committee. He said that the buildings seemed well designed, well built, easy to maintain, and cost effective, as compared to conventional design and construction for projects on Cuttyhunk, given the logistical challenges. Mr. Cataldo said that architect Greg Jones was willing to help us, but that buying a pre-engineered building would likely be cheaper and easier. Gail Blout said that Mr. Cataldo was absolutely correct, which is why the Coast Guard Visitors Center Committee was considering the same thing. Mr. Milanoski said that these pre-fab units were readily available, easy to clean and maintain, and could be built in any configuration that we wanted, such as four unisex stalls with individual sinks.

Mr. Garfield asked if a prefab building could be installed by the fall of this year. Mr. Milanoski replied that given the lead times, installation by April/May 2023 was probably more realistic. Mr. Cataldo reminded the group that the building would still need to be permitted. Ms. Wilder asked that the design include one or two water bottle fill stations. She said that a priority for the Solid Waste Committee was to reduce the need for single use water bottles by encouraging the use of refillable water bottles. Mr. Roy said that we could certainly do that, and said that he would circulate the information on pre-fabricated bathroom buildings to the entire Committee.

Item 6. (Slips, Shacks, Public Toilets Building) Mr. Roy noted that we had adequately discussed the Public Toilets Building topic, and asked Mr. Garfield why he had added Slips and Shacks to the Agenda for today's meeting. Mr. Garfield said that he thought that we should discuss the criteria for who is eligible to rent a Fish Shack and the application process. Mr. Roy said that our Committee had reviewed the process and eligibility issue last year when a shack became vacant. He said that the rules were last issued by the Selectboard in 2014, and that there was a separate sheet on the

application process, but he acknowledged that there were inconsistencies between the two documents. He said that both documents had been sent to the Shack renters in February 2021 when they were asked to confirm their eligibility. He asked what the issue was. Wharfinger George Isabel said that Jared Doran was a year-round resident who recently got his commercial striped bass fishing license and even more recently bought a 25' boat, and now wanted to rent a shack. Mr. Roy noted that Mr. Doran was on the waiting list but there were currently no vacancies. Mr. Garfield said that we wanted to encourage year round residents and those making a livelihood on the island, so perhaps we should review the criteria. Mr. Roy said that he didn't have the criteria in front of him, but asked Ms. Wright if she would read them to the Committee. She read the first few items:

1. "To qualify for granting of a fish dock wharf building tenancy, the tenant must be an inhabitant of the Town of Gosnold, meaning a person that is a taxpayer or a renter on a continual basis, and actually lives and bases a main livelihood in the Town for a significant portion of the year (6 month guideline).
2. All requests for wharf building space must be made each year by written application by October 1st to the Wharfinger who will record the request in the Wharf Book, noting date and person requesting the building rental.
3. Wharf building space will be rented to an applicant annually for the period January 1 to December 31 provided that the conditions as stated in these regulations are met with rental fees paid in full as due. A rental will be made only to an individual and not in the name of a corporation or other business.
4. The Selectmen will assign wharf building space annually (with a waiting list maintained from year to year as necessary; to remain on the waiting list every year by October 1st provided, however, (a) priority will be given to individuals who will use their wharf building space primarily in connection with commercial fishing, commercial lobstering, fishing guide business, or other commercial maritime business, and (b) subject to the priority described in (a), those who are assigned a wharf building space shall have an expectancy of renewal each year insofar as they continue to qualify for a wharf building tenancy. Information supporting the application must be presented annually to the Wharfinger. At the Selectmen's discretion a shed may be assigned to an individual who does not meet the requirements for priority status."

Ginny Doran said that even though Jared was her husband she thought that the priority was clear as to who should get a building, but that she has seen favoritism in the granting of Shacks. Dale Lynch said that the rules did say that renters would have an expectation of renewal, so what would be the reason for kicking somebody out. Mr. Roy said that he would again circulate the rules for the Committee to review. He said that we had a process which we followed, which was that in the case of a vacancy we went to the first person on the Waiting List. If they confirmed that they met the criteria at the time of availability we recommended to the Selectboard that they be rented a Shack. He reminded the Committee that we just made recommendations, but it was the Selectboard who actually rented the Shacks. He said that the last vacancy had been filled by someone who had been on the Waiting List for 14 years, who had a boat and a

commercial fishing license. Mr. Roy said that he understood that at that time Mr. Doran did not own a boat which is a requirement for the maritime business priority.

Carlyn Nunes said that she agreed with Seth, Dale, Ginny, and George. She said that Jimmy had had a business on the Fish Dock and he had followed the rules. She said that she thought that Jared should be next in line for a Shack. Ms. Wright said that if we strictly adhered to Section 4 of the rules, people could be kicked out of their shacks on an annual basis. She said that we've never kicked anyone out, and that she didn't think that would be fair. Mr. Roy said that he would circulate the rules to the Committee and refer the issue to the Selectboard for their direction.

Item 7. (Old/New Business) Mr. Roy reviewed the To Do list. Mr. Garfield reported that he had received a check from Nate Barry of Frog Pond Moorings for \$1,700 for the season's Environmental Fee collection, which was given to Ms. Wright. He said that he understood that Dale Lynch who services the moorings in the Outer Harbor for both the Barry's and the Jenkins' would be putting numbers on them when the moorings are commissioned in the spring. Mr. Lynch confirmed that would be the case.

Lexi Lynch said how impressed she was with the income from the temporary tie-ups. She said that we could increase that significantly if we freed up the west face of the Fish Dock. She said that instead of clogging it up with one resident's boat we could use it all summer for temporary tie-ups.

Under Old Business Ms. Wilder asked if we could add a surcharge to the Marina and Mooring Fees for Fireworks Weekend to help offset the cost. Mr. Roy said that before going to another fee, have we asked the boaters for voluntary donation. Dale Lynch said that he thought that it was a privately sponsored event, and not a Town event. He said that he had collected \$700 in donations from people on the moorings last summer, and knew that boaters had also contributed at the Corner Store. Ms. Wright said that the Town writes the check for the fireworks, but there is no Town funding... all the money comes from donations. Ms. Isabel said that he tells boaters in the marina that donations are welcome. He said that he understood from Asa Lombard that the donations had been sufficient to cover the costs of the event. Dale Lynch said that he thought that the state Department of Revenue may have some issues with the Town adding a surcharge to our fees, and Mr. Isabel agreed. Ms. Nunes added that in her opinion we shouldn't do it.

Under Old Business Mr. Cataldo reminded the group that we had some 843 s.f. of deck that had been permitted but not built. He said that our Order of Conditions was good for five years, and that if we wanted to build that out we should do it within the next year. In response to a question Mr. Cataldo said that the permitted area was between the two walkways to the dinghy docks, and covered an area of riprap. Lexi Lynch said that any additional area that we could build for seating would be beneficial. She said that she was still interested in getting some fabric covers for one or more of the deck areas for seasonal shelter from the sun and rain, to get people out of the weather. She said that she had received additional donations for picnic tables, and that it was time to replace

the metal ones with two new wooden ones. Dale Lynch said that he wasn't a voting member of the Committee, but that he advocated for creating additional "real estate" in the area without reducing the available parking. Mr. Cataldo said that the new deck would be approximately 20 by 40, and over an area of rock and unusable water. When asked about probable cost, he said that he could get a couple of quotes, but that it would probably take about 10 pilings, which would cost about \$30,000, plus the framing, decking, and benches. Ms. Wright said that she was on the fence as to whether this was a good idea or not. Mr. Garfield suggested that we could look into a permit extension if we wanted to think about it some more. He said that it was worth getting an estimate for our next discussion, and Mr. Cataldo said that he would discuss it with Foth. Mr. Roy reminded Mr. Garfield that he still needed to do the eelgrass survey so we could close out that regulatory requirement.

Under New Business Mr. Garfield asked for an update on the repair of the Kawasaki ATV. Mr. Isabel replied that it is off-island being repaired for an estimated \$4,300-\$4,500 and it should be back in April. He said that it was worth repairing, as it would cost \$20,000 to replace it. He said that the plan was for the Wharf Department to continue to use the vehicle, and to keep a medical kit in it for public safety purposes. Mr. Roy expressed surprise, as he said that he was unaware that the vehicle had been transferred from Police to Wharf. He said that we had not budgeted for vehicle maintenance in the Wharf budget. He said that it made sense for the Harbormaster/Wharfinger to have a dedicated vehicle, but there should be a single individual responsible for its upkeep, and that would be Mr. Isabel. Ms. Wright observed that there was a balance of \$18,000 in the Police Department budget for FY22, so the repair cost could be paid out of there, and a line item created in the FY23 Wharf budget. Mr. Roy expressed relief and agreed.

Under New Business Dale Lynch reminded the group that with Geo Huey ineligible to rent a mooring in the federal dredged basin because he no longer had a deep draft boat, Mr. Huey was still looking for a mooring for next summer. Mr. Roy said that he had not forgotten about Mr. Huey, and that he was reviewing the status of Annual Moorings in the Harbor with Ms. Wright, and expected an assessment shortly.

Item 8. (Selectboard Update). Mr. Milanoski said that Ms. Blout apparently had to leave the meeting, and that there was no further Selectboard update.

Item 9. (Meeting Dates/Public Comment) Chairman Roy proposed the following dates for future meetings, all Thursdays at 10:30am: April 14, April 28, May 12, and June 16. There was no objection to these dates. He asked for further Public Comment, but there was none.

Item 10. (Adjourn) Ms. DiMare moved to adjourn the meeting, and upon a second by Mr. Garfield, the motion was passed unanimously at 12:07pm.

TO DO LIST:

1. Mr. Roy to write a letter on eelgrass regeneration to the regulatory authorities, once Mr. Garfield performs the survey.
2. Mr. Roy to request the scope and fee proposal from Foth for a new marina layout.
3. Mr. Cataldo to check status of dock project permits deadline, and get an estimate for the additional 843 s.f. of deck.
4. Mr. Roy will work with Ms. Wright to clarify each mooring's status, and write a letter to all mooring holders, reminding them of their status.
5. Mr. Roy to circulate the Fish Shack rules and information on pre-fabricated toilet facilities to the Committee.

Respectfully submitted, Leo Pierre Roy

Minutes approved April 16, 2022