

April 4, 2019

The regular monthly meeting of the Oxford Board of Port Wardens was called to order by the chairman, Thomas Campbell, on Thursday, April 4, 2019 at 6:00 p.m., in the meeting room of the Oxford Community Services Building.

Other board members in attendance were Larry Murray and Robert Hyberg, along with outgoing Town Attorney Brynja Booth and incoming Town Attorney Lyndsay Ryan.

The minutes of the meeting of March 7, 2019 were approved and accepted as distributed.

Chairman Campbell recused himself from the meeting in order to present his applications. The meeting was taken over by acting chairman, Larry Murray.

REQUEST FOR MAINTENANCE WORK

The board members reviewed a maintenance application for Campbell's Town Creek Boatyard, LLC, located at 109 Myrtle Avenue, to do maintenance dredging to 7' mean low water resulting in approximately 3,026 cubic yards of silt and sand. Owner Thomas Campbell explained that approval permits from the Board of Public Works and MD Department of the Environment have been received and copies attached to the application. He noted that the spoil site, located at 28745 Sanderstown Road, in Trappe, was the location in which the dredged materials would be going, via truck, adding that this location had been used in the past without any disturbance to Oxford. Mr. Campbell also explained that the applications of approval for this project, granted by the MDE and Wetland Division, were good for six years and allows for Campbell's Town Creek Boatyard to prepare for the future. However, Mr. Campbell pointed out that he would notify the board when he is getting ready to do the job. No comments were made by the audience. Mr. Hyberg made a motion to approve the permit as defined in the documents provided with the application. The motion was seconded by Mr. Murray and unanimously carried.

PERMITS FOR REVIEW

1. Permit #19-01, Campbell's Boatyard at Jack's Point, 106 Richardson Street, request for maintenance dredging, replacement of 250' of existing bulkhead, all within a maximum of 18" channelward of the deteriorated bulkhead, reconfigure a 3,788 square ft. covered slip area to two covered areas, reconstruct Pier A with a 133' long by 8' wide floating pier with an 80' long by 10' wide T platform have four 32' long by 4' wide finger piers and two 40' long by 4' wide finger piers and 12 mooring piles; reconstruct Pier B with a 170' long by 8' wide floating pier with one 59' long by 8' wide L platform along with four 45' long by 4' wide finger piers, and 9 mooring piles; and construct a new Pier C with a 66' long by 5' wide floating pier with one 40' long by 4' wide platform with one 35' long by 4' wide finger pier and 2' mooring piles. Mr. Campbell presented his application stating that this was a project that had started in 2009 when it had previously been approved by the town. It had taken Mr. Campbell four years to get all the permits for approval for this work back at that time. Soon after receiving approval, the economy went down and the project was stalled three years, then extended, and part of the project done until money and time became an issue. Hence, the project has had to start over again. Approval has been received from the Army Corps of Engineers and the Dept. of the

Environment. Mr. Campbell also noted that originally the application for this work had to go through an appeal to the Commissioners. Attorney Booth spoke stating that in November 2009 the Board of Port Wardens considered the application but were not sure they had the authority to approve it and forwarded it to the Commissioners to consider. This led to a hearing with one person who came forward and asked some questions specifically above the coverage area which Mr. Campbell agreed to move in order to address the concerns. The Commissioners then approved the application. Attorney Booth asked Mr. Campbell if anything changed from what was written in the original permit application. Mr. Campbell responded it had not and that he was asking for exactly what was requested in the first place. Mr. Campbell noted that the state had taken away 1' of the water depth to 7' instead of 8' and that the spoils from this project would be taken to 28745 Sanderstown Road in Trappe. No public comments were received from the audience. Mr. Hyberg made a motion to approve the permit as requested. The motion was seconded by Mr. Murray and unanimously carried. Mr. Murray added that the board's permit would be issued based on the fact that everything be done in accordance with the other permits obtained.

2. Permit #19-02, Campbell's Bachelors Point Yacht Co., LLC, 26106A Bachelors Harbor Drive, request to mechanically maintenance dredge a 5.32-acre area to a maximum depth of 12 feet at MLW; replace 142 linear ft. of existing revetment with 142 ft. of bulkheading within a maximum of 18" channelward of the MHW line; remove and replace three fixed piers with three floating piers with all pier structures to be located within a maximum of 355' channelward of the MHW line. Mr. Campbell stated that his permits for this request have been approved and permits granted from the MDE and Army Corps of Engineers. He explained that the scope of the project started off with maintenance dredging. Several areas were shown that potentially could need maintenance dredging in the future as part of a projected 10 year maintenance dredging project. As such, the company was advised to request a permit for the entire basin. Though the project sounds like a large amount of dredging, Mr. Campbell noted that the boatyard did not need to dredge the entire area but that the work would be spotty, so approval was sought for the area as a whole. The application also requests to replace the docks with floating piers. This would not involve a reconfiguration but rather just putting back something similar to what is already there. No expansion would be made and probably 8 slips would be eliminated. Mr. Campbell added that it takes a long time to get the government permits and that they are very expensive. The plan is not to start this project immediately but at some point in the not too distant future. Questions were raised by Mr. and Mrs. Dehart, property owners in the Bachelors Point area, regarding the dredging of the channel/fairway area. Mr. Campbell responded that area needed to be dredged as it had not been done for about 20 years. Mr. Campbell assured the Deharts that he would let all the residents in the Bachelors Point area know when he was getting ready to start, that the work would be done in pieces, and that he was willing to work with the Bachelors Point Homeowners Association. Mr. Hyberg asked Mr. Campbell how long the project would last if the board were to approve it. Mr. Campbell responded he was not sure. Attorney Booth spoke stating that the code requires that the board's term duration be in sync with the MDE and Army Corp. Mr. Hyberg made a motion to approve the application as defined with the time limit as defined by the Corps and MDE that the duration will coincide with the other two applications. The motion was seconded by Mr. Murray and unanimously carried.

Mr. Campbell rejoined the board and resumed his position as Chairman.

Chairman Campbell announced that a request had been made from the town to change the meeting night from the 1st Thursday of the month to the 2nd Thursday of the month. All members were in agreement with the change. The meeting time would remain at 6 p.m.

Chairman Campbell discussed with the members the need for board to have another member and suggested resident Robert Trevorow for the position. He stated that Mr. Trevorow has an engineering background and boating experience. It was agreed by all to request that Administrator Lewis look into having Mr. Trevorow join the board.

Attorney Booth read into the record that on April 1, 2019, neighbor Irene Crowe had sent an email to Administrator Lewis with some questions regarding the proposed work for Permit #19-01 at 106 Richardson Street with questions as to where the work would occur. Administrator Lewis responded on April 3 and in her email included three photographs to show Ms. Crowe the location of the work. She explained that there would be a reconfiguration of the existing pier, in the same location as the existing pier, and that all dredging would take place within the marinas piers/basin and to the west of Ms. Crowe's neighbor's property. Administrator Lewis also noted that there did not appear to be any work that would affect the shorelines of the adjoining property owners, nor to the access of the adjoining property owners and that she would provide Ms. Crowe's comments and her (Administrator Lewis) responses to the Port Wardens for their meeting on April 4th. Attorney Booth stated that she knew each of the Port Warden members had a copy of these emails and that they had looked at this and considered this when they were looking at the application but that it was just not mentioned for the record at the time.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk