

December 6, 2018

The regular monthly meeting of the Oxford Board of Port Wardens was called to order by the chairman, Thomas Campbell, on Thursday, December 6, 2018, 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.

The minutes of the meeting of November 1, 2018 were approved and accepted as written.

The following applications were reviewed by the board:

1. Permit #18-02 for W. Myles Taylor, III, property owner of 304 Market Street, request to replace 134 linear feet of existing bulkhead, remove an existing pier, construct a 6' wide by 52' long pier with a 10' wide by 20' long "L" platform, and to install 5 mooring piles to extend no more than 72' channelward of the proposed bulkhead. Mr. Taylor was represented by Mark Hill from Bailey Marine. Mr. Hill noted that permission for the work to be done has been approved by both state and federal permitting agencies. The bulkheading work to be on the Town Creek side of Mr. Taylor's property will be going out 18" from the front of the present bulkhead. The bulkhead work to be done on the left side of the property, which joins up to the town property, will be dug out, removed, and put back in the same place. Mr. Hill reminded the board members that he had discussed this project with the board earlier in the summer when he was present to discuss another project that he had in the works. No comments were received from the audience. Mr. Murray made a motion to approve the permit as presented. The motion was seconded by Mr. Hyberg and unanimously carried with all in favor.
2. Permit #18-03 for SHM Brewer Oxford Boat Yard and Marina, 502 E. Strand, request to reconfigure the docks, slips and piers, replace the existing bulkhead, install a kayak launch platform, and perform dredging to the 7' MWL elevation. The applicant was represented by Doldon Moore, Tidal Wetland Consultant and Facilitator, of Doldon W. Moore and Associates, LLC. Mr. Moore explained that the marina was looking to reconfigure the existing marina down from 70 slips to 58, along with taking out 390 ft. of timber bulkheading and replacing it in kind with 390 ft. of vinyl bulkhead to be located in the small boat basin. Also being proposed is to install approximately 534 feet of replacement vinyl bulkhead that will be 18" channelward at the failing timber bulkhead, removal of all the existing docks, fingers piers, and piers to be replaced with both floating and fixed docks. The plans also call for the dredging of a 0.9 acre to a depth of 7' at mean low water. The dredged materials (approximately 2,500 cubic yard) will be transported offsite by barge at a pre-approved site in Cecil County. Mr. Moore stated that the boatyard is at public notice as this time with the Army Corp until December 13, 2018 and that he had received word from the MDE that the boatyard will be on public notice from 12/15/18 until 1/1/19. Chairman Campbell opened the floor for public comments. Neighboring property owner, Sidney Campen, stated that he was concerned about fuel tank work that he heard was

going to be done on the property. Mr. Moore responded that was a separate project from what was being proposed at this night's meeting but that the proposed fuel tanks would be underground. Chairman Campbell asked a question with regards to the west side of the property where a basin is located with a jetty that sticks out with an old pier and 3 pilings. He asked if those items were scheduled to be removed. Graham Norbury, manager of Brewer Oxford Boatyard, responded that those items were old but no thought had been given to them. Chairman Campbell stated that he had walked the perimeter of the property and saw that the kayak ramp and the corner of the bulkhead stops about 15 to 20' from the property line. He noted that the existing boat ramp on the property is basically a grandfathered structure and that it could be replaced in kind but no changes could be made to it unless by special exception. Administrator Lewis, who was in the audience, asked where the ramp was located. Chairman Campbell responded that the ramp was about 3-5 feet off the property line and was a wooden platform, similar to a dinghy platform. Administrator Lewis responded that she would have concerns about removing it. She added that it is pre-existing, but once one goes to replace it, it is no longer pre-existing and it may require further permitting. Any alteration of an existing non-conformity facility is subject to the provisions of the town's ordinance. Chairman Campbell stated he was just trying to figure out what was being done in that area as there was not much in the way of details provided on that particular item. Mr. Moore responded that the plan is to have a pre-made dinghy launch. Chairman Campbell responded that if the launch was moved 15' over from the property line, it would not be a problem. However, the plans in this particular area of the property should be better clarified. Neighbor Sid Campen stated that if what the owners were going to do with the launch in question was consistent with what is there now, he would not have a problem with it. Port Warden Robert Hyberg raised a question about the outside floating docks that would be running along the harbor line and the possibility of boats tied up to them floating out over the harborline. Mr. Norbury responded that they seldom get boats over 50' in length and that anything bigger than that couldn't fit there anyway. Chairman Campbell asked about the materials to be used to make the docks. Mr. Moore responded that they would match the clubhouse and made out of an Epay material. It was agreed by all that more detailed information was needed before the board reach its final vote. Therefore Chairman Campbell stated that the board would table the application until their next meeting (pending that the additional information has been received).

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby  
Assistant Clerk