

January 13, 2022

The regular monthly meeting of the Oxford Board of Port Wardens was called to order by the Chairman, Thomas Campbell, on Thursday, January 13, 2022, at 6:00 p.m., via "Zoom" due to the on-going pandemic of a virus known as Covid-19.

Other members virtually present included Robert Hyberg and Robert Trevorrow, along with Town Manager, Cheryl Lewis, and Town Planner/Planning Officer, Maria Brophy.

The minutes of the meeting of December 9, 2021 were approved and accepted as distributed.

The following permit was reviewed by the board:

- Permit #21-05, Greg Pang and Wonhee Kim, 103 N. Morris Street, request to construct a 90' x 6' pier with a 15' x 10' platform, boat lift, jet ski lift, and 2 mooring piles. The applicants, along with Dani Racine from Lane Engineering and Mark Hill, from Bailey Marine Construction, were virtually present to discuss the application. Ms. Racine explained that the permit was straight forward and that there was not much to talk about. Chairman Campbell asked what size the boat lift would be. The homeowner, Mr. Pang, responded that he didn't have one at this time but it wouldn't be any larger than 32' and that once the dock has been built, they would start looking for a boat which would probably be a runabout. Chairman Campbell asked if the pier would be a timber pier. Mr. Pang responded that it would. Chairman Campbell noted that there had been an inquiry several months ago about some riprap repair on the property and asked about any possible work planned for that. Mr. Pang responded that they had someone out to the property looking at it and that at one point, because it was difficult to get down to the water, they had been thinking about putting in some steps to go down to the water. However, since the plan is to now install a dock, that project would no longer be necessary. As for the riprap, the plan is to do something more stable but not at this time. Chairman Campbell addressed Ms. Racine and asked her how wide the property to the north was as he wanted to make sure they would not be creating some future hardships any boats going in and out of this area. Ms. Racine responded it was about 45' wide. Chairman Campbell noted that all state and federal permits had already been filed and approved and asked for comments from any neighbors who were virtually present. No comments were received. Mr. Hyberg made a motion to accept the application as presented noting that the town has copies of the MDE and federal permits that have already been filed with the application. The motion was seconded by Mr. Trevorrow and unanimously carried with all in favor.

This concluded the review of permits.

## **CONSULTATION**

A consultation was held with the property owner of 305 Market Street, Robert Fay, who was virtually present. Working with Mr. Fay were Dani Racine and Mark Hill. Mr. Fay explained that he was looking to replace his dock, which was in total disrepair, along with extending his finger piers which he felt were very short and dangerous in getting on and off any boat. He noted that he planned on keeping a similar footprint and would be working with Bailey Marine Construction but that he was hoping to push the finger piers out to make them both safer and more functional. In doing so, this would push the project outside

of the established harbor line. Chairman Campbell explained that the town is in the process of making adjustments to the harbor line, especially in areas that have had piers in them for years. He added that the Board of Port Wardens could not approve non-conformities that extended beyond the harbor line, but they could make a recommendation, should Mr. Fay make an appeal, to amend the harbor line and location of Mr. Fay's pier that would allow him to go to his outer most existing pilings. Ms. Racine provided work showing the harbor line relative to the existing structures along with a second drawing showing a conceptual harbor line and the finger pier extension. An appeal would have to go before the Commissioners and the only assistance the board could offer would be to make a recommendation. Town Manager Lewis explained that based on what the applicant submits, the Port Wardens could make a recommendation to the Commissioners that they realize a change was needed with the harbor line so that Mr. Fay could do his proposed work, with Lane Engineering and Bailey Marine Construction preparing the work that needs to be done and submitted to the town before it goes before the Commissioners. Once something is submitted for the amendment of the harbor line, the town attorney will prepare the paperwork needed for the Commissioners to adopt the change. Ms. Racine asked if Manager Lewis thought it would be safe for them to work through the state and federal process as well at the same time or wait. Lewis responded she thought they could realistically do both. Chairman Campbell brought to Mr. Fay's attention that he currently has a portion of his dock that is located outside of the 15' setback on the south side near the property at 307 Market Street and that if he was planning to make some corrections to his pier, he should plan on correcting that problem as well along with alleviating the non-conforming pilings that he currently has. This should be possible with the amendment of the harbor line as it would allow Mr. Fay to reconfigure his pier within the proper setbacks. Chairman Campbell also noted that Mr. Fay has a floating dock which had not been shown on the drawings presented and that too was currently a non-conforming structure that Mr. Fay may want to address. Chairman Campbell asked if the neighbors had been notified of this request for a change. Manager Lewis responded they had not because this was just a consultation at this time. She then spoke to Ms. Racine and asked that she begin to prepare an application. Chairman Campbell added that application should contain drawings that make the corrections the board has suggested and to present the harbor line as it has been presented in this evening's consultation. The application can then be sent to the neighbors for comments and then it will be up to the board and the Commissioners to make any other modifications. The consultation ended with the suggestion that everything be submitted in time for the Port Wardens to be able to review it at their next upcoming meeting in February.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby

Assistant Clerk