

**Newburyport Harbor Commission**  
Harbormaster's Facility  
June 6, 2018  
Minutes

**1. Call to Order**

Chair Andrew Casson called a meeting of the Newburyport Harbor Commission to order at 7:00 p.m. In attendance were Andrew Casson, Adam Armstrong, Bob Dow, Jamie Knapp, Chris Kealey, Ron Thurlow and Justin Dutcher. Jay Lesynski and Dan May were absent. Harbormaster Paul Hogg was also in attendance.

**2. Minutes**

Bob Dow moved to approve the minutes of the May 2, 2018 meeting. Jamie Knapp seconded the motion. The motion was approved with Ron Thurlow abstaining.

**3. Waterfront Trust Discussion**

Waterfront Trust chair Steve Hines attended the meeting and participated in a lengthy discussion on the disposition of the Newburyport Redevelopment Authority property. The ownership and management of the central waterfront has not yet been decided. The City has asked to be given the ownership of the submerged tidelands to the east of the embayment. Bill Harris, one of the Public Settlers, has threatened litigation if the submerged tidelands are not transferred in their entirety to the Waterfront Trust. He has argued that because the use of self-driving cars will reduce the demand for parking, the Trust must receive revenue from the waterside in order to maintain the expanded waterfront park that presumably will one day be under its control. Steve Hines said the Trust now receives \$75,000 in parking revenue and \$25,000 from the Transportation Dock. He estimates \$300,000 will be needed annually to maintain the expanded park. The Trust wishes to continue receiving its current level of income from the Transportation Dock along with a percentage of the income from the embayment and the docks that are currently under the control of the Harbormaster.

The NRA property disposition map shows the waterfront being divided into two parcels – C1 and C2. In that plan, the Transportation Dock would be included in C1 and transferred to the Waterfront Trust, while the City would be given ownership of C2, the area to the east of the embayment. Various scenarios that might be acceptable to all involved parties were discussed. It might be preferable for a single entity to own and manage the waterfront. Either the City or the Waterfront Trust might own the property and give a 99-year lease to the other entity. The Harbormaster's Department would be willing to manage the entire waterfront. The leasing of the embayment by the Harbor Commission from the Waterfront Trust was discussed, but Paul Hogg pointed out that State law would prohibit revenue from the embayment from being given to a private trust. The City would be in a better position to obtain grants for infrastructure improvements and repairs. A proposal was developed that will be presented to the mayor. The Trust would receive a percentage of the income from C1 and C2 and a 99-year lease for embayment. It would receive a guaranteed minimum income that is equivalent to the current levels. More income would be received during favorable boating seasons. The percentage would be based on the Commission's net income. The docks to the west of the embayment would continue to be used for public

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access commercial boats. The Harbormaster would be responsible for the RFPs for the tour boats. Justin Dutcher, Paul Hogg and Andrew Casson will meet to review the figures.

**4. House Float Ordinance**

One of the floating homes has been moved to the Bridge Marina and has been registered as a boat. Jamie Knapp will attend a City Council Public Safety Subcommittee meeting at which the draft ordinance is to be discussed. The section on house boats is to be amended to include the requirement that any house boat must have electrical service and a head that meets or exceeds the Coast Guard's boatbuilding specifications.

**5. Subcommittee Reports**

None

**6. Harbormaster's Report**

Paul Hogg reported:

- over 1,500 kids participated in the Touch-A-Boat event, making it a huge success.
- the bad spring weather has brought about a slow start to the boating season.
- he will be hosting a training on fire policies and procedures with the Coast Guard, Newburyport and Salisbury fire departments and Salisbury Harbormaster.
- Bill Taplin received approval to install his docks at the State Park for use by a water taxi. The docks were damaged when they became snagged in the lines during transport. It is not yet known the impact this will have on the taxi service.
- the staff will begin working full time on June 22.
- he is preparing the permit application for the shed that was installed on Plum Island.
- he will be hosting a boaters' safety course on June 12, 19 and 26. The class is full, with 25 participants having been registered.
- the Cashman Park pump station is up and running. The electrical components that were damaged by flood waters have been replaced.
- details at the Whittier Bridge will continue on weekends and holidays throughout most of the summer.
- he will attend the June 11 City Council meeting at which a vote on the FY19 budget is to be taken.
- he plans to attend a Mass Shellfish meeting on June 14 in Sandwich at which scallop studies and surf clam investigations will be discussed.
- the Newburyport Garden Club has installed annuals at the Fisherman's Memorial.
- NOAA has set the daily tuna limit for the beginning of the 2018 season at three.
- the ordinance for the waterways and moorings permits is in the City Council subcommittee.

**7. Public Comment**

None

**8. Adjournment**

Bob Dow moved to adjourn the meeting at 8:50 p.m. Adam Armstrong seconded the motion. The motion was unanimously approved.