

**Harbor Committee  
Bristol School Gymnasium  
March 25, 2021**

*Present: Robert Ball, Troy Benner, David Caron, Steve Hope, Rick Poland, John Stolecki, John Stotz*

*Also present: Lara Decker, Chad Hanna, Lauri Mahan, Clyde Pendleton*

The meeting was called to order at 5:03pm.

**Amendments to the Agenda.**

On a motion by Benner and a second by Poland, it was unanimously approved to allow public comment throughout the meeting.

**Miscellaneous.**

On a motion by Benner and a second by Hope, Stolecki was voted Chair and Caron was voted Vice-Chair unanimously.

**Minutes.**

On a motion by Poland and a second by Caron, the minutes from March 11 were approved unanimously.

**Town Landing Ordinance.**

The management responsibility of each town landing in relation to the ordinance was reviewed. New Harbor, Brown's Cove, Long Cove, and Thompson Landings will be managed by the Harbor Committee. Pemaquid Falls landing will be managed by the Parks Dept. Moxie Cove and Hanna Landing will be managed by both with the high tide mark delineating areas.

Stolecki asked if anyone had concerns about the present usage at Hanna and Moxie Cove Landings determined at earlier meetings. All were fine with current designations.

**Float Permit/Registration.**

Bizarro asked if the Parks Dept. had some sort of registration or identification system in place for floats stored at the landings. Decker replied they knew the owners on three-quarters of the floats stored. Currently, the Parks Dept. relies on the haulers to give them the float owner information. Poland suggested they use the same identification system as moorings. (Names and mooring numbers will be required on all mooring balls in the next mooring billing cycle.) Decker liked the idea of having names on the floats rather than numbers. Mahan noted that if someone wanted to get rid of the float, they could just rip the board off that the name is on. Stolecki thought having the name on a certain part of the float (an area that is not easy to take off) might help.

Stolecki suggested an outline/registration process be written of how float storage will work at the landings. He noted that without some sort of owner registration process in place, the Parks Dept. must rely on the hauler for the information. It is likely that float owners will be more responsive to any issues/problems than the float haulers. Decker thought billing the haulers may be easier than billing the float owners. Hanna thought a float registration system was a good idea.

Stotz asked what happens if the owner doesn't pay the storage fee or leaves a float at the landing. Pendleton said June 15 is the deadline for float removal. After that date, a \$5/day fine is charged. It was noted that there will always be derelict floats in the harbors and landings from time to time. Ball pointed out that not all floats are used with docks, some are on moorings.

Pendleton said float storage in the past few years has gone well. He thought a long-term solution would be to have a permit required for all floats in the town and that this could be administered through the Planning Board or Code Enforcement Office.

#### **Float Storage – Hanna Landing.**

Poland asked about designated float areas at each landing. Bizarro commented that the current float storage at Hanna Landing was untidy and thought it restricted recreational use of the landing. Stolecki thought the row of saplings just south of the parking area had been planted as a designated line for float storage. While he has no problem with the floats "spilling over" the designated area, this year's storage hinders emergency access and recreational/commercial use of the landing. Pendleton stated he has no issues with the current float storage and has no problem with floats being stored in the parking area. He maintained that there is no other place at the landing to store the Town floats except the parking area. There are 6 (six) town floats measuring 15' x 20'. After discussion, it was determined that the town floats could be stored in the field in a row near the road if the floats did not interfere with road access. Pendleton also thought they might fit on the other side of the garage. Stolecki cautioned Pendleton to keep the big garage doors available for access. The float haulers will be told that float storage between high tide and the saplings is not allowed.

Caron asked about more land being available at Hanna Landing for float storage and if the Parks Dept. had interest in this land. Pendleton said there is more land available, but it would need to be excavated and prepared.

#### **Float Storage – Moxie Cove Landing.**

The Parks Dept. currently stores about 18 floats at Moxie Cove. Stolecki asked about float storage in Round Pond. Ball shared that RPVIS provides commercial float storage on a first come first serve basis. About 20 floats are stored in the parking area at Round Pond landing. A lane is kept open to the ramp and the Highway Dept. sands the ramp in the winter months. The rest of the floats are stored on the banks of the lupine field which is also owned by RPVIS. The deadline for float removal in the parking lot is May 1. Sometimes a few extra days are given. A few floats are recreational, but fishermen have permission to use them. All decisions are made by RPVIS.

Decker informed everyone that the Parks Dept. would be putting kayak storage racks at Moxie Cove and other landings. The Parks Dept. will charge a fee for anyone wanting to store their kayaks on these racks. Stotz thought Moxie Cove is a nice park and perfect for kayaking and unfortunate that it was being used for float storage.

**Town Landing Deeds.**

Bizarro gave a history of the deeds for Hanna, Moxie Cove and New Harbor Landing.

Hanna Landing was originally gifted to the State of Maine in 1970 by C. Melville & Katherine Hanna. In 1983 the state gave the parcel to the Town of Bristol. This deed included a stipulation that the inhabitants of the Town of Bristol were required to have public outdoor recreational boat access and to provide continuing care of this parcel as a public boat access facility. If these stipulations are not met, ownership reverts to the state. The town voted in favor of accepting the town landing at the Annual Town Meeting in 1983. Additional wording on the town meeting article reads as follows: "such land to be restricted to usage of recreational purposes and must conform to the US Land & Conservation Fund Act of 1965".

Moxie Cove Landing was gifted to the town in 1943 by Phoebe Chamberlain. This deed included the following stipulation: "said premises are not to be used for commercial purposes." The town voted in favor of accepting the town landing not to be used for commercial purposes at the Annual Town Meeting in 1944.

It appears New Harbor Landing was obtained from a tax acquired sale of the parcel in 1924.

The interpretation of the deeds and what "not for commercial purposes" meant was discussed. Pendleton asked that a ruling from the town's lawyer be obtained regarding meaning of commercial activities at the landings. On a motion by Benner and seconded by Poland, all agreed to have the town's attorney contacted.

**Fines & Penalties.**

This was tabled until information from the town's attorney has been received.

**Overview.**

There are many complications with storing floats on our landings. Demand has increased over the years and what was once a convenience is not working anymore. The ordinance will need to be enforced by both the Parks Dept. and the Harbor Committee. The condition of the landings and recreational access after the floats are hauled out in the spring needs to be considered. The Parks Dept. plans to increase float fees and maybe the price increase will slow the demand for space.

**Bristol Mills Landing.**

On a motion by Stolecki and seconded by Benner, it was unanimously approved to have the management responsibility of the Bristol Mills Landing fall to the Parks Dept.

**Harbormaster reports.**

All reported quiet harbors.

Hope found out that the derelict float that NHMC was asked to remove originated from Louds Island. He found someone who wanted it and the new owner will have it removed.

Meeting adjourned at 7:10pm. The next meeting will be held on April 22 at 5pm at the Bristol Town Hall. Agenda items to include: Town Landing Ordinance Hanna/Moxie Cove Landing (pending attorney opinion), violations and fines (pending attorney opinion).

Respectfully Submitted,

Rachel Bizarro  
Harbor Committee Secretary