

CITY OF BEVERLY  
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**CITY OF BEVERLY  
PUBLIC MEETING MINUTES**

2022 AUG 19 A 8:19

Board: Harbor Management Authority  
Date: July 20, 2022  
Location: Beverly Public Library - Barnet Gallery  
And via Google Meet  
Members Present: Chair Paul Earl, Vice Chair Emily Flaherty, Todd Callaghan, David Lane, Don Neuman, George Simon, David Suminsby, Estelle Rand, Todd Rotondo, Danielle Spang  
Members Absent: Larry Herman  
Others Present: Sean Ciancarelli (marina manager), Peter Dickman (Harbormaster)  
Recorder: Brett Bauer

Earl calls the meeting to order at 6:45 pm and roll call is taken.

**Approval of Minutes**

Corrections offered by Neuman and Spang. Callaghan motions to approve the June 15, 2022 minutes as amended. Seconded by Neuman. The motion is approved, 6-0.

**Financials Report**

Earl notes a couple corrections to the budget expenses from FY22. He highlights that only \$15k was spent on projects last year. The capital fund is at about \$575k, up from \$438k. But \$71k is already encumbered for projects in FY23.

**New Harbormaster**

Peter Dickman introduces himself as the new Harbormaster. He grew up in Beverly, was a police officer in New Hampshire, and has worked as a firefighter, EMS and ski patrol. He has been managing facilities at the Harborlight Montessori School for the past 15 years. He has his captain's license and has operated educational programs for kids on boats. Thus far, the issues he has learned of include four security cameras (at Kernwood Bridge, Hospital Point, Woodbury Point, and one other location) that have not been operational for several years. The cameras are now owned by the city and he will work with IT to get them back up and running. He will be hiring a pump boat operator. He is also aware of a couple of staff that are leaving, and he will be hiring three more. He understands these seasonal positions have traditionally had high turnover. The mooring waitlist is currently at 125. And he notes that a couple of inches have been added to the kelp farming, which he supports.

**Commercial Marina Parking**

Rotondo reports that the City Council is reviewing the ordinance to start metering the parking lots around the marina. The commercial customers will have their vehicle license plates recorded so that they will not have to pay, but this does not guarantee them a spot. A meeting was held with the commercial fishermen to hear their concerns.

**Signage - Phase 2**

Callaghan reports that all the signs have been installed. One misprinted sign was corrected. Earl asked that the invoices are forwarded to him. Callaghan notes that the sign at Atlantic Ave is missing hardware. Ciancarelli will report this.

**Kayak Racks**

Suminsby reports that the two new racks are installed. The rack at Lynch Park was missing some parts, but those are enroute. The other rack was installed at Dane Street Beach. Earl notes that they found a new installer. He also suggests we consider raising the rate for 2023.

**Commercial Hoist Construction Grant**

Earl spoke to Josh and this project needs to go out to bid. Earl will look to Lane to oversee the construction process in place of Neuman, as Neuman will be retiring from the committee. Earl suggests they look at a larger capacity hoist, perhaps a 1 to 3 ton, to replace the existing ½ ton hoist. Neuman notes that they should revise the commercial contracts to require a hoist license, and to notify the commercial customers of this change.

**Float Expansion Feasibility Grant**

Earl reports that the Seaport Council has a meeting on June 26th to present the grant awards, and Lisa will be presenting for Beverly the grant application for purchasing the Rowand property. GZA will revise their SOW to include the feasibility of expanding floats to include at Rowand's if the city gets the grant. Earl notes there is potential to build a transient float with capacity for up to 40 boats. Ciancarelli adds that the city is looking at razing the building to make more room for parking. Simon asks if there is an agreed upon price. Earl responds that Collins is leading the effort and adds that the HMA could consider matching the city's contribution to help purchase the property.

**Bass River Public Access Improvements**

Rotondo notes the price for each light pole, as corrected in the minutes, is \$14k each (not \$1400), but that the price may have gone up. The pads for the poles are only located in the park, and the rest of the public access is part of the Bowl-O-Mat property. Barrett is looking into grant opportunities to fund this project. Cummings Properties may also have grant opportunities for a project like this.

Flaherty and Callaghan note the existence of a make-shift bench at the end of National Grid's public access to the Bass River. They thought it might be nice to install a permanent park bench at this location.

### **Falco Project**

Earl met with Elsa Nichols from Falco. They will transfer two employees from France to Boston. Earl notes that DockWa currently lacks the technology to report the presence of boats in real time which is exactly what Falco does. Earl had a zoom meeting with Falco and DockWa to try and get them to partner. Earl reports that flyers with the QR code to download the app have been made, and he will distribute and post them in strategic locations around the harbor. He is also talking with Main Streets about a phase two map of businesses that would extend down to the waterfront, and he wants to put this map on the Falco app.

### **Chapter 91 Licenses**

Spang reports that Wynne created a folder where all the Chapter 91 licenses will go. She has already seen a new license notification come up for South Terrace in Ryal Side. Spang explains that she is trying to get HMA directly notified about the public comment period for Chapter 91 applications.

### **Parking Flyer for MBTA Garage**

Rand has created a flyer to highlight and simplify the parking available at the MBTA garage for marina users. It includes directions and distance to the garage. Users must pay for parking through the app or by phone. Callaghan asks if they can clarify the name of the parking app on the flyer or provide a QR code. Earl concludes that once the flyer is finalized, they will distribute it to recreational customers.

### **Harbor Fest**

Earl reports that Flaherty did a Facebook post a week ago and they already have 1600 people interested. Earl feels this demonstrates that the Harbor Fest brand is recognized. He has several commitments from food vendors. Rotondo notes that he has not yet talked with the beer vendors but Earl says he will reach out. The activities are mostly the same with a few new ones. Earl asks everyone to look at the activities and consider if anything should be added. Lane asks if the Harbormaster wants to participate. Callaghan notes that he is on the board of the Stellwagen Sanctuary and that they have a large inflatable whale which is often lent out to organizations for exhibit. He will inquire about borrowing it. Earl talked to Main Streets about combining their Block Party with Harbor Fest in the future and maybe extending it down to lower Cabot. Rand suggested holding it near the Bridge Street bridge since that bridge is closed anyway.

### **Post Marina Waiting Lists**

Suminsby is looking for a landing spot on the website to post the waiting lists.

**Bass River - CAD Cell/CDF Grant/Feasibility Study**

Neuman spoke to Scott Skuncik at CZM about CDFs (Confined Disposal Facility) and Scott noted that one existed in Everett. The difference between these and CAD cells is that the CDFs are created adjacent to the land, and “land” is created on top of it. Simon will take over looking into this option as Neuman retires from the Committee. Callaghan notes that all the area behind Starbucks is fill, and a CDF could improve the land in this area. He also notes there is a big political component here and the City of Beverly would need to be unified in their support for this to move forward.

**Birarelli Public Access**

Neuman feels that there was constructive progress on this initiative until Birarelli's lawyer told them that it was Beverly Port Marina's responsibility to provide ADA access. Rotondo notes that the City Solicitor suggested getting an opinion from the DEP about who is responsible. Neuman suggests that Spang take over this initiative since she is establishing relationships with the DEP.

**Facilities Update**

Ciancarelli reports that a light on the end of the floats still needs repair but there are no other issues he is aware of. Some money is still owed by a couple of commercial customers.

**Other Announcements**

Earl notes that he has been involved in creating a 501c3 to fund boats and supplies for the high school sailing team. There may be opportunities for the HMA to be involved.

**Adjournment**

There being no further business before the Harbor Management Authority this evening, Callaghan makes a motion to adjourn. Rotondo seconds. Motion to adjourn is approved by roll call (10-0).

The HMA Meeting is adjourned at 8:35 pm.