

July 2, 2009

The regular monthly meeting of the Oxford Board of Port Wardens was called to order by the chairman, Thomas Campbell, on Thursday, July 2, 2009 at 7:00 p.m., in the meeting room of the Oxford Community Services Building.

Other board members in attendance were Larry Murray and Nancy Cook.

The minutes of May 7, 2009 were approved and accepted as distributed.

The following permit was reviewed by the board:

#09-04 Oxford Landing Homeowner's Association, 101 Oxford Road, request to reconstruct 160' of decayed timber bulkhead and replace two existing timber piers with two floating piers with gangways and six (6) mooring piles. Skip Case, property owner in Oxford Landing, was present at the meeting to discuss the application. A letter was read aloud from Bob Wilson, personal representative of the property owned by Don Wilson at 103 First Street stating that the new plan would make Mr. Wilson's future replacement of his bulkhead "almost seamless and improve the overall appearance of both properties." Mr. Campbell noted that the board had already addressed all their concerns with regards to this application but that there were a few things they needed to clarify. Mr. Murray pointed out that two of the proposed pilings shown were two pilings that he thought they had discussed at a previous meeting about taking out since they did not meet the requirements because of setbacks. Mr. Case responded that in looking over his plan he did notice them and had thought he had discussed with his engineers to have those removed. Mr. Case was agreeable as to having those two proposed pilings removed from the plan thus leaving a total of four (4) proposed mooring pilings. Mr. Campbell noted that two of the existing pilings scheduled to be replaced in kind, though they do not meet the setback requirements, can stay because they are "grandfathered". The board members agreed to "X" out the two pilings that they could not approve in red. Mr. Murray made a motion to approve the application with the plan as marked (being the use of the two existing outboard pilings closest to the Oxford Road and not putting in the two new ones as indicated on the site plan). The motion was seconded by Ms. Cook and unanimously carried without further discussion.

A consultation was held with Robert Van Fossan, contract purchaser of Oxford Yacht Agency located at 317 S. Morris Street. Mr. Van Fossan explained to the board that he had been exploring the feasibility of redoing the marina's bulkheads and modifying the existing slip arrangements. He presented the board with a conceptual plan noting that he was aware that his proposal may have some issues. Mr. Campbell pointed out that the board would not be able to approve anything that would go out beyond the harbor line which Mr. Van Fossan's plans were showing and that it would have to go before the Commissioners as an appeal with the Board of Port Wardens providing a recommendation. Mr. Van Fossan indicated that he had had

conversations with the town's attorney, David Thompson concerning this property. Mr. Campbell asked if Mr. Van Fossan had spoken to the neighbor, Margaret Love, about his intentions for the property. Mr. Van Fossan responded that he had not but that he knew attorney Bruce Armistead represented her and that he was aware of the issues and had offered to let Mr. Van Fossan have a meeting with him though Mr. Van Fossan thought it to be premature to discuss the matter with Mr. Armistead and Ms. Love at this time. Some questions were raised concerning the setbacks in this area and if the property lines had been extended. Mr. Van Fossan noted that he wanted to find out if he had a 2' or 15' setback in this area. In his concept plan he showed configured 15 slips which would provide for ample parking. Mr. Campbell stated that he thought the board wanted to support the maritime community as much as possible but that the way things are written the board also had to guard anything that would come out beyond the harbor line and that he did not know what the Commissioners would support on this. Mr. Campbell suggested that the board could do some homework on this request and meet with Mr. Van Fossan again. Mr. Murray added that the determination of lateral lines would have to be done in this case and that they were also a concern of the board.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk