

August 4, 2011

The regular monthly meeting of the Oxford Board of Port Wardens was called to order by the chairman, Thomas Campbell, on Thursday, August 4, 2011 at 7 p.m. in the meeting room of the Oxford Community Services Building.

The only other board member in attendance was Larry Murray.

The minutes of the meeting of July 7, 2011 were approved and accepted as distributed.

A consultation was held with Brandon Weems of Weems Brothers, Inc. Land and Marine Construction to discuss two upcoming projects that Weems Brothers will eventually be bringing to the Port Wardens for review.

The first project for consultation involved a prospective boat lift installation project to be located at 111 West Pier Street owned by Christopher Leahy. Currently there is an existing boat lift in the location of the new proposed boat lift. The plan would call for two pilings to be pulled. This would result in a reduction of the footprint of the structure as it exists. The new lift would be 13' wide as opposed to the 16' width that currently exists. This pier is shared with the homeowner at 109 West Pier Street, Jonathan Helm. Mr. Weems presented the board with a letter from Mr. Helm stating that he had no objection to the project.

Mr. Campbell questioned if the board could approve this application when submitted without approval by the State as it applied to the two pilings. Mr. Weems responded that in the past, the way his company operates in general, when there is no net gain in outboard pilings they have never worried about the state permit. Mr. Campbell acknowledged that he somewhat agreed with what Mr. Weems was saying, as the project calls for narrowing up the footprint of the existing slip. Mr. Weems added that in this situation, all the neighbors were accustomed to the lift being there and that this plan would result in a two pile lift instead of a four pile lift. Mr. Murray asked if the existing boat lift was usable. Mr. Weems responded that it was functional but it was not big enough for Mr. Leahy's boat. Mr. Campbell stated he thought this could be approached as a maintenance and repair project but that he would have to contact the town attorney to see what his thoughts were on this matter. He ended by stating he thought the owner would be able to go through with his plans without having to go through the whole permitting process.

The next project for discussion involved the property at 305 N. Morris Street owned by John Kendall who is looking to do a pier reconstruction project. Mr. Weems noted that this site was complicated and that he needed guidance in designing this project. Mr. Kendall is the owner of both the properties at 305 N. Morris Street and 307 N. Morris Street. He is looking to enlarge the pier at 305 N. Morris Street with an extension of a floating dock, removal of 2 existing pilings, and addition of 5 new pilings. Mr. Campbell asked if the dock would go in the exact location as the existing pier. Mr. Weems responded that it would with the floating pier being a foot wider than the existing pier thus making the floating pier 6' wide. Mr. Campbell noted that the only thing he could see that was going to be a problem were the proposed new outside mooring pilings. They would result in the construction of non-conforming pilings which would ultimately create a situation on the neighboring property even though Mr. Kendall owns both

properties. Mr. Murray observed that this may be a case for the use of lateral lines. Mr. Campbell suggested putting in a shared pier for the two properties. Mr. Weems countered that that would devalue Mr. Kendall's two properties. Mr. Campbell then suggested that the problem would be solved if the pilings, owned by the neighboring property on the other side of 305 S. Morris Street, could be moved. He also wondered if Mr. Kendall might consider correcting the whole area in order to benefit both parcels by taking the time and laying out the lateral lines. Mr. Weems stated he would use lateral lines if the board members would be agreeable to that. Mr. Campbell stated that in cases of hardship the board allows the use of lateral lines. Mr. Weems asked if the owner wanted to take the existing pier out and put it back exactly where it is, using the same footprint, would the board sign off on that without any issues. Mr. Campbell responded that they had not had a request like that and suggested that it could be done by "pulling up and putting down" as the contractor went along redoing the pier.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby  
Assistant Clerk