



# TOWN OF SWAMPSCOTT HARBOR & WATERFRONT ADVISORY COMMITTEE

ELIHU THOMSON ADMINISTRATION BUILDING  
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

**MEMBERS**  
JACKSON SHULTZ, CHAIR  
BOB DOBIAS  
ULF WESTHOVEN  
STEVE SPERANZA  
ALAN VAN ARSDALE  
MARK WOLINSKI  
EDWARD DOOLEY  
SCOTT MCBURNEY  
AMY POWELL  
WILLIAM WATERS

## MEETING MINUTES

**Date:** THURSDAY, OCTOBER 28<sup>TH</sup>, 2021      **Begins at:** 7:00 PM  
**Location:** VIRTUAL MEETING

The public meeting was recorded.

**Members in Attendance:** Jackson Schultz (Chair), Alan Van Arsdale, Ted Dooley, Whisky Wolinski, Amy Powell), Steve Speranza, Ulf Westhoven, Scott McBurney, Bob Dobias

**Other Attendees:** Molly O'Connell, Senior Planner; Jay Borkland; John McAllister; members of the public

The meeting was called to order at 7:05 p.m.

Ms. O'Connell gave an introduction to the project, reviewed the agenda for the evening, and introduced members of the Harbor & Waterfront Committee and the Town's consultants. A number of stakeholders from other committees were invited to the meeting tonight. Public comment will be taken once the presentation is complete.

Chair Schultz gave a brief history of the current pier, which was completed in 1961, and the current status of the pier. The pier is not wide enough to successfully serve all users, and one of the things this project will look at is whether or not it can be made wide enough to accommodate emergency vehicles. A wider pier could allow walkers, kayakers, boaters, and fisherman to all use the pier without overcrowding. The current pier has also been rehabilitated over time but has not been fully replaced since its construction. Last but not least, the pier is not prepared for the projected storm surge and this project will look at the options to raise and strengthen the structure.

Ms. O'Connell reviewed the Project Goals that have been drafted by HAWC and the project team, which include subjects of Resilience, Community, Economy, Tourism, and Sustainability. The team welcomes comments, questions, and additions to these goals.

John McAllister, of McAllister Marine Engineering, and Jay Borkland, independent consultant, described the scope of work. There are major milestones for existing condition documentation, feasibility analysis, and four planned public meetings throughout the process. These meetings are in addition to the monthly HAWC meetings. This project is funded by a grant from the Seaport Economic Council with a Town match.

Mr. McAllister went over the team's design approach and elements of the feasibility analysis, which will ultimately determine what is possible and permissible given any project constraints. The analysis includes understanding the existing conditions, evaluating potential design options, and understanding regulatory limitations. The end report will include a permitting analysis and recommended timeline and approach.

The meeting was opened up for public comment.

Members of the historic district commission asked about how the Fish House was being considered as a part of the work. The Fish House is a National Register listed property and any adverse effects through things like vehicle access would be detrimental. Ms. O'Connell noted that the team was meeting with regulators and appropriate committees, and when a more solidified design (or two) was in hand then it would make sense to meet with local commissions as well as the Mass Historic Commission.

Questions were asked regarding resiliency around the Fish House and what that would mean. Mr. McAllister noted a number of potential improvements, none set in stone as of yet, which included dune barriers, seawalls, and general positioning of the pier to deflect wave action.

Toni Bandrowicz, Conservation Commission, noted that eelgrass would be a significant point of discussion for this project and that the team should ensure they are speaking with appropriate entities / have an environmental engineer.

Many questions were brought up regarding the concept of a restaurant on the pier, which is something that is mentioned in the Harbor Plan. J. Shultz noted that the Harbor plan lays out a number of concepts, but not all of them may be feasible to be done. From the Harbor Committee's perspective, a restaurant is not a need. Additionally, there has been a lot of negative public feedback regarding the idea, so they are not interested in exploring it further.

Questions were asked about length, size, and height of the new pier. None of these items are solidified and the public will be a part of the design process, which is why this meeting is happening. There will be future large community meetings as the feasibility work is done, which will inform some of the design questions. Additionally, the public can attend monthly HAWC meetings to get other updates and provide public input.

A question was brought up about the location of the pier, and whether or not moving it away from the Fish House was being considered. J. Shultz stated that everything is on the table, and the idea was interesting given it could help solve some access issues / alleviate concerns about the interplay of the Fish House and the pier.

Mr. Borkland noted that the team is planning to design the pier as a core and shell – meaning that, should the Town decide in the long term to add amenities such as more docks, slips, etc., the new pier would be able to support those plans.

Questions were brought up about parking in the area. Impacts to the Fisherman's Beach parking lot will need to be evaluated.

The next public forum is anticipated for January 2022.

MOTION to adjourn: A. Van Arsdale, seconded by S. Speranza. Meeting adjourned at 8:47 p.m.