



MINUTES

Board of Port Wardens

November 26, 2024 7:00 pm

Virtual Hearing

Members Present: Chair Robert Shapiro, Harold Seigel, Jonathan McCopp, Scott Anderson

Members Absent: Jared Lerner

Staff Present: Brian Adams, Planning & Zoning

Others Present: Kerry Berger, Assistant City Attorney, Alderman Ross Arnett

A. CALL TO ORDER

Chair Shapiro called the meeting to order at 7:01 pm.

B. APPROVAL OF AGENDA

Chair Shapiro suggested amending the agenda to include a review of R-46-24. The Members had no objection.

Mr. Anderson moved to approve the agenda as amended. Mr. Seigel seconded the motion. The motion passed 4-0.

C. ADMINISTRATIVE BUSINESS

1. R-46-24: Task Force to Study Residential Marine Vessels - For the purpose of gathering information necessary for the Annapolis City Council to make informed decisions about residential and commercial marine vessels in city waters, creating a task force to investigate three critical areas regarding houseboats, floating homes, and other residential marine vessels: 1) the impact on the city's maritime industry, 2) the advantages and disadvantages to the

community, and 3) the impacts on city operations; and requiring the task force to submit a report to the Council for possible action.

Alderman Arnett briefed the Members on the background and purpose of this legislation to establish a committee to study and make recommendations on the issue of the use of housebarges in the City. The committee will be comprised of representatives from the commercial and non-commercial boating industries, residents, marina operators and others.

Mr. Anderson moved to recommend favorably R-46-24. Mr. Shapiro seconded the motion. In discussion, the Members expressed concern over recommending the Resolution, since they have not had an opportunity to review it. By a vote of 0-4, the motion failed.

Mr. Seigel moved to recommend favorably the creation of a task force to study the issue of houseboats. Mr. Anderson seconded the motion. The motion passed 4-0.

2. Minutes of October 22, 2024

Mr. McCopp moved to approve the minutes of the October 22, 2024 meeting as written. Mr. Anderson seconded the motion. The motion passed 4-0.

3. Findings of Fact October 22, 2024

1. PORT 2024-00017 – 2 Severn Avenue

Mr. McCopp moved to approve the Findings as written. Mr. Anderson seconded the motion. The motion passed 4-0.

2. PORT 2024-00019 – Sixth Street Park

Mr. McCopp moved to approve the Findings as written. Mr. Anderson seconded the motion. The motion passed 4-0.

D. OLD BUSINESS

None.

E. NEW BUSINESS

1. PORT-2024-00020 - Dick Franyo, 29 ½ Eastern Ave: Remove existing pier and piles. Install 6' x 40' pier and 12' x 16' platform and reinstall 14' x 14' boat lift.

Renee Norris, Consultant, introduced the application in brief.

Two written comments have been received. There were no members of the public who wished to testify.

The public hearing was declared closed at 7:39 pm.

In deliberations, the Members agreed that the project is within the setbacks and harbor lines, and meets code requirements.

Mr. McCopp moved to approve the application. Mr. Seigel seconded the motion. The motion passed 4-0.

Chair Shapiro admitted the following exhibits into the record.

EXHIBIT NUMBER	EXHIBIT
A.1	Permit application package (6 pages)
C.1	Staff Report dated 11/15/24
T.1	Letter from Jeffrey Eckel "No objection"
T.2	Letter from Edward Freitag "No objection"

2. PORT-2024-00021 - Brendan Keating, 23 Eastern Ave: Remove platform, finger pier, and pilings. Install 6' x 6' pier extension, 14' x 14' platform, 3' x 10' finger pier, and one 10' x 12.25' boat lift. Install one double mini mag PWC lift.

Ms. Norris introduced this project. One public comment has been received. There were no members of the public wishing to testify.

The Board had no questions.

The public hearing was declared closed at 7:45 pm.

In deliberations, the Board agreed that the setbacks are appropriate, the code requirements are met and the letter of "no objection" was helpful.

Mr. McCopp moved to approve the application. Mr. Seigel seconded the motion. The motion passed 4-0.

Chair Shapiro admitted the following exhibits into the record.

EXHIBIT NUMBER	EXHIBIT
A.1	Application package (10 pages)
C.1	Staff Report dated 11/15/24
T.1	Letter from Sweeney "No Objection"

3. PORT-2024-00022 - Brian Sweeney, 25 ½ Eastern Ave: Remove existing pier and platform. Install 6' x 35' pier, 12' x 15' platform, 3' x 10' finger pier and one 10' x 11' boat lift.

Ms. Norris presented the application. One written public comment has been received, and there were no members of the public who wished to testify.

The Board had no questions.

The public hearing was declared closed at 7:51 pm.

In deliberations, the Board found the application to be uncomplicated, and in compliance with code requirements.

Mr. Seigel moved to approve the application. Mr. Anderson seconded the motion. The motion passed 4-0.

Chair Shapiro admitted the following exhibits into the record.

EXHIBIT NUMBER	EXHIBIT
A.1	Application package (9 pages)
C.1	Staff Report dated 11/15/24
T.1	Letter from Keating "No Objection"

4. PORT-2024-00023 - John Taylor, 144 Spa Dr: Dredge north side of dock and slip to the east to -7 ft. MLW. Area of dredging 1,188 sf and volume 51 cy

Brian Adams introduced the application. It has been approved by the Board of Port Wardens in the past and is now introduced for updated dredging. No written public comments have been received, and no members of the public wished to testify.

John Taylor, property owner, addressed the Board and stated that the license issued in 2019 remains active. He has applied to the state for a new federal permit from the Army Corps of Engineers, which is expected to be issued by the end of 2024. The specifications of this current application are the same as those previously approved by the Board.

Board Members asked about disposal of the dredge material, and it was clarified that the spoil will be taken to a site on the eastern shore, Dependable Sand and Gravel.

The hearing was declared closed at 7:58 pm.

In deliberations, the Board expressed no concerns.

Mr. McCopp moved to approve the application. Mr. Anderson seconded the motion. The motion passed 4-0.

Chair Shapiro admitted the following exhibits into the record.

EXHIBIT NUMBER	EXHIBIT
A.1	Dredging and permit drawings
A.2	Final permit drawings
C.1	Staff Report dated 11/15/24

5. PORT-2024-00025 - Heidi Rothenhaus, 198 Acton Rd: Dredge on either side of dock, spur to main channel and main channel from dock to property line to the North. Area of dredging 1,992 sf and volume 90 cy.

Brian Adams reported that this application was previously approved by the Port Wardens. The state license is still active. No public comments have been received.

John Taylor, representing the applicant, testified that this application is identical to that for 144 Spa Drive (item #4 of this agenda). License was issued in 2019 and remains active.

The Board had no questions.

The public hearing was declared closed at 8:02 pm.

Mr. McCopp moved to approve the application. Mr. Anderson seconded the motion. The motion passed 4-0.

Chair Shapiro admitted the following exhibits into the record.

EXHIBIT NUMBER	EXHIBIT
A.1	Permit drawings (9 pages)
A.2	Vicinity grid and site maps
C.1	Staff Report dated 11/15/24

6. PORT-2024-00024 - Olga Dominquez, 32 Williams Dr: Construct a 38 ft long low profile stone, sand containment structure; and fill and grade with 20 CY of sand along 57 ft of eroding shoreline. Plant 400 sq ft of low marsh vegetation and 50 sq ft of high marsh vegetation. Install 63 LF of stone armor.

Chris Snyder, Consultant, presented the application, adding that two letters of support have been received from adjacent neighbors. MDE (Maryland Department of the Environment) authorization has been received.

The Board had no questions.

The public hearing was declared closed at 8:07 pm.

Mr. Anderson moved to approve the application. Mr. McCopp seconded the motion. The motion passed 4-0.

Chair Shapiro admitted the following exhibits into the record.

EXHIBIT NUMBER	EXHIBIT
A.1	Drawing package dated 10/08/24 (11 pages)
C.1	Staff Report dated 11/15/24
T.1	Letter dated 11/18/24 from Li & Lone Sung
T.2	Letter dated 11/18/24 from James & Joanne Rennie

F. MISCELLANY

None.

G. ADJOURNMENT

With there being no further business before the Board, Mr. Seigel moved to adjourn. Mr. McCopp seconded the motion. The motion passed 5-0 and the meeting adjourned at 8:43 pm.

Kimberly Consoli, Recorder