



SALEM HARBOR PORT AUTHORITY

98 WASHINGTON STREET, SALEM, MASSACHUSETTS 01970
(978) 619-5685 | PLANNING
(978) 741-5685 | HARBORMASTER

MEETING MINUTES: August 3, 2023

A public meeting of the Salem Harbor Port Authority was convened at 5:00 pm via Zoom web conference.

Members present: Kathy Winn (Chair), Mayor Pangallo, Councilor Bob McCarthy, Fred Atkins, and Captain Fred Ryan

Others Present: Capt. Bill McHugh – Harbormaster, Daniel Collins – Planning Department, Tom Devine – Planning Department, Dave Kucharsky – Director of Traffic and Parking, Jared Kemp, Joseph St. Pierre, and John Berry – Crowley

Call to Order

Chair Kathy Winn called the meeting to order at 5:03 pm and Captain McHugh outlined the format for the meeting, indicating that members of the public may provide comments during the period of the meeting designated for public comment.

Chair Winn thanked Tom Devine for assisting the Port Authority following Seth Lattrell's departure. She welcomed and introduced Daniel Collins, Salem's new Offshore Wind Project Manager & Waterfront Planner.

Offshore Wind Port Design Updates – Crowley

Jared Kemp, Joseph St. Pierre, and John Berry from Crowley were present to provide a status update on the project. Mr. St. Pierre reviewed images showing slightly updated renderings of the operations layout.

Mr. Kemp provided an update on the utilities (water, sewer, and electrical), which will run along the edges of the sites. There will be connections at Derby Street and Fort Avenue. Grading of the site hasn't changed. Edges will be sloped to meet the existing grades at street level, and the site is being raised 2ft. Swales will flow toward the harbor before they enter a sump for treatment. The rendering illustrated security fencing and landscaping. Laydown B is flatter. Sheet flow will collect in a trench drain before entering the harbor.

Mr. St. Pierre provided updated renderings for the landscape improvements. Crowley is making every effort to keep the landscaping currently along Derby Street and improve it. There will be significant upgrades along the ferry parking and cruise ship access area. The view from Derby Street looking north will have diverse evergreen plantings for a green buffer and protect existing shade trees. Blaney Street will also have a diverse mix of plantings with a natural green buffer, that includes the swale. The cruise

terminal access may include a green space walkway, seating, etc. Crowley is collaborating with the City on the design.

Chair Winn asked for clarification on what appeared to be public space, but was access for the cruise ships. Mr. Berry said they are looking at the MTSA regulations to see what can accessible to the public and that Crowley is coordinating with the Harbormaster on the matter.

Chair Winn asked if the construction schedule has changed. Mr. Kemp reported that the construction schedule is expected to begin in the late fall. Permitting should be complete by early fall. Chair Winn asked what the original construction start date was. Mr. Kemp stated Crowley was aiming for July 2023 construction start date.

Captain McHugh added a comment regarding public access in restricted areas. His comment was that Crowley is working with staff to identify a portion of the area that could be open to the public as long as it complied with MTSA regulations, would be safe, and could be monitored.

Captain Ryan inquired about security cameras, and the possibility of connecting it with the City's system. Mr. Berry suggested that he and Captain Ryan connect on that issue. Captain McHugh added that the City's security network is a secured network and not publicly viewable so it should work from a regulatory perspective.

Councilor McCarthy asked how access would be limited on non-cruise times. Mr. Berry reported that they are working to figure out that issue. Captain McHugh said there is a 12ft fence on the side of the landscaping, but they are looking to make a portion of the walkway accessible with a fence that opens up.

Mayor Pangallo inquired about the light towers and how long they are illuminated and if they are directionally aimed away from the neighborhood. Mr. Kemp reported that the lights are high mast lights, and are on 24 hours, but can be dimmed during non-operational times. Along Derby Street there is much lower lighting to avoid neighborhood lighting. Directional lighting is included. Full lighting could be needed if work needs to be completed early in the morning, or later in the afternoon during the fall/winter months.

Mayor Pangallo asked if there was new landscaping planned along Fort Avenue. Mr. Kemp stated that there is existing landscaping along Fort Avenue that Crowley Plans on leaving in place. The new landscaping will be along Derby Street, Blaney Street, and the cruise terminal area. The public viewshed from the power plant will be left open.

Kathy Winn followed up on the Mayor's initial question and requested clarification on what Mr. Kemp meant when he said "the candle would come down." Mr. Kemp said the lights will be on a dimmer that will be programmed. Mr. Berry clarified that lights will become brighter when there is activity on the site and he offered the example of an intruder gaining access to the area. Once the person has left the area, the lights will dim.

Captain Ryan inquired about the powerplant side walkway. Mr. Berry said that walkway will be remain. Crowley will try to work with the powerplant to do some interpretive signage. Permanent fencing will be placed along that perimeter.

Mr. Kemp provided an update from the recent conference. He said there were many port and large utility representatives present. There was significant focus on electrification and the need to plan ahead. The utilities that need to be upgraded can take time to upgrade. Shore power is moving forward primarily with smaller vessels and passenger vessels. Hydrogen is anticipated to also help industry-wide with achieving net zero in the future. Planning ahead, setting goals, including stakeholders, and charting a path forward were main takeaways from the conference. Crowley is planning ahead by including the conduit. Next steps include coordination between Crowley and National Grid to figuring out how to source the power. Additionally, National Grid will have to ensure they have all the infrastructure in place to provide the power.

Terminal Building/Harbormaster Report

Captain McHugh reported on a July 27th meeting of the Salem Marine Society and strong support to move forward on the port initiative. In their view, Salem will be left with a strong community asset that can be used for generations moving forward. Captain McHugh read a letter from the Society that reiterated that support.

Captain McHugh reported that the ferry is back in service. Lifesaving platforms were secured. Weather has impacted use, but she is running well. The MBTA zone pass reimbursement is being worked on by the Mayor. He also reported on the large yachts that will continue to visit. There is also a research vessel that will be in port for a few months. This generates revenue for the City. The sea installer is expected in mid-August. Salem is the only port in the area that can accept such a large vessel.

He reported that the Willow Pier has entered into its final comment period. Work is expected to begin in the fall. Construction is estimated to take nine months.

Public Comment

The meeting was opened for public comment. Bob Blair, reiterated the importance of the sea installer. There is a lot to say about the importance of Salem Harbor. He believes it is important for the Authority to have a stream of revenue and marketing. Jeff Cohen, City Councillor, noted that he is very excited about the wind project. He reported that Crowley's introductory presentation to the Planning Board went very well.

Mr. Devine reported that there are discussions about path access to from Blaney Street to Derby Street. Dave Kucharsky, City of Salem talked about the walkway connections they are trying to make along Fort Avenue with the harbor. Grading is an issue along a swale and fence line. Crowley is looking to adjust the landscaping to allow for a boardwalk. Captain McHugh reported that it can be a high traffic area, especially in October. Mayor Pangallo added that if there is an opportunity to address this, it will create a better, safer flow for pedestrians. Councilor McCarthy reiterated the Mayor's point, and that it is something people have been talking about for a while. Mr. Kucharsky appreciated Crowley's time in looking at the issue.

Approval of Minutes

The minutes for the June 1, 2023 meeting were approved.

Adjournment

Salem Harbor Port Authority adjourned at 6:08pm.

Approved by the Salem Harbor Port Authority on 09/07/2023