



## SALEM HARBOR PORT AUTHORITY

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### MEETING MINUTES: February 2, 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), Acting Mayor Bob McCarthy, Fred Atkins, Captain Fred Ryan

**Others Present:** Capt. Bill McHugh – Harbormaster, Seth Lattrell – Port Authority Deputy/Planner, Jeff Cohen – Councilor, Jared Kemp – Crowley, and Christine Petryszyn – Recording Clerk

#### Call to Order

Acting Mayor McCarthy called the meeting to order at 5:00pm and 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 Selection

Acting Mayor McCarthy appointed Ms. Winn as Chair for the coming year.

#### Offshore Wind Port Design Updates – Crowley

Jared Kemp was present from Crowley to provide an update on the status of the project design. Mr. Kemp reviewed the site plan illustrating the laydown yards, transition yard, loadout wharf, delivery pier, parking area, and turning basin as well as a 3D rendering showing the conceptual layout. Mr. Kemp provided a summary of the required state, local, and federal permits. He reported that the NOI would be submitted to the Conservation Commission next week, and Planning Board submittal in March. The ENF was submitted in November 2022, the Chapter 91 license permit submitted in February 2023, and that CZM review will begin in February/March 2023. Army Corp of Engineers, FAA, and EPA permits are either in progress or will be submitted in May 2023.

The project began in the spring of 2022 with engineering and permitting, which is expected to be complete by the spring/summer of 2023. Construction is expected to start in the summer of 2023 and work should be completed and opened in winter 2025/2026.

Mr. Kemp reported that at 60% grading design, they are working on grading a new swale, plantings and working to keep water off Blaney Street. He reported that at Laydown A they would be working to raise the elevation of the site approximately 2ft. The elevation will be 15ft at its highest, down to 12ft. at the wharf. At Laydown B, site elevation would also be raised approximately 2ft., with the highest being 14ft. down to 13ft. at the wharf.

Site drains would be used to direct stormwater from Derby St. to the basin and wharf structure. They will use an existing swale as well as a new swale system adjacent to Blaney St.

Mr. Kemp reported that at 60% utilities, they looking at electrical, water, hydrants and lighting along the property edge for Laydown A and B, and shore power for tugs. They are working to lower the lighting along Derby Street to avoid impacts with the neighborhood. Lighting will be along the jetty, but not the harbor. Laydown B will have high mast lighting, include the electrical transformer yard, and warehouse location. The parking lot will include an operations building, sanitary facilities, and water. Lighting will be new overhead. The location for the trailers have not been determined.

For landscaping, Crowley is working to keep the buffer zones and increase planting, including along the grading slopes. They plan to use similar vegetation as the power plant. They are working to create an accessible area for the community and cruises, including an area for queuing. Crowley will share additional details on landscaping once they are further along.

Mr. Kemp reported that there will be a 6000psf heavy lift platform and loadout, a 4000sqf main wharf and delivery berth and that a mooring analysis is in progress.

In response to a question from Chairwoman Winn, Mr. Kemp described the temporary buildings on site. He noted that Laydown B would have nothing larger than a triple wide, and Laydown A would have nothing larger than a doublewide. The buildings are temporary so that they could be moved if needed.

Harbormaster McHugh noted that it was crucial to talk to Captain Ryan about hydrant locations, and inquired about future cold ironing capacity. Mr. Kemp said they want to be able to futurize the port to be able to set another transformer, but that implementation now is difficult because they do not know what the criteria will be.

Acting Mayor McCarthy discussed the meeting this past week regarding the zoning change. He wished to reiterate that the green buffer zone is still in place and the zoning change is necessary to ensure site wide consistent zoning.

Mr. Kemp said they will have better graphics to share with the community that will show the meaningful access and connectivity to the community that Mr. Lattrell mentioned.

Mr. Atkins requested that the next presentation address lighting and noise. Acting Mayor McCarthy requested Crowley coordinate with the city engineer on the water lines. Captain Ryan inquired about plans for a camera/security network and requested coordination with the City on that front.

The meeting was opened for public comment. Bob Myers, 716 Washington Street, Gloucester, asked if a web cam could be installed so that the public could see the construction in progress. Mr. Kemp related that there may be security concerns related to that, but would inquire. Councilor Cohen echoed what Acting Mayor McCarthy noted about the zoning and let any members of the public watching that the item was on tonight's Planning Board agenda at 6:30pm.

## **Staff/Authority Updates**

### **Offshore Wind**

#### Avangrid

Mr. Lattrell reported that Avangrid is still moving forward, but a new price is expected.

### Project Funding

Mr. Lattrell reported that there are no major updates on project funding. The team is working to determine what may still be needed.

### Workforce Development

Mr. Lattrell reported that workforce development has been more active with grant funding. They are working to understand what is needed to operate the port, how the jobs can be filled, and the role of unions in construction and operation. He added that it is a unique workforce and that the next grant application was due to the state on March 1<sup>st</sup>.

Chairwoman Winn inquired about the workforce study and what types of jobs will be available. Mr. Lattrell reported that DW Research is the consultant and that he would share the report when it is complete. He added that Salem High School has engaged with Crowley on partnerships and internship development. He added that there will be opportunities for both construction and professional jobs, and that there will be a significant need to partner with Salem as it will be a hub for offshore wind.

### Schedule

Mr. Lattrell had nothing further to add to the schedule from what Mr. Kemp reported.

### **Harbor Plan/DPA Master Plan**

The harbor plan was submitted in January, and public meeting will be held on February 7<sup>th</sup> at 6pm. The public comment period will end on February 24<sup>th</sup>. The state will review the comments, which will be followed by a consultation meeting, and then the completion process.

### **Salem Ferry**

Mr. Lattrell reported that staff are working on an RFP for design.

### **Harbormaster Report**

Harbormaster McHugh reported that the ferry is on schedule for her overhaul. Some components needed to be replaced, but her blocks were sound.

BHC wishes to have an additional year on their lease, but they do not have the personnel to staff the small harbor shuttle. Harbormaster McHugh has identified another operator that may be a good alternative.

Blaney Street sustained some damage from plows during the last winter storm. For the new development, he said it may make sense to include a tasteful barrier to prevent vehicles from coming up on the harbor walk.

The RFP for license holders was launched and proposals are due on February 28th, with review starting in March.

### **Public Comment**

The meeting was opened for public comment. Pat Gozemba from SAFE reminded the committee that there is concern about the greening of the site. She inquired if Crowley has spoken with staff from the New Bedford port about lessons learned at that site. Mr. Kemp reported that they are talking with the New Bedford design team, and that he will continue to reach out and improve the design based on what they learn.

**Approval of Minutes**

Meeting minutes from the December 1<sup>st</sup> and January 5<sup>th</sup> meetings were unanimously approved by all members present.

**Adjournment**

Salem Harbor Port Authority adjourned at 6:10pm.

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Approved by the Salem Harbor Port Authority on 4/6/2023.