

Swampscott Yacht Club
April 1, 2009 Porch Meeting



Meeting Materials
Timeline
FAQ



AGENDA

- History Fish House and Park - Bob Sharp, Vice Commodore
- History of SYC - Bob Sharp
- Renovation background/ timeline - Bob Sharp
- Proposal details- Dave Bishop
- Questions from HAC, fishermen & residents - Bob Sharp
- Open questions and answers – All
- Refreshments



HISTORY OF FISH HOUSE

1896-7 Swampscott Park Commission Reports

- State took Kings Beach and Turned Over to Town to Improve and Administer
- Town Police Provide Law Enforcement
- State Creates Act to Authorize Town to Erect Structures
- 1st Floor Fishermen Lockers, 2nd Floor Loft Room and Admin Room, 3rd Floor Public Pavilion for Park Visitor Use
- Forbidden to Use for Business Purposes Not Connected with Recreation, Boating, Bathing and Fishing
- Gabled Wall Dormer added in 1930 that projects Approx. 4 ft. from Façade on Harbor Side. It is Sagging Significantly and Requires Repair / Replacement

Placed on National Register of Historic Places in 1985

Swampscott Yacht Club



HISTORY OF SYC

Swampscott Yacht Club Formed in February 1933

- **Bylaws Provide the Principal Purposes of the Club are**
 - Promote, Encourage and Advance Yachting
 - Develop the Friendship, Sportsmanship and Fellowship of its Members
 - Promote Safe Boating for Adult and Junior members
 - Promote Community Service
- **2003 became Non Profit Organization – IRS 501 (c)**
- **Long History of Community Service**
 - Friends of Swampscott Sailing
 - Swampscott Recreation Department Sailing Program
 - Polar Plunge Fund Raising of \$20,000 in 3 Years
 - Jared Raymond & Jennifer Harris Memorial Scholarships - \$8,000
 - My Brothers Table - \$8,600
 - Friends of Swampscott Sailing - \$3,400
 - Harbor Fest – Since 2001
- **Approximately 200 Members**
 - 80 %Swampscott Residents



RENOVATION BACKGROUND AND SCOPE

Organized the Renovation Committee in 2006

David Bishop – chairman

Scope - Two Projects

- Project One – Repair / Replace the Sagging Extension on the Harbor Side and Add Porch
- Project Two – Internal Renovations
 - Add Kitchen, Upgrade Restrooms, Bar and Entry

Vision of Renovation Project

- Strengthen Relationship with Town by Offering to Repair Sagging Harbor Side Extension
- Contribute to Financial Strength and Longevity of the SYC
- SYC Occupancy Provides for Financial Viability of Fish House
- Promote Increased Use by Members by Increasing Satisfaction of Members
- Attract New Members

Mandate to Provide Handicap Accessibility in all Town Owned Buildings

- Results in Complicated Lengthy Process Requiring Action by the Town Capital Expenditure Process

SYC BOG and Renovation Committee Decide to Pursue Approval for Adding Porch as Separate Project from Internal Fish House Renovations

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RENOVATION BACKGROUND AND TIMELINE

Discovery Activity in 2006 and 2007

- **Engaged Service of Architect**
- **Meetings with Appropriate Town Departments and Committees for Guidance**
 - Historical Commission
 - Selectmen
 - Fishermen's Alliance
 - Conservation Committee
 - Building Department
 - Town Manager
- **Positive Feedback and Guidance from Historical Commission and Selectman**
 - Sept 18, 2007 Minutes -"The Selectmen and Historical Commission endorsed the concept"

2H - 2008 SYC BOG approved expenditure to Pursue Porch Project

- **Of 198 SYC Members Voting 157 Approved of Project, 14 Did Not & 27 No Response**
- **Engaged Environmental and Structural Engineers**
- **Developed Architectural Proposal**
- **Reviewed Preliminary Proposal with Conservation and Harbor Advisory Committee**

Swampscott Yacht Club

RENOVATION BACKGROUND AND TIMELINE



- Feb 2009 - Test Borings to Determine Footing Requirements**
- March 5, 2009 - Reviewed updated Proposal with Harbor Advisory Committee**
- March 18, 2009 - Reviewed Proposal with Harbor Advisory Committee Revised to include Fishermen Suggested Changes from Previous Meeting**
- March 19, 2009 - Presented Proposal to Conservation Committee**
- April 1, 2009 - Informational Meeting at SYC Open to Public**
- April 2, 2009 - Harbor Advisory Meeting**
- April 7, 2009 - Meet with Historical Commission**
- April 21, 2009 - Meet with Selectman to Present Porch Construction Proposal and Liquor License Amendment Proposal**



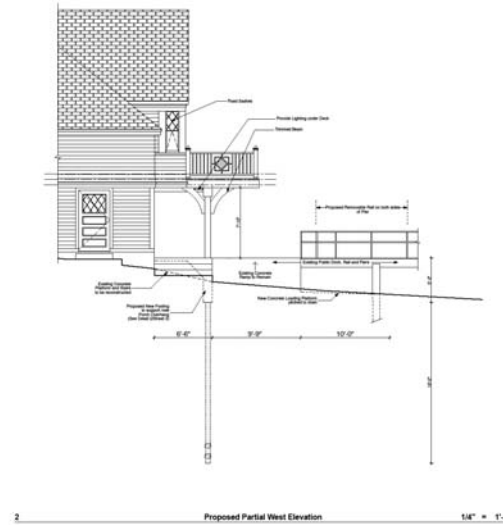
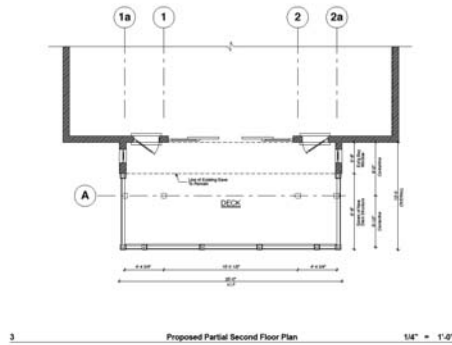
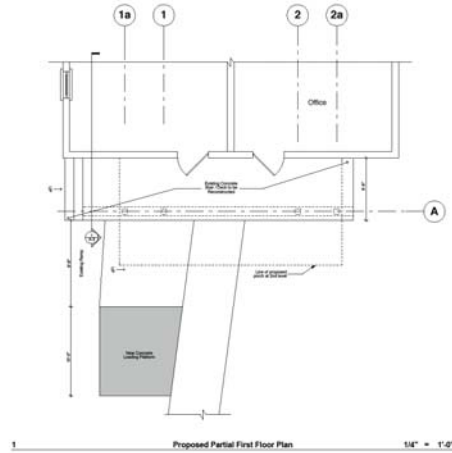
Proposal Details

Architectural Details

- Elevations
- Footings
- Fishermen Access Platform , Clearance, Removable Pier Railings
- Existing Pedestrian Ramp
- Site Plan

Construction Activity Coincident with Boat Launch Ramp

Swampscott Yacht Club



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KEY	
	DEMOLITION
	EXISTING WALLS
	NEW WALLS
Conservation Commission	
Project Name: Swampscott Yacht Club Fish Pier 420 Humphrey Dr Swampscott, MA	
Drawing Title: PROPOSED PLAN AND ELEVATIONS	
Scale: Varies	
Drawn by: SS	
Checked by: SSA	
Date: 03/16/2010	
REVISIONS	
A-2	



Questions from HAC, Fishermen & Residents

How large is the Porch?

- The porch addition is proposed to extend 8 ft. from the existing 4 ft. Gabled building projection that is 25 ft. wide. Therefore the new addition will be 8 ft by 25 ft. The total projection from the Façade will be 12 ft. including the existing 4 ft. projection.

What will be the capacity of the Porch?

- The porch is designed by the structural engineer to support a load of 100 lbs. per sq ft, which is considered a conservative figure for an assembly area. We are advised that capacity regulations are 1 person for 5 sq ft for standing and 15 sq ft with furniture. The people capacity will be posted once reviewed by the Building and Fire departments

Will the porch infringe on the Fishermen's access?

- The proposal has been revised to provide the access that the fishermen requested by adding a loading platform and placing the posts on the existing platform

Will the porch infringe on the Public's access and enjoyment?

- The access will be the same as existing. There are no changes proposed to the existing platform or inclined ramp. To the contrary, the design of the Porch will provide an enhanced shady and sheltered area for the public to enjoy in addition to providing shelter for those people waiting to see the Harbormaster.



Questions from HAC, Fishermen & Residents

Will the red and green lights currently beneath the overhang remain visible?

- The red and green lights will be placed so they are visible, also additional lighting can be provided under the Porch as required for security and safety.

What about smoking and drinking on the Porch?

- There will be no smoking on the Porch. Subject to Board of Selectman approval of an amended liquor license, we propose that alcoholic beverages will be allowed on the porch during supervised legal bar hours. No glass drink containers will be allowed on the Porch. Items cannot be placed on the railings where they could be knocked over since the railings are designed to prevent that. Throwing any item from the porch is not allowed. There will be a roof covering under the porch floor so water or debris will not fall below and drainpipes will be installed to route water away from the walkway. The SYC Rules / Regulations / Disciplinary Action (attached) address this issue.

What about neighborhood noise? Will music and dancing be permitted? Will activity be permitted throughout the SYC's normal hours of operation?

- Loud noise or music will not be allowed on the porch. In cases where live entertainment is planned inside the club a temporary entertainment license will be requested from the Board of Selectman. The SYC Rules / Regulations / Disciplinary Action (attached) address this issue.

Swampscott Yacht Club



Questions from HAC, Fishermen & Residents

Should a revised lease on the SYC space be initiated to place restrictions on usage?

- The Town has communicated that the lease will need to be amended to indicate the added Porch space. Existing State/Town laws and the SYC Rules / Regulations / Disciplinary Action (attached) will dictate orderly Porch operation.

Should other Town departments such as Fire, Police, Building Inspector, DPW, Historical Commission and Conservation Commission have input?

- The SYC agrees that all organizations and the public need to be consulted. The SYC has done so already or will pursue contact with all interested organizations. Refer to the Timeline for public and Town department and committee meeting activity to date. Preliminary plans were reviewed with the Selectman and Historical Commission at the September 18, 2007 Board of Selectmen meeting where “The Selectman and Swampscott Historical Commission endorsed the concept”

Why has the yacht club tried to slide the Porch project through under the radar?

- We apologize, specifically to the Fishermen and abutters, if this is the perception. The SYC has endeavored to reach out for guidance from all interested parties since 2006, as can be seen by the attached Timeline. Admittedly meetings that occurred early on about the project were focused more on the internal renovations even though the plans and drawings always included the Porch. This may have contributed to that perception. The focus shifted predominately to the Porch once it became evident that internal renovations were going to require the lengthy Swampscott Capital Improvements process.

Swampscott Yacht Club



Porch Rules and Regulations

The following rules and regulations have been developed based on Swampscott town requirements and to maintain good relations with our neighbors and the public enjoyment of the waterfront area. Failure to comply with these rules and regulations will result in disciplinary action by the Board of Governors which may result in revocation of the offender's membership. Any member observing a violation is required to stop the violation and report the incident to the Commodore.

1. Loud noise or music will not be allowed on the porch.
2. No Smoking on Porch
3. Alcoholic beverages will be allowed on the porch during supervised legal bar hours.
4. Glass drink containers are not allowed on the porch.
5. Items can not be placed on the railings since they are designed to prevent that.
6. Throwing any item from the porch is not allowed.
7. Sitting on or hanging over the railings is not allowed.
8. Grills are not allowed on the porch.
9. The Porch is designed to support a maximum capacity 100 lbs. per sq. ft. We are advised that capacity regulations are 1 person for 5 sq ft for standing and 15 sq ft with furniture. The people capacity will be posted once reviewed by the Building and Fire departments



QUESTIONS and ANSWERS

REFRESHMENTS