

**City of Rockland - Downtown Waterfront Planning Committee**  
**Meeting Notes 10/12/2021**

Discussion with adjacent property owners and waterside users

**Attendees:**

Joe Reynolds, Adjacent Property Owner  
Joan Wright, Advisory Committee Member  
Sam Ladley, Advisory Committee Member  
Ed Glaser, City Council  
Kate Doiron, Advisory Committee Member  
Ryan Murry, Harbor Master  
Jeff Boggs, Advisory Committee Member  
Eric Dussault, American Cruise Lines  
Charlie Robertson, American Cruise Lines

**Meeting focus:**

Stakeholders who use the water side facilities and adjacent properties were invited to share information on how they use the project area and discuss any challenges, needs, and things that are working well.

**Adjacent Properties – The Pear**

- Operations during festivals can be successful, but it is challenging
- Good communication with Festival organizers is key
  - Need access for parking
  - Need access for suppliers
  - Festival gates can shut down the restaurant completely
- The coordination with organizers from the Blues Festival works well
- Is there a more unified approach to that the City can have with festivals that accounts for adjacent access needs
- Parking in general is critical to restaurant success
  - But more green space would be better
- Boardwalk
  - Joe likes the idea of having it cross on the water side of Conti's
  - Walking path could snake in somewhere
  - He has engaged design professional

**Waterside Users - American Cruise Lines**

- Two boats in Rockland typically – The Independence (smaller), The Constitution (larger)
  - Independence docks at the Public Landing
  - Constitution – is typically anchored, passengers disembark via landing vessel at Public Landing
  - Sometimes the Constitution goes to Safe Harbors facility which is adjacent to the project area
- Currently in the process of adding a new boat which will be somewhere between the Independence and the Constitution in size.
- Use a couple of coaches/buses come down to pick up & drop off

- 2 nights typically - Having extra day in Rockland has really been a big help & improved experience
  - Time at dock is important too in terms of going to downtown
  - Only about half of guests that go to Camden on an excursion. The rest stay in Rockland.
- Also have deliveries – mainly with the Independence
- Hours with greatest activity are typically between 8:00AM & 10:00AM and just before & after lunch then late afternoon
- Utility Uses
  - Water is the biggest need
  - Trash pick up
  - Shore power not necessarily required as these boats generate their own power

#### **What are 2-3 things necessary to be successful – from ACL perspective**

- Dock space
  - Could bring in the larger vessel
  - New boats will be about 30-40' longer, same number of people
- Land side loading/unloading
  - Passengers are loaded by HM building
  - Delivery trucks back down

#### **Like to haves**

- Like to have gazebo or covered area
- Access to equipment for loading bigger parts – repair

#### **What aspects of the project area are working well**

- Trash services are working out well for ACL
- Restrooms are not typically in demand from passengers as they usually go right to rooms when coming back from excursions
- The City is evolving over time in what offers for passengers coming into public landing
  - Added 80' ADA accessible ramp

#### **Challenges**

- Anchoring does pose some challenges so looking for dock space
- Bigger vessel means more room for maneuvering in addition to dock space
  - Safe Harbors space is very challenging especially when Independence is in port
  - Safe Harbor is weather dependent due to wind
- Any issues that really should be addressed
  - Would be good to have area for booming equipment on to

#### **Other**

- When ACL boats come in to port, their payments help subsidize municipal budget
- What if we shift docks to Buoy Park?
  - For guest experience probably wouldn't be an issue
  - Would want to understand navigation issues particularly with Pearl dock
- ACL does want to focus on docking rather and anchoring so Safe Harbors would be an option
- They sometimes come in during festivals but use a different dock