The Middle Peninsula Chesapeake Bay Public Access Authority and the Northern Neck Chesapeake Bay Public Access Authority held a joint meeting in the Northern Neck Planning District Commission Board Room in Warsaw, Virginia, at 11 am on December 17, 2008.

The meeting was called to session by the Jerry Davis of the NNPDC.

Mr. Lewie Lawrence gave a presentation to the group about “Working Waterfront infrastructure: Preserving Sustainable Dilapidation” (See slides below). Following the presentation there was some discussion in regards to how other states have been dealing with this issue and how that may fit within the context of the MPPDC and the NNPDC.

There was then a motion to adjourn the meeting by Frank Pleva. Mr. David Whitlow seconded the Motion. Motion carried by unanimous vote.
Working Waterfront Infrastructure

“Preserving sustainable dilapidation”
What's the Problem?

“The small portion of remaining shoreline suited to water-dependent uses is becoming harder for long-time landowners to retain, given development pressures and rising waterfront property taxes. Increasingly, those engaged in water-dependent businesses are driven from the waterfront-losing both their livelihood and their familiar way of life. This trend, coupled with declines in traditional industries and infrastructure, makes it hard for many marine businesses to survive”.

*Jim Connors- Maine Coastal Program*
Who is doing what and why?

- Florida
- North Carolina
- Maryland
- Maine - Case Study
- Federal
- Virginia

Florida

- 1996-97 Created Waterfront Florida Partnership Program (grants and planning assistance)
- 2005 Florida legislature passes Working Waterfronts Protection Act (WWFP)
  - Requires localities to have coastal element to their comprehensive plan
  - WFPP participants must “commit to form a waterfronts committee representing the broad interests in the waterfront area and community”
Florida

- **Defer ad valorem taxes** and non-ad valorem assessments for working waterfront property owners
- The **taxes waived** so long as the property is maintained as a working waterfront.
- If the property ceases to be used as a recreational or commercial working waterfront, the Act requires back payment of all deferred taxes and assessments.

North Carolina

- 2006 NC General Assembly created the Waterfront Access Study Committee
  - Study the degree and loss and potential loss of the diversity of uses along the shoreline
- 2007 Final report issued
  - Extend eligibility of **present use value taxation** to working waterfront properties
  - Establishment of a **working waterfronts trust fund** for retention and enhancement of working waterfront land uses
  - Develop a Geographic Information Systems-based model that will identify “working lands”—including working waterfronts
Wanchese Example

- "In 2005 & 2006, the seaside community of Wanchese did something extraordinary for a small local fishing village where folks are set in their ways and have deep reservations about change – we designed a zoning plan that would keep Wanchese the small traditional village that it is. Zoning was the simplest tool that was most beneficial that allowed for growth at a regulated level but continued the community traditions and upheld the integrity of the community........ To ensure viable working waterfords on the coast in the future is going to require local and county governments to take a look at the historical and economic qualities of these communities, whether it is Harkers Island, Manns Harbor, or SneadsFerry....."

| Two Brothers restaurant Wanchese |

SECTION 22-27.13-WANCHESE VILLAGE COMMERCIAL ZONING (WVC)

- (a) **Scope and intent**: The Wanchese Village Commercial District is established to protect and preserve the traditional family-fishing village lifestyle, whereby permitting land uses that will not change or overwhelm the patterns of existing land uses within the village and the southern end of Roanoke Island. The district allows for mixed uses combined with various individual commercial services and small retail businesses that compliment the area. The uses in the district provide alternative methods for implementing community goals with character and orientation toward traditional village business occupations whereby the property owner carries on a commercial business on site of the residential premises.
Maryland

- 2007 Working Waterfront Commission was created under Senate Bill 414
  - Tasked with studying and making recommendations regarding protecting and preserving Maryland's commercial seafood industry's access to public trust waters.
- Recommendations
  - Tax abatements
  - Infrastructure preservation
  - Working waterfronts
  - Local planning and zoning assistance
  - Education outreach

Maine

- 2005 Maine State Legislature
  - Passed SB 338 - Protects states waterfront commercial fishing facilities
  - Bond issue approved - $2 million Working waterfront access pilot program (purchase strategically important working waterfront)
  - Another $12 million bond issue for public water access and conservation
  - Mariners also voted to amend the Maine Constitution to authorize the assessment of property taxes for waterfront property used by commercial fishers based upon the land's current use, rather than its potential for development.
Maine Case Study

- Working waterfronts provide a link between land and sea that is critical to sustaining a diverse and thriving coastal economy. Commercial fishing and marine trades in Maine contribute more than $800 million annually to the state's economy and employ about 30,000 people, giving fishermen and others both a livelihood and a valued way of life.
Coastal Access Studies

- **Paths and Piers**
  - [Paths and Piers](#) PDF: 470 KB
  - [Paths and Piers](#) PDF: 106 KB

- **Preserving Commercial Fishing Access** PDF: 1.05 MB

- **Tracking Commercial Fishing Access (2004)** PDF: 4.17 MB

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**What do we have?**

**THE LAST 20 MILES**

- [Map](#)
- [Chart](#)

The quality of access is essential for success in producing viable habitat and resources available in the area.
Educational Publications

- **Working Waterfront Poster (front)** 560 KB
  "Behind every fishing boat is a strong working waterfront."

- **Working Waterfront Poster (back)** 105 KB
  Includes statistics and recommendations for action

- **Harpswell Brochure** 100 KB
  Harpswell's Working Waterfront ("A working community with a fishing flavor") by Town of Harpswell, Maine Sea Grant, University of Maine Cooperative Extension, National Oceanic and Atmospheric Administration, and Maine Coastal Program.

- **Moscadet Brochure** 204 KB
  Moscadet: the Downeast fishing community of Beals and Jonesport, A working waterfront for over 200 years - facing the changes of the next century... by Beals-Jonesport Working Waterfront Brochure Committee, Washington County Council of Governments, Maine Sea Grant, University of Maine Cooperative Extension.

- **Public Shoreline Access** 570 KB

- **Working Waterfronts, Creative Approaches to Change** 1.23 MB
  The Summer 2003 issue of Maine Coastal Life (the 8-page newsletter from the Maine Coastal Program) was dedicated to the issue of Working Waterfronts, Creative Approaches to Change, including diverse case studies of creative tools for addressing declining working waterfront and other resources.
Investment of Funding Opportunities

- CEI Working Waterfront Loan Fund
  - CEI Waterfront Loan Application
  - WWF Brochure
  - Funding and financing options for protecting working waterfronts

- Small Harbor Improvement Program, Department of Transportation
- Community Development Block Grants through Department of Economic and Community Development
- Public Access to Maine Waters, Land for Maine’s Future
  - For more information on this one, see folder on CD called “Folder: Working Waterfront Bond”
- Right of Way Discovery Grants, Maine Coastal Program
- Boating Facilities Fund, Bureau of Parks and Lands
- Land and Water Conservation Fund
Maine's Department of Marine Resources
Working Waterfront Access Pilot Program

Holbrook Wharf, Harpswell

The Holbrook Community Foundation, a newly incorporated 501(c)3 community nonprofit organization, initiated the "Holbrook's Wharfing" as an integral part of the working waterfront in Cumberland County. The Holbrook waterfront is a 3.77-acre, mixed use property that includes a commercial fishing wharf, a small bay, a historic house with two apartments, a general store and a second dock with floats for operational boating access and two moorings. In recent years, the property has suffered from neglect and the Holbrook Community Foundation is charged with breathing new life into the facility. The Foundation successfully leveraged significant investment for the property and has created great potential to provide parking, handling, and mooring needs for up to 10 commercial fishermen who catch lobsters, crab, and shrimp. The Holbrook Community Foundation was granted an allocation of $300,000.00 from the Land for Maine's Future Board to purchase a covenant on their property with a fair market value of $1,150,000.00. Click here to see the Holbrook Community Foundation website.
Davis Wharf at Goose Cove

- [Link](http://www.wcsh6.com/video/default.aspx?maven_playerId=articleplayer&maven_referralPlaylistId=playlist&maven_referralObject=793291954)

Federal

- S. 741 (Working Waterfront Preservation Act of 2007)
- CZA Reauthorization- includes working waterfront language
- Congressmen Rob Whitman
  - Looking to introduce a Working Waterfronts version in January
  - Supports the CZ working waterfront language
Federal - Local Connection

- SECTION 1. SHORT TITLE.
  This Act may be cited as the 'Working Waterfront Preservation Act of 2007'.
- SEC. 2. COMMERCIAL FISHING ACCESS PROTECTION PROGRAM.
- TITLE V -- GRANTS FOR COMMERCIAL FISHING ACCESS

- SECTION 1. SHORT TITLE.
  This Act may be cited as the 'Keep Our Waterfronts Working Act of 2007'.
- SEC. 2. WORKING WATERFRONT PROGRAM.
  The Coastal Zone Management Act of 1972 (16 U.S.C. 1451 et seq.) is amended by adding at the end the following:
- SEC. 320. WORKING WATERFRONT GRANT PROGRAM.

(Subject to the approval of the Secretary, a coastal state may, as part of an approved working waterfront plan, designate as a qualified holder any unit of local government or nonprofit organization)

Virginia

- 2003 Middle Peninsula Chesapeake Bay Public Access Authority
- 2005 Northern Neck Chesapeake Bay Public Access Authority
- 2007 Working Waterfronts and Waterways Conference
- 2008 Coastal Access & Working Waterfront Survey
  - Virginia Sea Grant and MP-PAA
- 2009- Establishing a General Assembly joint subcommittee to study the preservation of working waterfront areas
Middle Peninsula- Status

- Public Access- Working Waterfront Master Plan
  - Public Access Survey Results
    - More Public Access
    - Preserve Working Waterfronts
    - Dredging Problems
  - Willingness to consider public-private partnerships to solve the problems
Establishing a joint subcommittee to study the preservation of working waterfront areas

RESOLVED by the House of Delegates, the Senate concurring, That a joint subcommittee be established to study the preservation of working waterfront areas. The joint subcommittee shall study the degree of loss and potential loss of the diversity of uses along the coastal shoreline of Virginia and how these losses affect access to the public trust waters of the Commonwealth. The joint subcommittee shall have a total membership of six legislative members ......
Questions- Comments-Next Steps?