



# **Middle Peninsula Chesapeake Bay Public Access Authority Perrin River Wharf Management Plan Rules and Regulations**

This Management Plan defines the rules and regulations pertaining to the slips at the Perrin River Wharf found at the end of Rt. 1101 (Perrin Creek Road) in Gloucester County, Virginia. Further, this document serves as a contract between the Middle Peninsula Chesapeake Bay Public Access Authority (Lessor) and boaters who use the slips at the Perrin River Wharf (Lessee).

## **Introduction:**

The Perrin River Wharf is owned by the Middle Peninsula Chesapeake Bay Public Access Authority (MPCBPAA), serves as a public access site, and is managed for diverse user groups. The 320 foot Wharf has 9 permanent slips; space for unloading boats in a side-to fashion; a port-a-potti (when funding is available); a handicapped ramp (when funding is available); and parking for up to 9 vehicles, including a handicapped parking spot.

- \* The 9 permanent slips are primarily reserved for Commercial Watermen on a contractual basis.
- \* Recreational boats may tie up for free for the day on areas outside of the slips (but no overnight occupancy per VDH regulations) and rent slips weekly when not in use by commercial boats.
- \* The public may use the Wharf for fishing and crabbing, launching of canoes, kayaks and other small boats, bird watching, sightseeing, etc.

This Contract is subject to the following conditions:

*Lessee will hold Lessor harmless for all liability, accidents, damages, or other costs incurred in Lessee's use of the wharf and related facilities. Each lessee must be the owner/operator of the vessel he/she docks at the facility. Each lessee may dock only one vessel at the facility.*

*Lessor shall be the sole determiner of lessees. Lessees may not sublet or allow use of leased facilities by non-lessee fishermen or recreational boaters without Lessor's express permission.*

*Lessee shall make no alterations, additions, or improvements in or on the facility unless first approved by Lessor in writing. Any such alterations, additions, or improvements made upon Lessor's approval shall become the property of the MPCBPAA and shall remain a part of the premises. Any and all improvements made to the facility to support the lessee's needs will be considered donations to the MPCBPAA.*

*Lessee is subject to the provisions of this Contract, and will not discriminate or permit*

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*discrimination against any person or class of persons by reason of race, color, national origin, sex, or marital status in any way.*

*Compliance with each and all provisions and rules required. Failure by lessee to comply may lead to termination by lessor at the lessor's discretion. Lessor shall not unreasonably terminate, but will make reasonable effort to resolve any compliance issues.*

*Each-vessel must have all required permits and registrations required by Commonwealth of Virginia, Gloucester County and the Middle Peninsula Chesapeake Bay Public Access Authority.*

#### Process for Slip Assignments

- a. Complete and sign application and contract
  - b. First to sign up and complete application and contract have preference based on "c"
  - c. Priority for selection
    - i. Lease types
      1. 12 month lease – first preference
      2. 6 month lease – second preference
      3. Monthly lease – third preference
      4. Weekly – recreational boats, fourth preference
    - ii. Priority
      1. Working commercial boats from Gloucester County
      2. Working commercial boats from the Middle Peninsula
      3. Working commercial boats from Virginia Counties outside of the Middle Peninsula
      4. Recreational Boats from the Commonwealth
      5. Working commercial boats from other States (Non Residents of the Commonwealth)
  - d. Waiting List
    - i. Complete and sign application and contract
    - ii. Preference by the "first come – first served" rule
    - iii. Same priority as "c i and ii"
  - e. First-term lessees will have first right of refusal on renewal of lease for subsequent terms.
2. Rules
- a. Follow all state and local laws, including VDH requirements
    - i. VDH requirement: "Boats with installed toilets with a discharge overboard or a sewage holding tank are prohibited from mooring at this facility."
  - b. Payment (cash or check) to MPCBPAA by the first of the month (PO Box 286, Saluda, VA 23149) or week (recreational). Advance payment accepted.
  - c. Overdue payment (1 month) results in loss of slip or \$25 late fee plus slip fee. Second overdue late fee will be \$50 plus slip fee; third overdue \$75 plus slip fee; fourth late will result in forfeiture of slip or must pay remainder of the year in full.
  - d. No overnight occupancy of boats

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- e. Waste Disposal - Lessees will be responsible for keeping fishing vessels, pier, parking lot, port-a-potti, and all Perrin River Wharf property neat and clean, free of fish waste or other potentially malodorous substances.
    - i. All waste must be removed from premises
    - ii. No trash or waste dumping
    - iii. Exception: use of porta potti for sewage waste dumping
  - f. There is no security. Dock at your own risk.
  - g. ADA ramp will be kept clear of obstructions
  - h. Hours of operation – open 24 hours
  - i. There will be no assigned or permanent car parking spots
  - j. No live-aboards permitted
  - k. No storing of gear on property
  - l. Emergency Dockage allowed (short term) due to:
    - i. Storms – harbor of refuge
    - ii. Mechanical breakdown
    - iii. Medical emergency
3. Vessel Care and Maintenance: Owner may make minor alteration and repairs to the Vessel itself. In no event may Owner perform any repair or maintenance which results in the release or discharge of any material onto the dock, water or land. All major repairs and repairs by a third party must be handled at another location.
4. Hurricane Procedure: In the event of a named storm, all vessels must leave the dock no later than 24 hours before expected impacts of winds over 45 miles per hour.
5. Contact
- a. Emergency – 911
  - b. Non – Emergency - Gloucester Sheriff's Office 804-693-3890
  - c. MPCBPAA – 804-758-2311
    - i. Hours of MPCBPAA 9:00 am to 4:30 pm, M-F
    - ii. Formal complaints and suggestions in written format (PO Box 286, Saluda, VA 23149)
6. All boats must register with the attached application

The applicant acknowledges that he/she has read and agrees to the rules and regulations outlined in the Perrin River Wharf Management Plan.

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Signature

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Date

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Print Name

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