

MacNeil, Jami

From: MacNeil, Jami
Sent: Wednesday, July 28, 2021 8:48 AM
To: Anita Smith
Subject: RE: NRPA Application - SHM Rockland, LLC - proposed marina expansion

Dear Ms. Smith,

Thank you for your comments regarding a marina expansion in Rockland harbor as proposed by SHM Rockland, LLC. The Department is currently reviewing the application (#L-20386-4E-P-N) under Maine's Natural Resources Protection Act (NRPA). The Department accepted the application for processing on July 26, 2021. The statutory deadline for the Department to reach a final decision on the application is November 23, 2021; however, the goal date for a decision is no later than October 22, 2021. Written comments will be accepted until a decision is issued.

Your comments will be added to the file and your concerns will be considered during the review of the project. The Department's record containing the application of specific interest to you is stored electronically, and can be shared electronically upon request.

Your comments will also be shared with the applicant. However, the Department will only *require* the applicant to respond to public comments that pertain to relevant [standards under the NRPA](#). The standards do not include impacts on the local economy. I recommend you direct those concerns to the City office. The Department's review will include an assessment of the project's impact on existing scenic, aesthetic, recreational, and navigational uses, which do seem related to your stated concerns.

You may contact me with additional concerns, questions, or comments. I can be reached at (207) 446-4894 or via email at jami.macneil@maine.gov.

Sincerely,

-Jami MacNeil (she/her)
Environmental Specialist III
Bureau of Land Resources
Maine Department of Environmental Protection
(207) 446-4894 | jami.macneil@maine.gov

From: Anita Smith <anitacrsmith@gmail.com>
Sent: Tuesday, July 27, 2021 10:56 AM
To: MacNeil, Jami <Jami.MacNeil@maine.gov>
Subject: NRPA Application - SHM Rockland, LLC - proposed marina expansion

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. MacNeil,

Regarding Maine DEP application #L-20386-4P-P-N from SHM Rockland, LLC for marina expansion, I am writing to ask a few questions and express my concerns about this project. I am a boater with a residence and mooring in Rockland Harbor. I have witnessed Rockland's downtown improvement and support its revitalization.

1) The proposal states that Safe Harbor Marina is one of "only four" commercial marinas in Rockland and that transient slips are needed. If Safe Harbor Marina is to expand the number and size of transient slips, the character of Rockland will change from an authentic Maine town to an overcrowded harbor that is a draw for large yachts and more cruise ships. I have seen this trend in several New England towns where developers come in and make promises to the town or city. The developer cares only for investment and the character of the town dissolves. The local businesses cannot afford to stay and over time the franchises move in, transient, non-Maine, seasonal workers move in, and the local flavor disappears. Please provide the value of this expansion to Rockland, and an explanation as to how Safe Harbor will guarantee that local businesses will be able to remain in Rockland.

2) From the figures, it appears that the proposed marina expansion takes over the Town Dock and dinghy dock.

a) First, I am concerned that the dinghy dock, water, and pump-out will be available only to marina customers. I have seen this happen in other ports (Port Jefferson, NY, for example) that only allow dinghies to land at private docks. The average cruiser who anchors cannot come ashore and the residents are forced to pay some sort of permit fee to the marinas. Where will these facilities be relocated and how will the average cruiser come ashore, get a pump-out, etc.?

b) Second, restricted access will discourage cruisers and also make the waterfront inaccessible to residents like myself. How does this help the local businesses and city overall?

c) Third, Safe Harbor has already installed many moorings in the harbor but has not provided additional dinghy dock space. The dinghy dock is now overcrowded. What is being done to alleviate the overcrowded dinghy dock?

3) The Safe Harbor proposal claims to be "ambitious" and to "tackle numerous public problems". Please explain why Rockland needs an ambitious project like this. Please provide a list of the numerous public problems this proposal solves. Also, please demonstrate how Safe Harbor will operate the expanded marina to allow Rockland a sustainable future.

The appearance of local businesses in Rockland has been wonderful. The marina expansion (and any large development by outside developers) will actually create more problems than it solves by pushing out local businesses and changing the character of the city.

I look forward to your reply.

Anita Rigassio Smith