

MacNeil, Jami

From: MacNeil, Jami
Sent: Tuesday, August 03, 2021 3:00 PM
To: Anita Smith
Subject: FW: SHM Rockland LLC - public comments - Smith

Ms. Smith,

The applicant has provided a response (in red text, below) to your concerns regarding the impact of the proposed marina expansion on existing recreational and navigational uses in the project vicinity. Please review and let me know if this satisfies your concerns on this aspect of the project, or if you have additional comments pertinent to the Department's review.

Best,

-Jami MacNeil (she/her)

Environmental Specialist III
Bureau of Land Resources
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From: Michael Sabatini <mike@landmarkmaine.com>
Sent: Monday, August 02, 2021 3:27 PM
To: MacNeil, Jami <Jami.MacNeil@maine.gov>
Subject: RE: SHM Rockland LLC - public comments - Smith

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Jami,
Below is a response to Ms. Smith's comment #2, shown in **Red**.
In reading her comments, I think she may be looking at the plans I inserted in the narrative that show a project of much greater scope. I hope this helps and feel free to call if you would like to discuss further.
Regards,

Michael J. Sabatini, P.E.

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From: MacNeil, Jami <Jami.MacNeil@maine.gov>
Sent: Friday, July 30, 2021 12:16 PM
To: Michael Sabatini <mike@landmarkmaine.com>
Subject: SHM Rockland LLC - public comments - Smith

Hi Mike,

The Department received the attached comments from an interested person regarding the proposed marina expansion in Rockland Harbor. The commenter has laid out three questions. Question #2 is pertinent to the Department's review regarding the impact of the project on existing recreational and navigational uses. Please provide a response:

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

There must be some misunderstanding, the marina expansion only occupies area in front Safe Harbor property and will not affect the Public Landing ("Town 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.?

The dinghy and pump out services at the Public Landing will not be affected by Safe Harbor's expansion. Transient boaters not staying at the Safe Harbor facility will be able to use the Public Landing facilities if they choose.

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?

The Safe Harbor expansion in no way will restrict public access, in fact, the pier extension will increase waterfront access for the general public and provide a new public viewing area. The additional slip space for transient boaters will encourage increased visitation to Rockland and will likely increase activity for local businesses.

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?

Clients utilizing Safe Harbor moorings are utilizing Safe Harbor facilities, in general, not town facilities. They are utilizing our dedicated rest rooms laundry and courtesy cars. We are planning on allocating some dingy tie up space for SH clients utilizing SH moorings, as part of this expansion.

Questions #1 and #3 are outside the scope of the Department's review under the NRPA, and we will not require a response. However, the Department recommends you provide a response as a courtesy to the commenter. I will leave that up to you.

Thank you,
Jami

-Jami MacNeil (she/her)

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