

MacNeil, Jami

From: MacNeil, Jami
Sent: Monday, August 30, 2021 11:17 AM
To: Anita Smith
Subject: RE: SHM Rockland LLC - public comments - Smith
Attachments: Proposed Dinghy.jpg; Existing Dinghy.jpg

Ms. Smith,

The applicant has provided a response to your question on dinghy space. I will paste it below.

Your concerns regarding impacts to wildlife and habitat will be noted in the file and considered during the review. Since the NRPA application includes strategies for minimization, I will not be asking the applicant to provide a response to your question about mitigation. I do want to point out that the proposed dredge is for the subtidal area and will not impact a mudflat. A coastal dredge such as this is typically considered a temporary impact, as the affected area will naturally recolonize with marine life. However, the impact to wildlife and fisheries is a part of the DEP's review of the project, as it is with all NRPA applications, and that review is still on-going.

The response from the applicant to your question on dinghy space is as follows, in red text (with references to the two attached figures):

According to Mr. Sabatini, Safe Harbors (SH) does not have a dinghy dock yet. According to Safe Harbor staff, this past weekend, there were at least 5-7 dinghies tied to Safe Harbor floats of the approximately 15 Safe Harbor moorings that were occupied, and 10 of these had people on board with their dinghy. It should be noted that the general public sometimes tie up their dinghy to Safe Harbor docks to go to the restaurant. The dinghies are currently placed wherever they can be but primarily at the locations indicated on the attached image (Existing Dinghy.jpg). It is typical that only 50% of the moored vessels will need dinghy space at any one time and the numbers above are consistent with this rule of thumb.

Please describe how the SH customers utilize the restrooms and laundry if they are on a mooring and there is no dinghy dock. Safe Harbors does accommodate dinghies now and will accommodate them in the future. This allows any mooring customer to utilize the Safe Harbor facilities which includes restrooms, showers, laundry, golf cart transport, and even a courtesy car when available.

Please also show the proposed dinghy dock on the figures. The dinghy dock should be sufficient size to assume one dinghy per mooring ball.

The plan for dinghies is on the back side of the most landward finger of Dock-A as shown on the attached image (Proposed Dinghy.jpg). This float is 150' long which could provide up to 5' of float length per dinghy for 30 dinghies. With rafting, it is likely that twice the number of dinghies could be accommodated. Safe Harbor currently has 20 moorings and is restricted to 25 moorings by harbor rules.

I see boaters who are on SH moorings using the Town Dock, probably because it is closer to the shops, Farmer's Market, dumpster, etc. and I expect this will continue even after SH installs their overdue dinghy dock. The public landing is just that, a public facility, and as such Safe Harbor customers are not restricted from using it, however, Safe Harbor makes a point of keeping and improving the facilities and services that boaters need on the Safe Harbor property. It should also be noted that last weekend there were 53 boats in the city mooring field and these boats only have the city facilities to utilize for access to shore and bathroom facilities etc. Rockland is becoming a more popular destination for boaters from all over, not just those coming to the Safe Harbor Rockland facility. If anything, the expansion of the Safe Harbor facilities will help relieve the congestion at the city docks, as boaters will have additional facilities and options to choose from when visiting Rockland harbor.

Thank you,

-Jami MacNeil (she/her)

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From: Anita Smith <anitacrsmith@gmail.com>
Sent: Friday, August 27, 2021 5:42 PM
To: Anita Smith <anitacrsmith@gmail.com>
Cc: MacNeil, Jami <Jami.MacNeil@maine.gov>
Subject: Re: SHM Rockland LLC - public comments - Smith

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Hello Jami,

While I await Mr. Sabatini's response on the dinghy dock, please also ask him how Safe Harbors plans to mitigate the mudflat dredging. The removal of mudflat to provide depth for docks and vessels will remove habitat for benthic invertebrates and amphibians that provide food for fish, birds and mammals. I would like to hear more about SH's mitigation plan.

Thank you,
Anita

On Aug 17, 2021, at 8:08 PM, Anita Smith <anitacrsmith@gmail.com> wrote:

Hello Jami,

Thank you for pointing me to Sheet 13 and conveying the dock expansion is the public viewing area, since this was not labeled as such.

I look forward to hearing back from Mr. Sabatini about the dinghy dock.

Anita

On Fri, Aug 13, 2021 at 8:51 AM MacNeil, Jami <Jami.MacNeil@maine.gov> wrote:

Ms. Smith,

I will convey your question about a dinghy dock to the agent.

Regarding figures, please see the full application, attached. The plan set begins on page 31 and consists of 17 sheets. Please review and see if this answers any of your navigation concerns.

Sheet 13 of 17 shows the proposed pier extension near the parking area of the existing restaurant, which would provide a public viewing area.

Thank you,

-Jami MacNeil (she/her)

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From: Anita Smith <anitacrsmith@gmail.com>
Sent: Wednesday, August 04, 2021 12:59 PM
To: MacNeil, Jami <Jami.MacNeil@maine.gov>
Subject: Re: FW: SHM Rockland LLC - public comments - Smith

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Good afternoon Jami,

Thank you for forwarding the responses from Mr. Sabatini. It is encouraging to hear they have thought about the pump out and dinghy dock issues.

According to Mr. Sabatini, Safe Harbors (SH) does not have a dinghy dock yet. Please describe how the SH customers utilize the restrooms and laundry if they are on a mooring and there is no dinghy dock. Please also show the proposed dinghy dock on the figures. The dinghy dock should be sufficient size to assume one dinghy per mooring ball. I see boaters who are on SH moorings using the Town Dock, probably because it is closer to the shops, Farmer's Market, dumpster, etc. and I expect this will continue even after SH installs their overdue dinghy dock.

If I am "misunderstanding", then would it be possible to get a better plan than the two figures provided in the proposal? According to the figures in the proposal, the red, dashed lines show what is proposed. If this is indeed

correct, then I see the western SH docks (lower left in the figures, which both omit a north line) constructed within 50 feet of the Town Dock (what I interpret as that labeled "Existing Municipal Wharf"), and also restricts access to the town mooring field from the Town Dock by extending docks to the north. This restriction is a safety concern because it would require small dinghy craft to cross through the Turning Basin and travel through the Federal Channel, which are usually used by larger craft. The configuration now, prior to expansion, allows dinghies a safer route by avoiding the Federal Channel and Turing Basin.

I am interested, also, in seeing the proposed "Public Viewing Area", which I have not been able to identify on the figures provided.

Thank you for your responses and I look forward to some further clarification.

Anita Rigassio Smith

On Tue, Aug 3, 2021 at 3:00 PM MacNeil, Jami <Jami.MacNeil@maine.gov> wrote:

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)

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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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<image001.jpg>

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