

MacNeil, Jami

From: Stukas, Heather CIV USARMY CENAE (USA) <Heather.S.Stukas@usace.army.mil>
Sent: Friday, November 26, 2021 7:55 AM
To: Michael Sabatini; Davis, Justin; wmorong
Cc: MacNeil, Jami; Foust, Karen L
Subject: Additional Public Comments that the Corps has received
Attachments: pbw_letr_acoe_111921.pdf

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Please see below and attached document about public comments that the Corps has received.

Dear Heather Stukas,

I am a Rockland resident with deep concerns about SHM Rockland, LLC's proposal to reconfigure our harbor in order to service 200+ foot super-yachts. Along with quite a number of other local area residents, I previously submitted comments to the Maine DEP and Maine Submerged Land Bureau outlining my concerns. I would like now to bring these concerns to your attention:

(1) the adverse environmental impact of the proposed enterprise from start to finish and beyond: significant dredging in our harbor will be required, causing major disturbance of local sea life and requiring safe removal and disposal of dredged matter; furthermore, the targeted mega-yachts have very heavy carbon footprints, from construction through operation - something I believe runs directly counter to the State of Maine's legislated efforts to begin to address the extremely adverse impacts of climate change;

(2) impact on the harbor, especially on navigation: how disruptive to the navigation of commercial, personal, and public vessels in our harbor will the period of construction and on-going operation of SHM's proposed expansion really be? I understand SHM proposes to designate only a 20-foot wide buffer between the channel and the proposed docks to service 200+ foot yachts, yet these same super-yachts can have 40-foot beams. Will the small personal watercraft, sailboats, fishing boats, and Island ferries that regularly rely on the public channel and navigate around the harbor be forced to dodge mega-yachts in that channel or even while the same are docked on SHM's proposed 150-foot floating concrete docks? How many local moorings will be impacted permanently and how? What will the impact be on Rockland's public docks? As someone who regularly kayaks in the waters in and around Rockland harbor, I personally don't look forward to trying to navigate around 200-foot yachts.

(3) impact on Rockland's and our regular visitors' use of the harbor: will public access to the boardwalk that is regularly used both by visiting tourists and year-round residents be guaranteed? Will the mega-yachts docked on the far side of SHM's facility block the views which are a main draw for the tourism that sustains Rockland? I understand SHM is considering a request to relocate the boardwalk closer to the water in order to expand a parking lot; at minimum, that would disrupt if not endanger public access to this important asset for our community;

(4) impact on harbor safety - several years ago a mega-yacht broke through moorings in a Portland area harbor during a storm, damaging itself and other boats; just recently during the "bomb cyclone" nor'easter hitting our area a fishing boat and sail boat both were yanked from moorings and pushed onto the rocks; do we really want multiple 200-foot long disasters-in-waiting in our harbor when major storms are more common than ever?

(5) impact on the character of our community - Rockland is a city in which artists and art enthusiasts, local business owners, restaurateurs, fishermen, boat builders, factory workers, service workers, young families and retirees all live and enjoy what our community has to offer together; we are proud to be an overwhelmingly "year round" city where

folks settle and live all year, not just dropping in to visit from away. Of what benefit to our community will SHM's mega-yacht facility be? To me, it appears to offer major disruption of our harbor, of navigation, of the environment, of public access to these waters and the shoreline for the benefit of a tiny handful of super wealthy yacht owners (and SHM's shareholders). The only "positive" I have heard mentioned anywhere was the suggestion that mega-yachts coming to town could help Rockland "graduate to a higher level of prestige" (per a recent article in The Free Press). In my view, becoming an ultra-high class yachting "destination" offers no benefit to the vast majority of our community and has the potential to cause significant harm.

The decisions taken on SHM's application will have a greater impact on our city and wider community than anything undertaken here in many years. Because of the foregoing concerns and more, I urge you to consider the potential for SHM's proposal to cause environmental harm, disrupt and damage marine life, adversely impact navigation, while serving a for-profit corporation's interests to the detriment of Maine citizens and wider public that enjoy and rely on their current wide-ranging use of Rockland's harbor and surrounding waters.

Thank you,
Laurence Anne Coe
11 Birch Street
Rockland, ME 04841

Dear Ms. Stukas,

I am a resident of Rockland, ME. Like many others I am extremely concerned about the Safe Harbors project being proposed for our harbor. Of late I have been ill and getting out letters has been impossible. But as an active volunteer leading a group who tends the parks and gardens within our city, and I serve on several committees, I care. Participation by residents has been difficult due to Covid 19 and zoom meetings citywide. Residents have not been able to stay abreast of many issues. Little is known about this project within the populace and sadly, we all got a late start getting the word out.

The following paragraphs I have copied as they express my deep concerns. There is a deed restriction on part of the Safe Harbors property that prevents blocking the view from residents and all along Ocean St. and this prevented the addition of a hotel a few years ago. I can have Ron Huber forward it to you. It is the area where Safe Harbors has indicated they want to move the boardwalk out further. There is also land some on the City Council is willing to sell Safe Harbors but they have yet to get voter approval. This area is where Safe Harbors want to fuel these mammoth ships. What a disaster a spill would create. The city spent a fortune cleaning that area for healthy swimming at the beach and to stop polluting our sewer plant. So much has not been discussed with the taxpayers. We are in the dark. We have to rely on our State and Federal Agencies to navigate the pitfalls we may face if this is rushed through a process where there is little public access to information nor to ask questions in a public forum.

From Laurence Ann Coe:

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I hope that there is time allotted for far more open dialogue and detail. I have researched Safe Harbors and their big "pie in the sky marinas" have raised havoc for many ports.

Sincerely,

Sandra Schramm
16 Broad St.
Rockland, ME 04841

The Corps responded as followed to each of the individuals.

Dear Mr. Huber:

Thank you for your comments concerning the application of Safe Harbor – Rockland Marina Expansion in Rockland, Maine.

We will forward your comments to the applicant who may contact you directly in an effort to resolve your concerns. We have made your comments part of the official file and they will be considered, along with all other comments received, in determining what permit action is in the public interest.

If you have any questions concerning this matter, please contact me at 207-623-8367 at our Augusta, Maine Project Office.

Sincerely,

Heather S. Stukas
Project Manager

Maine Project Office
U.S. Army Corps of Engineers
442 Civic Center Drive, Suite 350
Augusta, ME 04330

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