

York, Marylisa

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Sent: Tuesday, December 24, 2019 11:52 AM
To: MacNeil, Jami
Subject: Revised Spinney application comments

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Good morning Jami,

I wanted to submit the following comments relative to Mr. Spinney/Golden Ridge Sportsman's Club revised permanent pier/ramp/dock permit application:

1. Mr. Spinney has still not addressed the many questions related to the lack of legal access for the Golden Ridge Sportsman's Club LLC to the proposed project site. As such, the project must be considered an individual permit application, and a formal change of this permit application type should be made on the application form.
2. The boat ramp structure changes continue to be permanent, partially man-made and constructed, extend into the Sheepscot River, and are prohibited in Alna's Shoreland Zoning Ordinance.
3. The pier structure changes continue to be permanent, and are prohibited in Alna's per the Shoreland Zoning Ordinance.
4. Mr. Spinney has not demonstrated that his existing methods of access to the river – namely pushing or trailering watercraft into the river without a boat ramp/launch are not feasible. Mr. Spinney has also failed to demonstrate that using a seasonal dock of the size allowed under the town's shoreland zoning ordinance, and anchored without a pier above the HAT, is not feasible. The only reasons for permanent structures and a larger footprint than what existed in the past are to support increased commercial/business operations for the Golden Ridge Sportsman's Club LLC, which has not been properly permitted, has no legal access to the site, and is currently in violation of Alna's SZO (it was formed in May 2019 and has no local permits).
5. Mr. Spinney has not demonstrated that the proposed permanent pier/ramp/dock project and club activity will not unreasonably interfere with existing scenic and aesthetic uses of this pristine, undeveloped section of the Sheepscot River. I request that an independent expert design professional trained in visual assessment procedures conduct a visual impact analysis of the proposed project and site.
6. The suggestion that Mr. Spinney self-monitor any use of his structures or project components, to possibly justify further non-conformity, more permanent components or circumvent local zoning or DEP permit requirements, is completely unacceptable.
7. I question the calculations of the square footage impacted by the project as the combination of proposed ramp, dock and floats in combination far exceeds the 500 square-foot threshold by which independent wetlands assessments and other potential reviews are needed.

Thank you for your continuing efforts and diligence on this project. Wishing you happy holidays and some time off.

Jeff Philbrick
Alna, ME

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