

## York, Marylisa

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**From:** Philbrick, Jeff <Jeffrey.Philbrick@lchcare.org>  
**Sent:** Monday, January 6, 2020 12:15 PM  
**To:** MacNeil, Jami  
**Subject:** RE: Revised Spinney application comments  
**Attachments:** L1000214.JPG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Jami,

Happy New Year and I hope you had some restful time off.

In response to your comments about the impact calculations and square footage calculations and wetlands evaluation, I can't begin to be an expert in this area, but my back of the envelope numbers based on the revised plans suggest that the proposed man-made ramp, plus the dock/pier/floats all together exceed 500 sq. ft., thus my initial comment when compared to his previous installation (see attached picture).

The other reason for my suggestion that an independent wetlands scientist evaluate the site is because the attached photo from 7/13/2007 clearly shows Mr. Spinney's primitive dock installed in the midst of a Spartina salt marsh area. Despite this precise spot not being highlighted in the MNAP map, it seems that it should be.

There are several things to note in this photo:

1. The pier structure is permanent in nature, and it appears there was no DEP/NRPA permit in place at the time, or at any previous time. The permanent nature of portions of the installation were also in violation of the town shoreland ordinance regulations, despite a 2003 local permit for a seasonal dock.
2. There are very few vertical components visible with this installation, with very minimal vertical and horizontal sightline impacts.
3. More important for my suggestion for an independent wetlands scientist evaluation, the pictures show significant tidal wetlands surrounding the installation. There was no cut in the river. Since this time, there has been significant expansion of the site and damage done to the wetlands.

Thank you for your consideration of this request.

Best,

Jeff Philbrick

-----Original Message-----

From: MacNeil, Jami <Jami.MacNeil@maine.gov>  
Sent: Monday, December 30, 2019 1:14 PM

To: Philbrick, Jeff <Jeffrey.Philbrick@lchcare.org>  
Subject: RE: Revised Spinney application comments

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Mr. Philbrick,

Thank you for the additional comments. These will also be added to the record.

I will note that the current NRPA application is an individual NRPA permit application. The club's access to the project is still under consideration. Regarding impact calculations, the 500-sf threshold is for direct impacts to the coastal wetland and does not include shading impacts. Your remaining concerns will be considered to the extent that they relate to the Department's review of the project.

Best,

-Jami MacNeil  
Environmental Specialist III  
Bureau of Land Resources  
Maine Department of Environmental Protection  
(207) 446-4894 | <mailto:jami.macneil@maine.gov>

-----Original Message-----

From: Philbrick, Jeff <<mailto:Jeffrey.Philbrick@lchcare.org>>  
Sent: Tuesday, December 24, 2019 11:52 AM  
To: MacNeil, Jami <<mailto:Jami.MacNeil@maine.gov>>  
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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