

135 River Road • Woolwich, ME 04579 207-837-2199 •tim@atlanticenviromaine.com www.atlanticenviromaine.com

January 18, 2019

Mr. Alex Jaegerman, Director of Planning & Development Town of Yarmouth 200 Main Street Yarmouth, ME 04096

Re: Shoreland Zoning Permit Application for a Dock consisting of a Pier, Ramp, and Float, 72 Hamilton Way, Yarmouth, Maine.

Dear Mr. Jaegerman,

On behalf of Braden and Martha Bohrmann, Atlantic Environmental, LLC (AE) is pleased to submit a Shoreland Zoning Permit Application and Building Permit Application for a dock consisting of a permanent pier with a seasonal ramp and float. The dock will provide recreational water access to Casco Bay and adjacent coastal waters (see Location Map).

More specifically, the Applicant proposes to construct a six (6) foot wide by thirty-two (32) foot long pile-supported pier that will connect to a three (3) foot wide by fifty (50) foot long ramp and a twelve (12) foot wide by twenty-four (24) foot long float. The float will be secured in place with cross chains pinned to ledge and helix anchors. The ramp and float will be in place for less than seven (7) months and stored in an upland location during the off-season.

The Applicant's property is located in the Low Density Residential (LDR), the Shoreland Overlay District (SOD), and a portion is within the Resource Protection District (RPD). AE has reviewed the Town of Yarmouth's Zoning Ordinance and believes the project is in compliance with these standards. Please review the attached information demonstrating compliance with these Articles. The Applicant has submitted applications to the Maine Department of Environmental Protection (MDEP) and the Army Corps of Engineers (ACOW) and relevant sections of those applications are included in the attached application materials. Copies of those permits will be forwared to the Town upon receipt.

Thank you in advance for your consideration of this Application. If you require any additional information or clarifications, please feel free to contact me at 207 - 837 - 2199 or by email at tim@atlanticenviromaine.com.

Sincerely, Atlantic Environmental LLC.

methy A. Fonstr

Timothy A. Forrester, Owner

TOWN OF YARMOUTH

200 Main Street

Yarmouth, Maine 04096

<u>(207)846-2401</u>

WWW.YARMOUTH.ME.US Fax: (207)846-2438

SHORELAND ZONING PERMIT APPLICATION

PERMIT #		ISSUE DATE		FEE AMOU	JNT
Date: 1/18/19 Z	Loning District_	LDR, SZ, RP	_ Map_53	3(A) _{Lot_} 30	_Ext
APPLICANT NAME:	Atlantic Environm	ental, LLC c/o Tim For	rester P	HONE NO:	(207) 837 - 2199
MAILING ADDRESS: 135 River	Road Woolwich,	, ME 04579	e-1	_{mail_} tim@atla	nticenviromaine.com
OWNER (other than applica NAME: Braden and Mar	ant) rtha Bohrmann		I	PHONE NO:	(207) 233 - 9196
ADDRESS: 72 Hamilto	on Way Yarmouth	h, ME 04096	e	e-mail <u>bohr</u>	rmann@me.com
CONTRACTOR NAME: <u>Custom Floats</u> MAILING		land ME 04106		PHONE NO:	(888) 844 - 9666
PROPERTY			(e-mail_into@c	ustomnoat.com
LOCATION: 72 Hamilton V	Nay				

Applicant must also include a narrative of the project including a description of all proposed construction, (E.G. Land clearing, road building, septic systems and wells – Please note: A site plan sketch is required on a separate sheet of paper no less than 11" x 17" or greater than 24"x36"

Please note: Plan set must be bound (not rolled) with a cover sheet and index.

Proposed use of project: Residential

Estimated cost of construction \$30,000

Lot area (sq. ft.)^{29620.8 sq. ft.}

Frontage on Road (FT) +/- 80 ft.

SQ. FT. of lot to be covered by non-vegetated surfaces No additional (dock does not count toward non-vegetated surface calcuations)

Elevation above 100 YR Flood Plain N/A

Frontage on water body (FT.) +/- 170 ft.

Height of proposed structure +/- 11.4' at end of pier

Existing use of property Residential

Proposed use of property Residential

- *Note:* NEXT Questions apply only to expansions of portions of existing structures that are less than the required setback.
 - A) Total building footprint area of portion of structure that is less than required setback as of 1/1/89:
 N/A SQ.FT.
 - B) Actual shore setback of existing structure proposed for expansion (measured as required in SOD, e.g.: Highest Annual Tide; Upland Edge of Coastal Wetland; Top of Bank (RP); Normal High Water Line of rivers and streams; as applicable): <u>N/A</u>
 - C) Building footprint area of expansions of portion of structure that is less that required setback from 1/1/89 to present: <u>N/A</u>_____SQ.FT.
 - D) Building footprint area of proposed expansion of portion of structure that is less than required setback: <u>N/A</u>SQ.FT.
 - E) % Increase of building footprint of previous and proposed expansions of portion of structure that is less than required setback since 1/1/89: % increase = $((\underline{C+D})x100)/A = \underline{N/A}$
 - F) Floor Area and Market Value of Structure prior to improvements: (a) <u>Area: N/A</u> <u>Value: N/A</u>. Floor Area and Market Value of portions of Structure removed, damaged or destroyed: (b) <u>Area: N/A</u> <u>Value: N/A</u>. If the floor area or market value of (b) exceeds 50% of the area or value of (a), then the Relocation provisions of Article IV.R.5.a.(3) and (4) shall apply. Note: A value appraisal may be required or submitted in close cases where the applicant asserts that that 50% trigger and relocation assessment provision is not met. Any plan revisions after initial approvals to replace rather than renovate building components (foundations, framing, etc.) shall be required to recalculate the extent of removal, damage or destruction relative to retained structure.
 - Please provide a site plan to include lot lines, area to be cleared of trees and other vegetation; the exact position of proposed structures, including decks, porches, and out buildings with accurate setback distances form the shoreline, side and rear property lines; the location of proposed wells, septic systems, and driveways; and areas and amounts to be filled or graded. If the proposal is for the expansion of an existing structure, please distinguish between the existing structure and the proposed expansion.
 - ☑ Note: For all projects involving filling, grading, or other soil disturbance you must provide a soil erosion control plan describing the measures to be taken to stabilize disturbed areas before, during and after construction.
 - Draw a simple sketch showing both the existing and proposed structures with dimensions.

SHORELAND ZONING PERMIT CHECKLIST

Please note that this checklist is intended to help applicants identify major submittal components but it is the applicant's responsibility to review the SOD/RP provisions outlined in Chapter 701 of the Yarmouth Code and provide all required information as well as conform to all design components. Copies of Chapter 701 are available at the Yarmouth Town Hall or can be downloaded on the Town website which is <u>www.yarmouth.me.us</u>.

- Complete Shoreland Zoning Permit application including signatures of property owners and agents.
- ☑ Appropriate fee.
- ☑ Square footage of lot area within the 250' SOD
- ☑ Square footage and % of lot covered by non-vegetated surfaces within the SOD
- ☑ Square footage and % of cleared area within lot area within the SOD
- □ Delineation of 75' setback from upland edge of the coastal wetland
- □ Delineation of 250' SOD line from upland edge of the coastal wetland.
- Delineation of Resource Protection District
- □ Height of any proposed structures as measured between the mean original grade at the downhill side of the structure and the highest point of the structure
- □ Building elevations of any proposed structures as viewed from side and rear lot lines
- □ % Increase of expansions of portion of structure which is less than the required setback (if applicable)
- Floor Area and Market Value of Structure prior to improvements: (a) <u>Area:</u>
 <u>Value:</u> . Floor Area and Market Value of portions of Structure removed, damaged or destroyed: (b) <u>Area:</u> <u>Value:</u> .
- □ Elevation of lowest finished floor to 100 year flood elevation
- Evidence of submission of the application to the Maine Historic Preservation Commission (MHPC) at least twenty (20) days prior to the Planning Board meeting as required in Article IV.R.O
- ☑ Copy of additional permit(s) if applicable: Upon Receipt
 - Planning Board (e.g. Subdivision, Site Plan Review)
 - Board of Appeals
 - Flood Hazard
 - Exterior plumbing permit (Approved HHE 200 Application Form)
 - Interior plumbing permit
 - DEP permit (Site Location, Natural Resources Protection Act)
 - Army Corps of Engineers Permit (e.g. Sec. 404 of Clean Waters Act)
- ☑ Please circle all habitat types, marine organisms and shoreline elements present: (Sand beach) (boulder/cobble beach) (sand flat) (mixed coarse & fines) (salt marsh)
- (ledge) (rocky shore) (mudflat) (sediment depth if known) (Bluff/bank) (Mussels) (clams) (marine worms) (rockweed) (eelgrass) (lobsters) (other)
- \square Signs of intertidal erosion? (Yes) (no)
- ☑ Energy: (protected) (semi-protected) (partially exposed) (exposed)
- \square Copy of deed
- \square Soil erosion control plan
- ☑ Photographs
- \square Plan view

NOTE: Applicant is advised to consult with the CEO and appropriate state and federal agencies to determine whether additional permits, approvals, and reviews are required.

CONDITIONS OF APPROVAL

The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions of approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.

I certify that all information given in this application is accurate. All proposed uses shall be in conformance with this application and the Town of Yarmouth Shoreland Regulations in the Zoning Ordinance. I agree to future inspections by the Code Enforcement Officer / Planning Director / Planning Board members (as applicable) at reasonable hours and with advance notice.

"I authorize appropriate staff within the Yarmouth Planning Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to collect facts pertaining to my application."

Applicant Signature	Date
Agent Signature (if applicable)	Date 1/19/2019
Code Enforcement Officer	
DATE OF APPROVAL / DENIAL OF APPLICATION	

(by either staff or planning board)

TOWN OF YARMOUTH					
(207) 846-2401 www.yarmouth.me.us	Street, Yarmouth, ME 04096 Fax: (207) 846-2438				
BUILDING PERMIT Date: 1/18/19 Map 53(A) Lot 30 Ext	Permit #				
Applicant Name:Atlantic Environmental, LLC c/o Tim Forrester	Phone #:(207) 837 - 2199				
Mailing Address: <u>135 River Road</u> Woolwich, ME 04579	e-mail: <u>tim@atlanticenviromaine</u> .com				
Owner (other than applicant) Name: Braden and Martha Bohrmann	Phone #:(207) 233 - 9196				
Mailing Address:72 Hamilton Way Yarmouth, ME 04096	e-mail:				
Contractor Name: Custom Floats 11 Wallace Avenue South Dertland ME 04106	Phone #: <u>(888) 844 - 9666</u>				
Mailing Address:	e-mail:				
Property Location: 72 Hamilton Way					
Lot Dimensions+/- 260 x+/- 80 Area: 29620.9 sq. ft.	Number of dwelling units:				
Public Works: Sewer Permit Issued: Yes No n/a Structure Driveway Entrance: Yes No n/a	eet Opening: Yes No n/a				
Plans Filed: Scaled Plot Plan: Yes No n/a Full Constructi	on Drawings: Yes No n/a				
Description of Proposed Construction : <u>The Applicant proposes to</u> float that will provide recreational access to Casco Bay and adjacent water	o construct a dock consisting of a pier, ramp				
Setback: Front Yard <u>N/A</u> Side Yar t / <u>-55 ft.</u> Other Side Yard <u>+</u>	<u>/- 70 ft.</u> Rear Yard <u>Water Dependent</u>				
Building: Length:ft. Width:ft. Height:ft. Area	:sq. ft. N/A				
Shoreland Overlay District: Yes No Resource Protection District: Yes No Zoning District: ^{LDR} Floodplain Permit: NOI-General Permit:					
ESTIMATED COST OF CONSTRUCTION: \$30,000	PERMIT FEE: \$				
SF Finished SF Unfinished Cost of Renovation	_ Cost of New Construction				
Owner/Agent Signature:	Date Signed:1/18/2019				
Owner/Agent Printed:Timothy Forrester					
"I authorize appropriate staff within the Yarmouth Planning Department to enter the property that including buildings, structures or conveyances on the property, to collect facts pertaining to my app	is the subject of this application, at reasonable hours, plication.				
OFFICE USE ONLY: Type of Construction: Conditions of Approval	Use Group				
Code Enforcement Officer D	Date Permit Issued:				



207-837-2199 •tim@atlanticenviromaine.com www.atlanticenviromaine.com

December 28, 2018

To whom it may concern;

By this letter, I authorize Atlantic Environmental LLC. to act on my behalf as my Agent for the preparation and submission of all federal, state, and local town or city permit applications and relevant documents and correspondence related to the construction of a dock on my property identified as 72 Hamilton Way in Yarmouth, Maine. This authorization includes attending meetings and site visits, appearing before all boards, commissions, and/or committees, and providing other services as required for completing the aforementioned tasks.

Thank you for the opportunity to work with you on this project. Should you have any additional questions, please do not hesitate to contact me at 207-837-2199 or via email at tim@atlanticenviromaine.com.

BRADEN M. BOHRANAWN

Print Name

Signature

28/4

Date

Sincerely, Atlantic Environmental LLC.

mitty A. Fameter

Timothy A. Forrester, Owner

Environmental Consultants, Wetland Scientists, Specializing in Federal, State and Local Permitting, Expert Witness

EXHIBIT 1.0: ACTIVITY DESCRIPTION

The Applicant owns an approximate 0.68-acre parcel of land located on Hamilton Way and adjacent to Casco Bay in the Town of Yarmouth, Maine (see **Exhibit 3.0**). There is currently no formal access to the resource for recreational water pursuits from the Applicant's property. In order to safely and reasonably access the adjacent coastal waters for recreational purposes, the Applicant proposes to construct a permanent pier with a seasonal ramp and float.

Atlantic Environmental, LLC (AE) investigated the site and the surrounding area to determine the feasibility of accessing the resource and constructing a dock that will accommodate the Applicant's watercraft and meet project goals while avoiding and minimizing impacts to the environment. Based on the Applicant's needs, the existing conditions of the site and the outcome of our investigations, the following design criteria have been determined.

In order to reach navigable waters on an all-tide basis, the Applicant proposes to construct a dock consisting of a pier, ramp, and float. The pier will begin in the upland and will measure six (6) feet wide by thirty-two (32) feet long. The pier will be supported with four (4), twelve (12) inch in diameter timber pilings that will be pinned to ledge and located below the Highest Annual Tide (HAT) line. As a result of the supports for the pier, there will be approximately four (4) square feet of direct impacts to the coastal wetland. There will be four (4) additional pilings in the upland. The pier will connect to a three (3) foot wide by fifty (50) foot long seasonal ramp and a twelve (12) foot wide by twenty-four (24) foot long seasonal float. The float will be secured in place with cross chains pinned to ledge.

During the off-season, the ramp and float will be hauled off-site and stored at an upland location.



In order to access the dock from the upland, the Applicant proposes to construct a six (6) foot wide meandering pathway constructed with erosion control mulch or a similar material. The pathway will connect to existing stone steps that extend from upland lawn area.



Town of Yarmouth

Chapter 701: Zoning Ordinance

Article II, Section R – Docks, Piers, Wharves, Moored Floats, Breakwaters, Causeways, Marinas, Bridges over 20 feet in length, and Uses Projecting into Waterbodies.

Standards of Review:

a. The Permitting Authority may require the applicant to submit an environmental impact analysis assessing the proposal's potential impact on natural areas, including cumulative impacts of the proposed structure in conjunction with other structures. The intertidal at the site of the proposed project contains exposed ledge, rockweed covered ledge, and mixed coarse and fines. There is eelgrass at the project site; however, it is approximately six (6) feet from the end of the float to the beginning of the eelgrass bed. The support pilings will be pinned to ledge and will not result in measurable impacts to the coastal wetland. The Applicant has included a Coastal Wetland Characterization in the attached application materials.

b. Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion. The proposed structures will begin in the upland and extend in a northwesterly direction. No large machinery will operate in the coastal wetland. The project does not involve excavation or earth moving. The Applicant does not anticipate any adverse causes of erosion or sediment.

c. The location shall not interfere with developed beach areas, moorings, and points of public access or other private docks. The proposed location is not located over a developed beach area. The float has been positioned far enough from existing moorings to provide safe boating access. No points of public access will be impacted by the proposed dock. There are private docks in the project vicinity; however, the proposed dock is located within the riparian lines of their property and will not interfere with the existing docks.

d. The facility shall be located and constructed so as to create minimal adverse effects on fisheries, existing scenic character, or areas of environmental significance, such as: clam flats, eel grass beds, salt marshes, mussel bars and regionally, statewide and national significant wildlife areas as determined by Maine Department of Inland Fisheries and Wildlife (I.F.W.). The proposed dock has been positioned to provide reasonable tidal access and will be located over exposed ledge, mixed coarse and fines, and rockweed covered ledge. According to the 2013 Maine Department of Environmental Protection's Eelgrass survey map, eelgrass is located near the project site; however, the seaward end of the float will be located approximately six (6) feet from the beginning of the eelgrass bed. Visual assessments confirmed the location of the eelgrass. According to the Significant Wildlife (MDIFW) as Tidal Waterfowl and Wading Bird habitat. The ramp and float will be in place on a seasonal basis and elevated over the substrates during all tides. In addition, the dock is currently under review with MDIFW and the US Fish and Wildlife Services (USFWS) and any recommendations will be incorporated into the proposed design of the dock. The project has



been designed to avoid and minimize impacts to significant resources. There are numerous docks within the vicinity of the proposed project area and the proposed dock will be similar in size and design. Given these factors, the Applicant does not anticipate there will be adverse effects on fisheries, existing scenic character, or areas of environmental significance.

e. The activity will not unreasonably interfere with the natural flow of any surface or subsurface waters or impede the navigability of a river or channel. In making a determination regarding potential impediments to navigation, the Permitting Authority may request comments from the Harbor and Waterfront Committee. The proposed dock will be elevated and will not unreasonably interfere with the natural flow of any surface or subsurface waters or impede the navigability of a river or channel.

f. The facility shall be no larger in height, width or length than necessary to carry on the activities and be consistent with the surrounding character, and use the area. A temporary pier, dock or wharf in Non Tidal waters shall not be wider than six (6) feet for non-commercial uses. The Applicant is proposing a dock that is consistent with existing docks that are located within the surrounding area. The proposed length allows the float to land beyond the rockweed-covered ledge. The proposed width allows the Applicant to carry watercraft and other recreational supplies to access the water.

g. New permanent piers and docks on Non Tidal waters shall not be permitted unless it is clearly demonstrated to the Permitting Authority that a temporary pier or dock is not feasible, and a permit has been obtained from the Department of Environmental Protection, pursuant to the Natural Resources Protection Act. **The proposed dock is located on tidal waters.**

h. Areas, such as, but not limited to: high intensity uses as in cooperative or community docks, need for handicap access, or unusual wind and tide conditions requiring a larger float for stability. The Applicant does not propose a float larger than the dimensional requirement listed in #4 below.

i. No more than one pier, dock, wharf or similar structure extending or located below the normal high-water line of a water body or within a wetland is allowed on a single lot; except that when a single lot contains at least twice the minimum shore frontage as required, a second structure may be allowed and may remain as long as the lot is not further divided. **The Applicant does not propose more than one dock on their property.**

j. Vegetation may be removed in excess of the standards in Article IV.R. 7.(k) of this ordinance in order to conduct shoreline stabilization of an eroding shoreline, provided that a permit is obtained from the Permitting Authority. Construction equipment must access the shoreline by barge when feasible as determined by the Permitting Authority.

i. When necessary, the removal of trees and other vegetation to allow for construction equipment access to the stabilization site via land must be limited to no more than 12



feet in width. When the stabilization project is complete the construction equipment access way must be restored.

ii. Revegetation must occur in accordance with Article IV. R. Section 7 (n) of this ordinance.

The proposed dock does not require the removal of vegetation in excess of the standards of Article IV.R.7.(k).

4. The following maximum dimensional requirements shall apply for private docks, located outside of the WOC, WOC II, WOCIII, GD, and Industrial Zones. The requirements for ramp and float size may be waived by the Planning Board if it finds that the proposal has special needs requiring additional area, such as, but not limited to; high intensity uses as in cooperative or community docks, need for handicap access, or unusual wind and tide conditions requiring a larger float for stability. Maximum Pier width shall not be waived.

a. Pier: Six (6) feet in overall width

b. Ramp: Three and one half (3.5) feet in width

c. Float: Three hundred twenty (320) square feet.

The proposed dock meets the dimensional requirements. The pier will be six (6) in width, the ramp will be three (3) feet in width, and the float will be two hundred and eighty-eight square feet.

5. MITIGATION The Permitting Authority may require a mitigation of adverse impacts and may impose any reasonable conditions to assure such mitigation as is necessary to comply with these standards. For the purpose of this Section, "mitigation" means any action taken or not taken to avoid, minimize, rectify, reduce, eliminate or compensate for any actual or potential adverse impact on the significant environmental areas, including minimizing an impact by limiting the dimensions of the Structure and type of materials used; the magnitude, duration, or location of an activity; or by controlling the time of an activity. **The Applicant is proposing a recreational dock that will provide reasonable tidal access to Casco Bay and adjacent waters.** In addition, the ramp and float will be in place on a seasonal basis and stored outside the coastal wetland during the off-season.



EXHIBIT 3.0: LOCATION MAP



Braden and Martha Bohrmann, 72 Hamilton Way, Yarmouth, Maine

Directions: From downtown Yarmouth, follow Route 88 south. Turn left on Princes Point Road. At the intersection, turn left and continue for 2.8 miles on Gilman Road which becomes Cousins St. once you cross the bridge onto Cousins Island. Turn right on Madeleine Point Road and then turn right on Hamilton Way. Destination is on the left.











Public User Town of Yarmouth

EXHIBIT 4.0: PHOTOGRAPHS

The following photographs are taken from the site of the project and represent the proposed location of the dock located at 72 Hamilton Way in the Town of Yarmouth, ME.



Photograph One. Aerial View of Project Site. Red arrow indicates approximate location of project. Source: Bing Date: Unknown.



Photograph Two. Facing easterly – view of intertidal area in location of proposed dock and abutting structures. Photographer: Tim Forrester, Atlantic Environmental, LLC Date: November 5, 2018.





Photograph Three. Facing northwesterly – view of intertidal area and adjacent dock. Photographer: Tim Forrester, Atlantic Environmental, LLC Date: November 5, 2018.



Photograph Four. Facing northeasterly – additional view of intertidal area in proposed dock location and surrounding area. Photographer: Tim Forrester, Atlantic Environmental, LLC Date: November 5, 2018.





Photograph Five. Facing northerly – view of coastal wetland and surrounding area. Photographer: Tim Forrester, Atlantic Environmental, LLC Date: October 29, 2018.



Photograph Six. Facing westerly – view of upland vegetation and abutting structure. Photographer: Tim Forrester, Atlantic Environmental, LLC Date: October 29, 2018.









EXHIBIT 6.0: CONSTRUCTION PLAN

The pier will be supported with pilings pinned to ledge as described in **Exhibit 1.0.** Any CCA-treated lumber used for the construction of the pier will be cured on dry land for 21 days prior to the start of construction. The ramp and float will be constructed off-site and set in place once the pier is constructed.

All materials will be transported to the site from the upland and construction access will take place from the adjacent upland. It is not anticipated that measureable soil disturbance will occur as a result of the construction of the pier given the ledge in the area. The construction of the dock should take approximately one (1) to two (2) weeks.



EXHIBIT 7.0: EROSION CONTROL PLAN

The construction of the dock involves minimal excavation and/or earth moving and all work will be conducted at low tide. Given that minimal sedimentation, if any, will occur for the construction of the proposed structures, no formal measures are proposed to control erosion or sedimentation.



APPENDIX B: MDEP COASTAL WETLAND CHARACTERIZATION: INTERTIDAL & SHALLOW SUBTIDAL FIELD SURVEY CHECKLIST

NAME OF APPLICANT: Braden and Martha Bohrmann PHONE: (207) 233 - 9196 APPLICATION TYPE: Individual NRPA ACTIVITY LOCATION: 72 Hamilton Way, Yarmouth COUNTY: Cumberland								
ACTIVITY DESCRIPTION: " fill x pier	r ["] lobst	er pound s	shoreline stabil	ization "dredge "other:				
DATE OF SURVEY: October 29, 2018, November 5, 2018, January 2, 2019 OBSERVER: Tim Forrester								
TIME OF SURVEY: Various	TIDE	TIDE AT SURVEY: Low-Tide						
SIZE OF DIRECT IMPACT OR FOOTPRINT (square feet): Intertidal area: 4 square feet Subtidal area: 0								
SIZE OF INDIRECT IMPACT, if known (square feet): Intertidal area: approximately 92 square feet Subtidal area: approximately 308 square feet								
HABITAT TYPES PRESENT(check all that apply): " sand beach " boulder/cobble beach " sand flat x mixed coarse & fines " salt marsh x ledge x rocky shore " mudflat (sediment depth, if known:)								
ENERGY: " protected x semi-protected " partially exposed " exposed								
DRAINAGE: x drains completely "standing water "pools "stream or channel								
SLOPE: " >20% " 10-20%	x 5-10%	% 0-!	5%	variable				
SHORELINE CHARACTER: " bluff/bank (height from spring high tide:) " beach x rocky " vegetated								
FRESHWATER SOURCES: " stream " ri		ver ["] wetland x sto		ormwater				
MARINE ORGANISMS PRESENT:								
	absent	occasional	common	abundant				
mussels	х							
clams	х							
marine worms	х							
rockweed			x					
eelgrass			x*					
lobsters	X							
Other * In visipity of project site – dock will not be locate	d over colgrass	-		-				
* In vicinity of project site – dock will not be located over eelgrass. SIGNS OF SHORELINE OR INTERTIDAL EROSION? "yes x no								
PREVIOUS ALTERATIONS?			yes	x no				
CURRENT USE OF SITE AND ADJACENT UPLAND:								
" undeveloped x residential "commercial " degraded x recreational								

PLEASE SUBMIT THE FOLLOWING:

x Photographs x Overhead drawing

(pink)



WARRANTY DEED **DLN: 1001840046477**

MAINE PROPERTY INVESTMENTS, INC., a Maine Corporation with a mailing address of 5210 Paylor Lane, Sarasota, FL 34240-2204 for consideration paid, grants to MARTHA S. BOHRMANN and BRADEN MACK BOHRMANN, with a mailing address of 236 Foreside Road, Falmouth, ME 04105, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described land in Yarmouth, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

IN WITNESS WHEREOF, Maine Property Investments, Inc. has caused this instrument to be executed by Michael T. Emmons, its President, thereunto duly authorized this day of December, 2018.

MAINE PROPERTY INVESTMENTS, INC.

mmmme

By: Michael T. Emmons Its: President

State of County of

December , 2018

Personally appeared before me Michael T. Emmons, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Maine Property Investments, Inc.



Before me. Notary Public

Printed Name: Donna Halligm My Commission Expires: 7/24/22

Warranty Deed

DOC :63492 BK:35356 PG:105 RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS 12/17/2018, 10:37:26A Register of Deeds Nancy A. Lane E-RECORDED

EXHIBIT A

A certain lot or parcel of land with the building thereon, situated at the end of Hamilton Way in the Town of Yarmouth, County of Cumberland and State of Maine described as follows:

Beginning at a stone monument on the westerly side of Hamilton Way at the northeasterly corner of land now or formerly of 60 Hamilton Way LLC;

Thence, N 59°10'05" W along land of said 60 Hamilton Way LLC 263.81 feet to a point near a 34" iron pipe in ledge;

Thence, continuing N 59°10'05" W 20 feet more or less to the line of high water;

Thence, northeasterly along said high water line 153 feet more or less to land now or formerly of Peter Then;

Thence, S 47°39'08" E along land of said Then 43 feet more or less to a railroad spike in ledge, said point being 145.89 feet from the last named point on a bearing of S 88°33'05" E;

Thence, S 47°39'08" E along land of said Then 216.10 feet;

Thence, S 38°40'00" W along land of said Then 77.71 feet to the end of said Hamilton Way;

Thence, N 59°10'05" W along the end of said Hamilton Way 20.14 feet to a stone monument and the point of beginning containing 30,750 square feet more or less.

The above described parcel of land is shown on "Proposed Land Swap Plan at 72 Hamilton Way, Cousins Island, Yarmouth, Maine made for Maine Property Investment, Inc." dated October 26, 2018 by Owen Haskell, Inc., recorded on December 3, 2018 in the Cumberland County Registry of Deeds in Plan Book 218, Page 509.

Note: This parcel may be subject to rights of others as it is shown as a right of way on Plan book 22 page 4.

Together with all rights to the lands under water in front of said premises.

Also, all right, title and interest in and to the land and flats adjacent to the parcel abovedescribed, lying between high and low water marks.

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