



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

July 1, 2021

Mr. Nicholas Ciarimboli
Town of Yarmouth
200 Main Street
Yarmouth, ME 04096

Re: Shoreland Zoning Permit Application for a Set of Access Stairs and a Seasonal Dock located at 44 Eagle Lane in Yarmouth, Maine.

Dear Mr. Ciarimboli,

On behalf of Stephen Sharma, Atlantic Environmental, LLC (AE) is pleased to submit a Shoreland Zoning Permit Application for a set of access stairs and a seasonal dock located at 44 Eagle Lane. Specifically, the Applicant proposes to construct a set of access stairs that measure four (4) foot wide by thirty-six (36) feet long. The stairs will terminate landward of the Highest Annual Tide (HAT) line and will not connect to the proposed seasonal dock. The seasonal dock consists of a 3.5 foot wide seasonal pier that will be supported with a timber header and a seasonal bent on helix anchors. The pier will connect to a three (3) foot wide by forty (40) foot long ramp and a ten (10) foot wide by twenty (20) foot long float. The float will be constructed with float skids in order to elevate the float off the substrates at all tides. In addition, the float will be secured in place with cross chains and helix anchors. All structures of the proposed dock will be removed in the off-season and stored in an off-site upland location.

The Applicant's property is located in the Low Density Residential (LDR) and the Shoreland Overlay District (SOD). AE has reviewed Article II, Section R of 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 an application to the Maine Department of Environmental Protection (MDEP) for the access stairs and an application to the Army Corps of Engineers (ACOE) for the seasonal dock. The relevant sections of those applications are included in the attached application materials. A copy of the ACOE permit is included and the DEP permit will be submitted 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.

A handwritten signature in black ink that reads "Timothy A. Forrester". The signature is fluid and cursive, with the first name being the most prominent.

Timothy A. Forrester, Owner

TOWN OF YARMOUTH

200 Main Street

Yarmouth, Maine 04096

(207)846-2401

WWW.YARMOUTH.ME.US

Fax: (207)846-2438

SHORELAND ZONING PERMIT APPLICATION

PERMIT # _____ ISSUE DATE _____ FEE AMOUNT _____

Date: 7/1/2021 Zoning District LDR, SZ Map 58 Lot 27 Ext _____

APPLICANT NAME: Atlantic Environmental, LLC c/o Tim Forrester PHONE NO: (207) 837 - 2199

MAILING

ADDRESS: 135 River Road Woolwich, ME 04579 e-mail tim@atlanticensviromaine.com

OWNER (other than applicant)

NAME: Stephen Sharma PHONE NO: (646) 667 - 5399

MAILING

ADDRESS: 44 Eagle Lane Yarmouth, ME 04096 e-mail stephen.g.sharma@gmail.com

CONTRACTOR

NAME: Kennebec Marine Services PHONE NO: (207) 442 - 9729

MAILING

ADDRESS: 14 Business Parkway West Bath, ME 04530 e-mail david@kennebecmarine.com

PROPERTY

LOCATION: 44 Eagle Lane

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.) 37026 sq. ft.

Frontage on Road (FT) +/- 205 ft.

SQ. FT. of lot to be covered by non-vegetated surfaces 144 sq. ft. (landing and stairs) - All other structures located below the HAT

Elevation above 100 YR Flood Plain N/A

Frontage on water body (FT.) +/- 207 ft.

Height of proposed structure Minimum of 4.4 ft.

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): Water Dependent
- C) Building footprint area of expansions of portion of structure that is less than required setback from 1/1/89 to present: N/A SQ.FT.
- D) Building footprint area of proposed expansion of portion of structure that is less than required setback: N/A 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 = $((C+D) \times 100) / A =$
N/A %
- F) Floor Area and Market Value of Structure prior to improvements: (a) Area: N/A
Value: . Floor Area and Market Value of portions of Structure removed, damaged or destroyed: (b) Area: Value: . 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 re-calculate 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 from 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 www.yarmouth.me.us.

- ☒ Complete Shoreland Zoning Permit application including signatures of property owners and agents.
- ☒ Appropriate fee.
- ☒ Square footage of lot area within the 250' SOD Entire lot is within SOD
- ☒ Square footage and % of lot covered by non-vegetated surfaces within the SOD 6644 sq. ft./ 18%
- ☒ Square footage and % of cleared area within lot area within the SOD N/A
- ☒ Delineation of 75' setback from upland edge of the coastal wetland
- ☒ Delineation of 250' SOD line from upland edge of the coastal wetland. Entire lot is within SOD
- ☒ 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 N/A
- ☐ Building elevations of any proposed structures as viewed from side and rear lot lines N/A
- ☐ % 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) Area: N/A
Value: N/A . Floor Area and Market Value of portions of Structure removed, damaged or destroyed: (b) Area: N/A Value: N/A .
- ☐ Elevation of lowest finished floor to 100 year flood elevation N/A
- ☒ 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:
 - 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 _____)
- ☐ Signs of intertidal erosion? (Yes) (no)
- ☐ Energy: (protected) (semi-protected) (partially exposed) (exposed)
- ☒ Copy of deed
- ☒ Soil erosion control plan
- ☒ Photographs
- ☒ 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

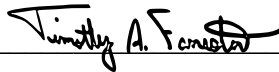
The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions 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 7/1/2021

Code Enforcement Officer _____

DATE OF APPROVAL / DENIAL OF APPLICATION _____
(by either staff or planning board)



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

June 10, 2021

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 natural resource permitting project(s) at my property located at 44 Eagles Lane, 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.

Stephen Sharma

Print Name

A handwritten signature in black ink, appearing to be 'S. Sharma', written over a horizontal line.

Signature

06/10/21

Date

Sincerely,
Atlantic Environmental LLC.

A handwritten signature in black ink, reading 'Timothy A. Forrester', written in a cursive style.

Timothy A. Forrester, Owner

PROJECT PURPOSE AND DESCRIPTION

The Applicant owns a parcel of land that is approximately 0.85 acres in size and is located adjacent to Casco Bay in the Town of Yarmouth, Maine. The Applicant would like seasonal access to the bay and adjacent waters for recreational purposes. In order to meet this project purpose, the Applicant proposes to construct a seasonal dock on their property that will provide tidal access to Casco bay. The proposed seasonal dock consists of a 3.5 foot wide by thirty-six (36) foot long pier that will be supported with a seasonal bent connected to helix anchors. The pier will connect to a three (3) foot wide by forty (40) foot long ramp. The ramp will connect to a ten (10) foot wide by twenty (20) foot long float that will be secured in place with chains and helix anchors. During the off-season, all structures will be hauled off-site and stored in an upland location.

The project includes the construction of access stairs; however, they will terminate landward of the Highest Annual Tide (HAT).

In accordance with the Army Corps of Engineers guidelines for *“Structures, Floats, and Lifts,”* the following design standards are proposed:

- 1) The seasonal dock will not be located in or within a distance of three times the authorized depth of a Federal Navigation Project.
- 2) The seasonal dock will not interfere with navigation.
- 3) The seasonal dock will not extend across >25% of the waterway width at mean low water.
- 4) The seasonal dock is not located in or within twenty-five (25) feet of SAV.
- 5) The seasonal dock are located more than twenty-five (25) feet from the property line.
- 6) The structures will be stored above the Highest Annual Tide (HAT) line during the off-season.

The Applicant has included an official species list from the U.S. Fish and Wildlife Service; however, the construction of the dock does not require any trees to be cut. In summary, the purpose of the proposed dock is to provide reasonable tidal access to Casco Bay and adjacent water for recreational pursuits and has been designed to minimize impacts to coastal waters.

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 marsh vegetation and mudflats. The seasonal pier will be supported with a seasonal bent on helix anchors. The anchors will remain in place and the seasonal installation only requires minimal foot traffic on the intertidal twice a year. No heavy machinery will operate within the coastal wetland.**

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 northerly direction. No large machinery will operate in the coastal wetland. If there are any areas of disturbance at the completion of construction, the Applicant intends to stabilize any areas of disturbance with vegetation and mulch in accordance with the Maine DEPs Maine Erosion and Sediment Control BMPs manual. As a result, 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 or within existing moorings. 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 marsh vegetation and mudflats. According to the 2018 Maine Department of Environmental Protection's Eelgrass survey map, eelgrass is not located at the project site; and the site visit confirmed this. The pier, ramp, and float will be in place on a seasonal basis, the pier will maintain a 1:1 for height to width over the vegetation, and all structures will be in place on a seasonal basis. 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 marsh vegetation and provide reasonable partial tide access to Casco Bay.**

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.

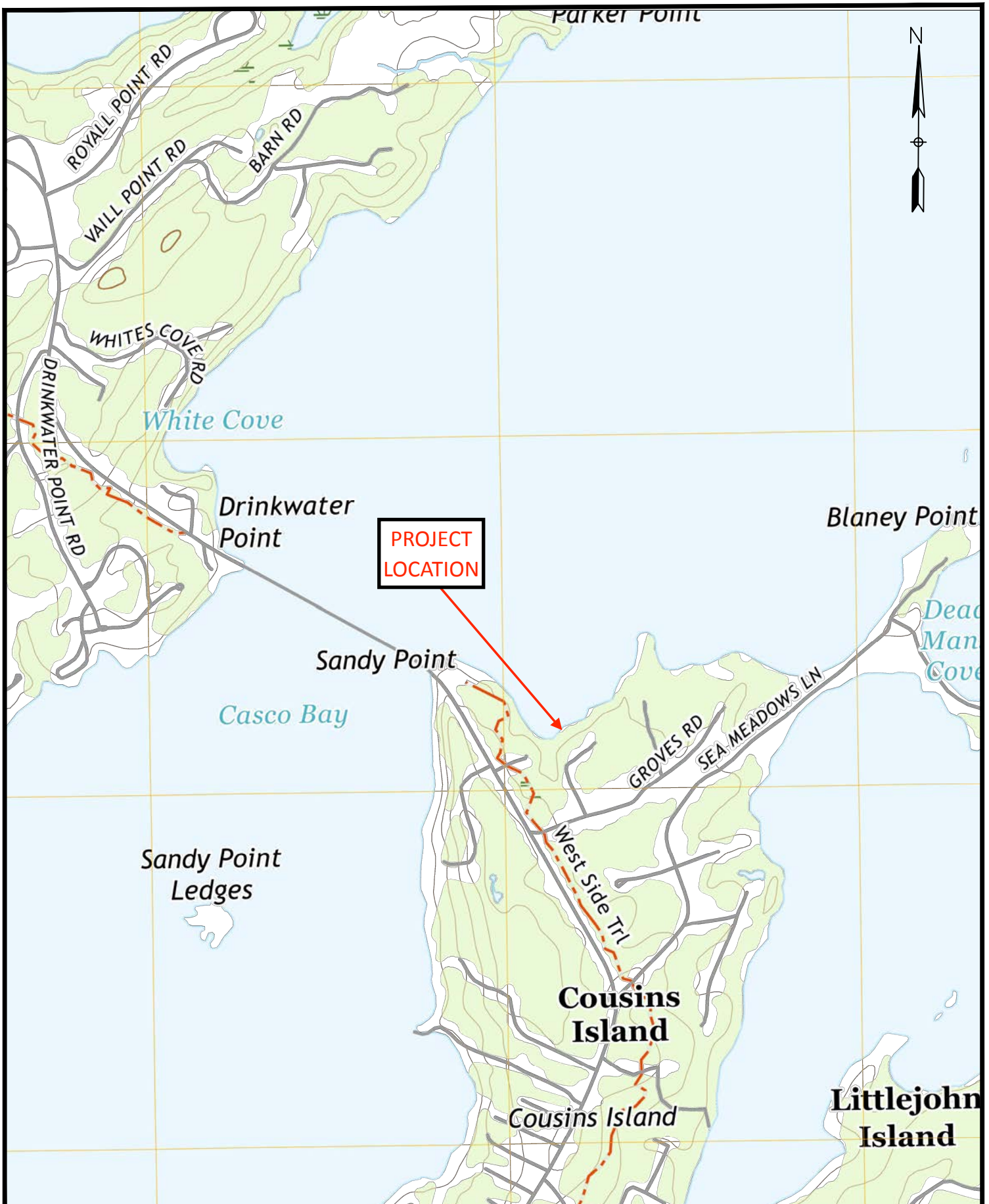
a. Pier: Six (6) feet in overall width

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 3.5 feet in width, the ramp will be three (3) feet in width, and the float will be two hundred (200) 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 pier, ramp, and float will be in place on a seasonal basis and stored outside the coastal wetland during the off-season.**



ATLANTIC ENVIRONMENTAL LLC.
 Environmental Consultants
 135 River Road, Woolwich, ME 04579
 (207) 837-2199
 tim@atlanticenviromaine.com

Date: 6/11/2021
 Revised:
 Project: Sharma, Yarmouth
 Drafted By: ---

PROJECT LOCATION
 44 Eagle Lane, Yarmouth, Maine
 Maine Atlas & Gazetteer
 Map 6 (Section D-1)
 43.771702, -70.141100

Sheet
 1
 of
 1

**Assessors
Maps**



Property Boundary

Paper Streets

Water Body

Map Number

Sample Property Label

Lot 3
Unit 31
1.2 Acres



The Town of Winthrop shall not be held liable for discrepancies in land coverage based on the purpose only. Maps revised to 2020.

MAP 58





PROJECT
LOCATION



Zoning Map - 44 Eagle Lane



7/1/2021, 11:25:15 AM

Parcel ID's  Shoreland Overlay District  Parcels Mailing Labels
 Parcels Zoning
 Low Density Residential

1:1,128
0 0.01 0.01 0.02 mi
0 0.01 0.02 0.04 km
Maxar, Microsoft, Town of Yarmouth

Public User
Town of Yarmouth

PHOTOGRAPHS

The following photographs are taken from the site of the project and represent the proposed location of the seasonal dock located at 44 Eagle Lane in the Town of Yarmouth, ME.



Photograph One. Aerial View of Project Site. Red arrow indicates approximate location of proposed dock. Source: Google Earth. Date: May 4, 2018.



Photograph Two. Overview of proposed location of seasonal dock. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: June 8, 2021.



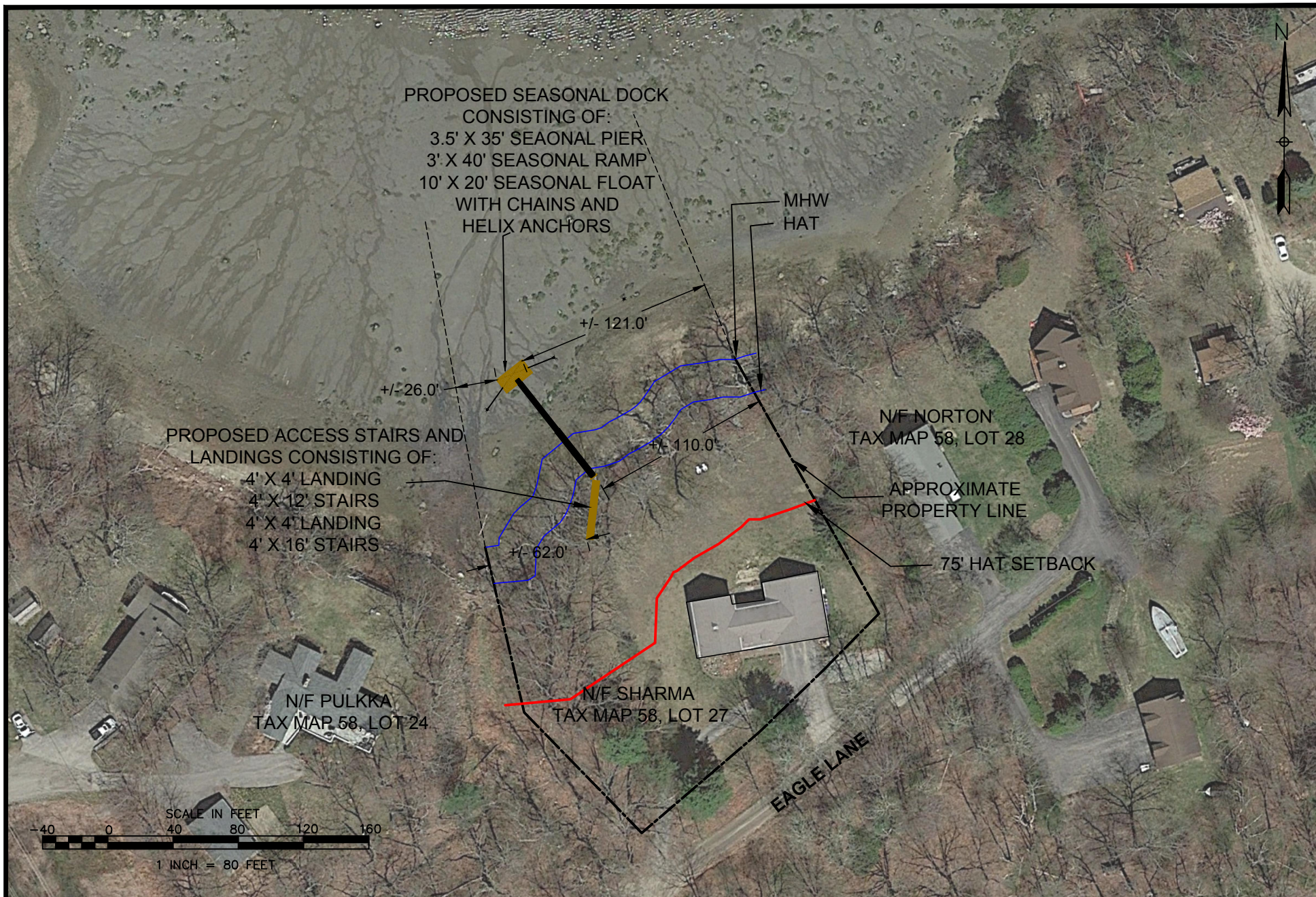
Photograph Three. View of flats where float will land and upper intertidal. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: June 8, 2021.



Photograph Four. Facing northeasterly - view of marsh vegetation and flats. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: June 8, 2021.



Photograph Five. Facing northerly - view of flats and areas of rockweed. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: June 8, 2021.

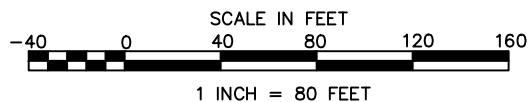
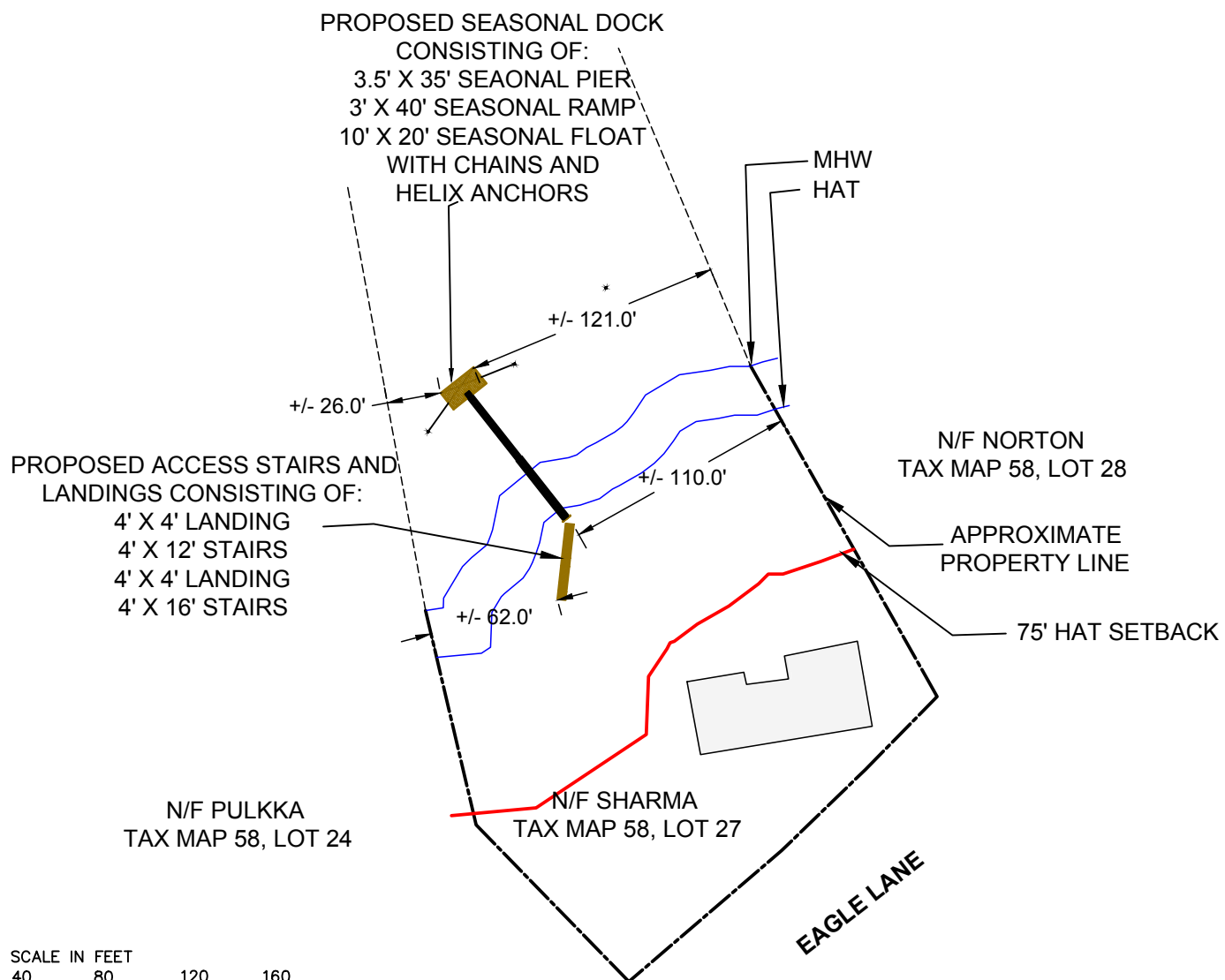


ATLANTIC ENVIRONMENTAL LLC.
 Environmental Consultants
 135 River Road, Woolwich, ME 04579
 (207) 837-2199
 tim@atlanticenviromaine.com

Date: 6/11/2021
 Revised: 7/1/2021
 Project: Sharma, Yarmouth
 Drafted By: TAF/LCV

Plan View of the Proposed Access Stairs and Seasonal Dock for Steve Sharma located at 44 Eagle Lane in Yarmouth, Maine.

Sheet
1
of
3



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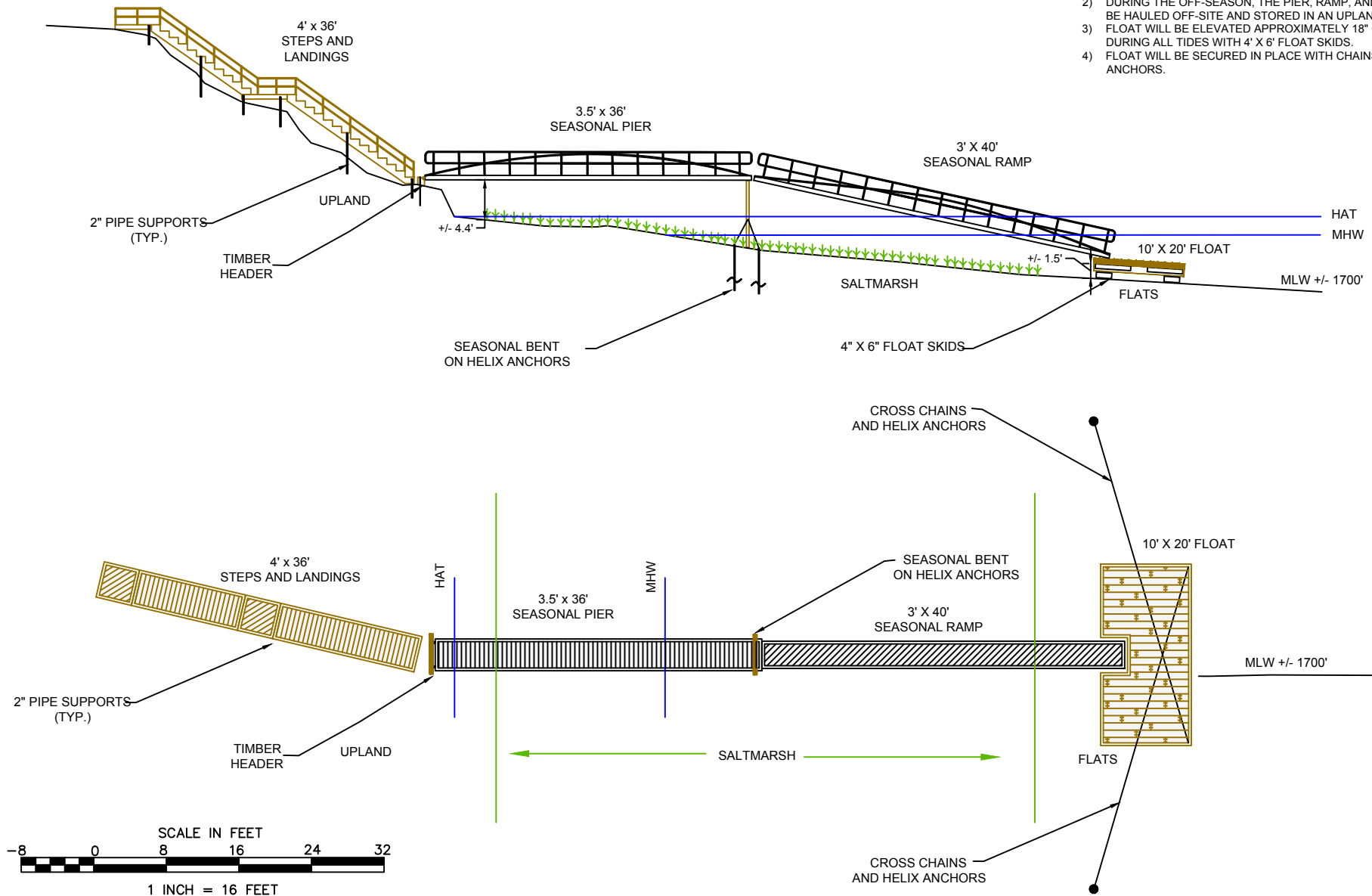
Date: 6/11/2021
Revised: 7/1/2021
Project: Sharma, Yarmouth
Drafted By: TAF/LCV

Plan View of the Proposed Access Stairs and Seasonal Dock for Steve Sharma
located at 44 Eagle Lane in Yarmouth, Maine.

Sheet
2
of
3

NOTES:

- 1) ALL PT LUMBER WILL BE CURED IN THE UPLAND FOR 21 DAYS PRIOR TO INSTALL.
- 2) DURING THE OFF-SEASON, THE PIER, RAMP, AND FLOAT WILL BE HAULED OFF-SITE AND STORED IN AN UPLAND LOCATION.
- 3) FLOAT WILL BE ELEVATED APPROXIMATELY 18" OVER FLATS DURING ALL TIDES WITH 4' X 6' FLOAT SKIDS.
- 4) FLOAT WILL BE SECURED IN PLACE WITH CHAINS AND HELIX ANCHORS.



ATLANTIC ENVIRONMENTAL LLC.
Environmental Consultants
135 River Road, Woolwich, ME 04579
(207) 837-2199
tim@atlanticenviromaine.com

Date: 6/11/2021
Revised:
Project: Sharma, Yarmouth
Drafted By: TAF/LCV

Plan View and Cross Section View of the Proposed Access Stairs and Dock for Steve Sharma located at 44 Eagle Lane in Yarmouth, Maine.

FOR PERMITTING PURPOSES

Sheet
3
of
3

DLN: 1002040101526

WARRANTY DEED

CHRISTOPHER MCDONOUGH

of 44 Eagle Lane, Yarmouth, ME 04096

for consideration paid, grants to

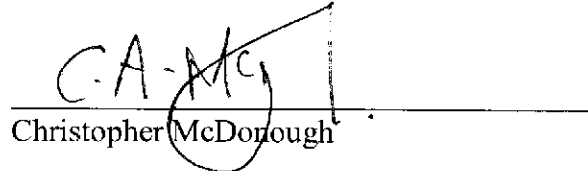
STEPHEN G. SHARMA

of 263 Foreside Road, #B, Falmouth, ME 04105, with WARRANTY COVENANTS, the following described real property 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.

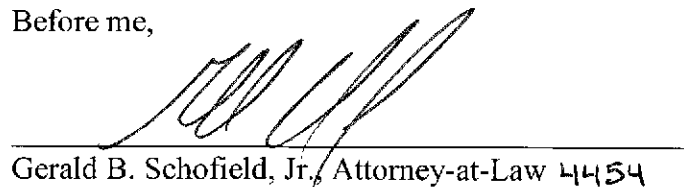
WITNESS my hand and seal this 10th day of July, 2020.


Christopher McDonoughState of Maine
Cumberland, ss.

July 10, 2020

Personally appeared before me the above-named Christopher McDonough and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Gerald B. Schofield, Jr., Attorney-at-Law 4454

H-SHARMA.EL

MAINE REAL ESTATE TAX-Paid

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Yarmouth, County of Cumberland and State of Maine, on Cousins Island and on the shores of Casco Bay with a shore frontage of approximately (222) two hundred twenty two feet in width at the iron pins at the top of the bank and being bounded and described as follows:

Commencing on the shores of Casco Bay at the most northerly corner of the land conveyed by the Yarmouth Realty Bureau to Carroll E. and Claire I. Vining by deed dated 13 day of July AD 1962; thence along the general westerly bounds of said Vining land on a course south 27 degrees 31 minutes east to an iron pin on the banks and continuing in the same direction a distance of (165) one hundred sixty five feet to an iron pin at the most westerly corner of said Vining land; thence at a deflection angle to the right seventy nine degrees, zero minutes, and thirteen seconds and on a course along the northerly bounds of a proposed 50 foot right of way and on a course south 51 degrees, nineteen minutes and thirty three seconds west a distance of two hundred three and eighty three one hundredths feet to an iron pin; thence at a deflection angle to the right eighty two degrees forty six minutes and forty seven second and along the easterly sideline of a certain right of way to the ocean and on a course north forty five degrees fifty four minutes west a distance of sixty and fifty seven one hundredths feet to another iron pin on the easterly bounds of said right of way; thence at a deflection angle to the right one degree fifty four minutes on a course 44 degrees west along said right of way bounds a distance of thirty five and twenty three one hundredths feet to another iron on said right of way bounds; thence at a deflection angle to the right twenty four degrees ten minutes on a course north nineteen degrees fifty minutes west a distance of eighty three and eighty seven one hundredths feet to an iron pin at the base of a large oak tree on the top of the bank; thence to the shores of Casco Bay; thence to the right along the shores of Casco Bay two hundred twenty two feet more or less to the land of Vining and the point begun at.

Also conveying to the Grantee the right and easement in common with the Yarmouth Realty Bureau and others to cross along a certain right of way twenty five (25) feet in width extending from the westerly line of land of the Yarmouth Realty Bureau in general westerly direction across the Central Maine Power Company's three hundred fifty (350) feet strip of land to the easterly line of the Main Island Road, said rights and easement to be as described by the Central Maine Power Company in its conveyance to Alan M. Rand and the conveyance by Alan M. Rand to Yarmouth Realty Bureau. Also conveying to the Grantee an easement in common with the Yarmouth Realty Bureau and others along the existing road toward the shore and along the fifty (50) foot right of way and proposed road which abuts the Grantee's land along its southerly bounds. The Grantee to have rights in common with the Yarmouth Realty Bureau along all rights of ways to the Main Island Road including the rights to install utilities along said rights of way.

Also granting and conveying to the extent not already included, any and all rights of grantor in and to the area between high and low water adjacent to the above described land.

For title of Grantor, reference is hereby made to a deed given by Nancy R. Ryan and Thomas M. Ryan, Trustees, or their successors in trust, under the Nancy R. Ryan Living Trust, dated December 12, 2011 to Christopher McDonough, dated May 23, 2017 and recorded at the Cumberland County Registry of Deeds in Book 34032, Page 236.



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June 11, 2021

Mr. Kirk Mohny
Maine Historic Preservation Commission
State House Station 65
Augusta, Maine 04333-0065

RE: Department of the Army General Permit for a seasonal dock on behalf of Stephen Sharma located at 44 Eagle Lane in Yarmouth, Maine (Tax Map 58, Lot 27).

Dear Mr. Mohny,

Stephen Sharma (Applicant) has applied for an Army Corps of Engineers (ACOE) permit requesting approval for a seasonal dock consisting of a 3.5' x 36' pier, a 3' x 40' ramp and a 10' x 20' float on their property located at 44 Eagle Lane in Yarmouth, Maine. The dock will provide seasonal recreational boating access to Casco Bay and adjacent waters. Please find a copy of a Location Map and Photographs attached for your review.

If you have any questions or concerns with this project, please feel free to contact me directly at (207) 837 - 2199 or by e-mail at tim@atlanticenviromaine.com. Thank you in advance for your timely comments.

Sincerely,
Atlantic Environmental LLC.

A handwritten signature in black ink that reads 'Timothy A. Forrester'.

Timothy A. Forrester, Owner

Cc: Jennifer Pictou, Aroostook Band of Micmacs
Donald Soctomah, Passamaquoddy Tribe of Indians, PPR
Isaac St. John, Houlton Band of Maliseet Indians
Chris Sockalexis, Penobscot Nation
Donald Soctomah, Passamaquoddy Tribe of Indians, IPR