



Michael Morse
Senior Environmental Consultant
MMorse@ArchipelagoNA.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

June 8, 2023

Coastal Waters Commission
Town of Freeport
30 Main Street
Freeport, ME 04032

Re: Carter Becker, Shore Drive (Map 5, Lot 96A)
Coastal Waters Commission Application – Temporary Boat Launch Ramp

Dear Commission Members:

On behalf of my client Carter Becker, please find enclosed a Coastal Waters Commission Application and associated materials for property located at 0 Shore Drive (Map 5, Lot 96A) in Freeport, Maine. We respectfully request that this application be placed on the Coastal Waters Commission's July 12th agenda for its full consideration of the matter.

The enclosed application is for a temporary boat launching ramp to facilitate the one-time launching of a vessel, Island Rover. As you may be aware, this vessel has generated much interest and litigation over the past several years. During recent discussions, the Town has indicated that it would be pleased to see a swift launch of the vessel and indicated it would not stand in the way if permits were sought to effectuate the launch, allowing those applications to be processed in the normal course. We believe we have submitted the necessary information showing the applicable standards have been met and therefore respectfully request your immediate approval of the attached application.

I have enclosed 8 complete copies of the application along with payment of \$150 for the fees associated with this application.

Please don't hesitate to contact me with any questions. Thank you in advance for your consideration of this matter. I look forward to discussing this with you in the near future.

Sincerely,

Mike Morse

MM/lb
Enclosures
Cc: Carter Becker

Town of Freeport

Coastal Waters Commission- Wharfing Out Application

(disclosure: form is a modification of the Maine DEP NRPA Application)

→PLEASE TYPE OR PRINT IN BLACK INK ONLY

1. Name of Applicant:		Carter Becker		5. Name of Agent:		Mike Morse/ Archipelago	
2. Applicant's Mailing Address:		10 Stagecoach Rd Freeport, ME 04032		6. Agent's Mailing Address:		1 Dana Street, Portland, ME 04101	
3. Applicant's Daytime Phone #:		207-402-4567		7. Agent's Daytime Phone #:		207-558-0102	
4. Applicant's Email Address (Required from either applicant or agent):		carter@fallspoint.com		8. Agent's Email Address:		mmorse@archipelagona.com	
9. Location of Activity: (Nearest Road, Street, Rt.#)		0 Shore Drive		10. Town:		Freeport	
				11. County:		Cumberland	
12. Type of Resource: (Check all that apply)		<input type="checkbox"/> River, stream or brook <input type="checkbox"/> Great Pond <input checked="" type="checkbox"/> Coastal Wetland <input type="checkbox"/> Freshwater Wetland <input type="checkbox"/> Wetland Special Significance <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Fragile Mountain		13. Name of Resource:		Atlantic Ocean	
				14. Amount of Impact: (Sq.Ft.)		Fill:	
						Dredging/Veg Removal/Other:	
15. Type of Wetland: (Check all that apply)		<input type="checkbox"/> Forested <input type="checkbox"/> Scrub Shrub <input type="checkbox"/> Emergent <input type="checkbox"/> Wet Meadow <input type="checkbox"/> Peatland <input checked="" type="checkbox"/> Open Water <input type="checkbox"/> Other _____		FOR FRESHWATER WETLANDS <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> Tier 1 <input type="checkbox"/> 0 - 4,999 sq ft. <input type="checkbox"/> 5,000-9,999 sq ft <input type="checkbox"/> 10,000-14,999 sq ft </div> <div style="text-align: center;"> Tier 2 <input type="checkbox"/> 15,000 – 43,560 sq. ft. </div> <div style="text-align: center;"> Tier 3 <input type="checkbox"/> > 43,560 sq. ft. or <input type="checkbox"/> smaller than 43,560 sq. ft., not eligible for Tier 1 </div> </div>			
16. Brief Activity Description:		Construct a temporary boat launch					
17. Size of Lot or Parcel & UTM Locations:		<input type="checkbox"/> _____ square feet, or <input type="checkbox"/> _____ acres		UTM Northing: _____ UTM Easting: _____			
18. Title, Right or Interest:		<input checked="" type="checkbox"/> own <input type="checkbox"/> lease <input type="checkbox"/> purchase option <input type="checkbox"/> written agreement					
19. Deed Reference Numbers:		Book#: _____ Page: _____		20. Map and Lot Numbers:		Map #: 5 Lot #: 96A	
21. DEP Staff Previously Contacted:				22. Part of a larger project:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
23. Resubmission of Application?:		<input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No		If yes, previous application # _____ Previous project manager: _____			
24. Written Notice of Violation?:		<input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No		If yes, name of DEP enforcement staff involved: _____		25. Previous Wetland Alteration: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
26. Detailed Directions to the Project Site:							
CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2							

IMPORTANT: IF THE SIGNATURE BELOW IS NOT THE APPLICANT'S SIGNATURE, ATTACH LETTER OF AGENT AUTHORIZATION SIGNED BY THE APPLICANT.

By signing below the applicant (or authorized agent), certifies that he or she has read and understood the following :

SIGNATORY REQUIREMENT

PRIVACY ACT STATEMENT

Authority: 33 USC 401, Section 10; 1413, Section 404. Principal Purpose: These laws require permits authorizing activities in or affecting navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Disclosure: Disclosure of requested information is voluntary. If information is not provided, however, the permit application cannot be processed nor a permit be issued.

CORPS SIGNATORY REQUIREMENT

USC Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry shall be fined not more than \$10,000 or imprisoned not more than five years or both. I authorize the Corps to enter the property that is subject to this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein.

SIGNATORY REQUIREMENT

"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.



SIGNATURE OF AGENT/APPLICANT

Date:

6/8/23



Archipelago

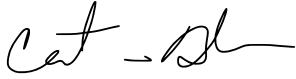
Law • Science • Policy

Michael Morse
Senior Environmental Consultant
MMorse@ArchipelagoNA.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

To whom it may concern:

Carter Becker, owner of property located at 0 Shore Drive, Freeport, Maine (Map 5, Lot 96A), hereby authorizes Mike Morse and Archipelago, to submit permit applications on his behalf, to the State of Maine Department of Environmental Protection, U.S. Army Corps of Engineers, and Town of Freeport. Such permit applications are intended for the proposed construction of a temporary road and boat launch at 0 Shore Drive, Freeport, Maine.

Signature: 
Carter Becker

Date: June 7, 2023



Michael Morse
Senior Environmental Consultant
MMorse@ArchipelagoNA.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

Carter Becker
Temporary Boat Ramp
0 Shore Drive, Freeport
Coastal Waters Commission Application

Project Description

The applicant owns a parcel identified as Map 5, Lot 96A located on Shore Drive in Freeport, Maine. The property is depicted on the Town's Zoning Map as being in the Shoreland Area District and is partially developed with a small storage shed, a well, driveway, shoreline access footpath, and other relic features from previous development on the lot. The lot is approximately 0.64 acres with 100 feet of shore frontage.

The project proposes to construct a temporary access road to a temporary boat launch ramp in order to launch the vessel, Island Rover, which is currently located on a nearby property. The sole function and purpose of the temporary access road and temporary boat launch ramp is to facilitate the launching of the Island Rover into the Harraseeket River. Once the vessel has successfully launched, all materials used for the temporary access road and temporary boat launch ramp will be removed from the site. This application is specifically intended for the construction of the temporary boat launch ramp located within the coastal wetland. Pursuant to Section 305 of the Shoreland Zoning Ordinance, the temporary access road leading to the shoreline is subject to approval by the Town of Freeport's Code Enforcement Officer.

A temporary timber mat access road will be constructed from Shore Drive to the shoreline. To construct the temporary launch ramp structure within the coastal wetland, a layer of geotextile fabric will be applied over the salt marsh and mud flat, and it will be held in place using sections of loose chain and dense sinking rubber mats. The launch ramp surface will be installed using a series of 20' x 4' x 12" crane mats placed on top of the geotextile fabric (perpendicular to the course of the swale) creating a temporary road. Additional 4' x 16' x 8" crane mats will be installed, running longitudinally on top of the timber mats to prevent the vessel dolly wheels from rolling on a single mat and causing the mat to dig into the ground as the wheels transition from mat to mat in the process of launching the vessel.

Where needed, construction bags filled with washed ¾" stone will be used to fill vertical transition zones between the fabric mesh and the mats. The mats will be fastened together longitudinally using hawsers. The proximal end of the launch ramp will be secured to the temporary access road mats, while using Danforth mud anchors and chains to secure the boat

launch ramp mats from excessive lateral movement. This will allow the crane mats in the intertidal area to float with the tide but prevent them from moving out of position. It is anticipated that the launch ramp structure will be in place for several tide cycles, and possibly for several days.

The crane mats creating the boat launch ramp structure will extend approximately 110 feet below the HAT line. The total temporary impact to the coastal wetland from the placement of geotextile fabric and crane mats will be approximately 2300 square feet (1745 SF marsh grass and 555 SF mud flat).

The project proposes to launch the Island Rover in October 2023 when the intertidal vegetation is dormant in order to substantially reduce or eliminate impact to the vegetation. Although the mats may compress some of the remaining vegetation, no significant impact of the intertidal area is expected. Should any permanent damage to vegetation occur, the applicant will restore the area by replanting similar native vegetation as needed during the spring of 2024 (in conjunction with the start of the annual growing season for the species).

Pursuant to the Town's Shoreland Zoning Ordinance, Section 306(c), the Coastal Waters Commission shall be the reviewing authority for any proposed tidal piers, wharves, bridges, and other structures and uses extending over or below the normal high-water line of a water body or within a wetland. The Coastal Waters Commission shall consider the following criteria:

- A. The project shall be no larger in dimension than is necessary to carry on the activity and is consistent with the conditions, uses and character of the surrounding area; and it shall not adversely affect water use by adjacent properties.

The temporary boat ramp will be no larger in dimension than is required to successfully move the vessel down the boat launch ramp and into the water – approximately 110 feet. The project will be constructed and removed during the 'off-season' for most recreational boating. A float associated with an abutting pier to the southeast of the end of the proposed boat launch ramp will be located approximately 45 feet away at the closest point between the two structures. The presence of mud flat at and around the immediate project location and the angle of orientation of the face of the float suggests that the temporary launch ramp should not impact docking at the float while the launch ramp is installed. It is possible that the seasonal float will already be removed at the time of the ramp installation. As the proposed project is temporary and will be removed once the vessel has successfully launched, it will not adversely affect water use by adjacent properties.

- B. The total length of a project from the highest annual tide line shall not exceed one hundred twenty-five (125) feet, and no part of the project (e.g., walkway, dock, wharf, platform, ramp or float) may extend more than one-fourth of the way across the width of a water body or wetland, as measured by the total straight line distance from the

highest annual tide of the shoreline on which the project would be placed to the highest annual tide mark of an opposing shoreline.

The total length of the project from the highest annual tide is approximately 110 feet. The width of the cove as measured as a straight line in the direction that the project will extend is approximately 950' to the highest annual tide line of the opposing shoreline. Accordingly, the proposed structure would extend approximately 11.5% across that distance of the cove.

- C. The property for which the project will be constructed shall have a minimum of sixty (60) feet of shore frontage. No more than one pier, dock, wharf, float 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.

The subject property has approximately 100 feet of shore frontage and the proposed project will be the only such structure extending within the coastal wetland on the property.

- D. For projects in non-tidal areas, all portions of a non-residential project shall not be wider than six (6) feet.

N/A.

- E. New permanent projects on non-tidal waters shall not be permitted unless it is clearly demonstrated to the Code Enforcement Officer and/or the Project Review Board 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.

N/A

- F. Construction of the project must be completed within two (2) years of final approval.

The project proposes to construct the temporary boat launch in October 2023. Launching of the vessel would occur shortly after installation, and removal of the launch ramp structure will occur immediately after launch.

- G. The project must not unreasonably interfere with customary or traditional public access ways to, or public trust rights (fishing, fowling, and navigation) in, on, or over the submerged lands; unreasonably interfere with fishing or other existing marine uses of the area; unreasonably interfere with existing developed or natural beach areas; unreasonably diminish the availability of services and facilities necessary for commercial marine activities; unreasonably interfere with ingress or egress of riparian owners. No project located on a river, stream, or brook shall obstruct public access to navigable portions of such water body upstream or downstream of the project. The project may

require accommodations such as steps or pier elevations allowing passage over or beneath the structure.

The project is located on an undeveloped area of shoreline in front of the applicant's property and therefore it will not interfere with existing development. No public access exists at this site. Temporary placement of the launch ramp will not unreasonably interfere with fishing activities, if such activity occurs in this location. Navigation through the project area is tenuous even without the structure due to the presence of shallow water salt marsh and mud flat conditions. Fowling is prohibited within this area due to the close proximity of extensive residential development (discharge of a firearm for hunting is prohibited within 300' of a residential dwelling). There is no natural sand beach area located above the high tide line. The project will not diminish the availability of services and facilities necessary for commercial marine activities as there are no such facilities in the vicinity. The project is located from the shoreline of the applicant in an area that does not offer ingress or egress to others. The project is temporary and will be removed from the site once the vessel has successfully launched.

- H. The project will not pose hazard to navigational channels, nor pose a hazard to navigation by obscuring visibility or by the display of distracting lights or reflective material. If appropriate the project will display appropriate warning lights to aid in navigation and public safety at the discretion of the Harbor Master, the US Coast Guard, or the Army Corps of Engineers.

There is no navigational channel present within or immediately near the project area. The project does not propose to build out a structure into navigable waters. The applicant proposes to construct a temporary boat ramp for the purposes of a one-time launching of a vessel into the ocean. Once the vessel has successfully launched, all materials used for the temporary ramp will be removed from the site. No display or other lights, or reflective material, are proposed.

- I. The project will not encroach into, interfere with, or pose a hazard to: municipal or federal navigational channels; existing mooring or berthing areas (commercial and recreational); public access, public rights of way, public and private launching ramps in any Freeport Coastal Waters.

The project will not be located in or near a municipal or federal navigational channel, mooring or berthing area, public access, public right of way, or other launching ramps in Freeport Coastal Waters.

- J. The project will be developed on soils appropriate for such use and construction so as to control erosion.

The proposed project does not include grading, bulldozing, digging, scraping the earth, or filling, or intentionally causing any other disturbance of soil. However, a temporary silt fence will be installed at the HAT to provide adequate erosion control consistent with Best Management Practices and will provide for the permanent stabilization of the upland portion of the project site upon removal of the project.

- K. The project will not cause water quality or other coastal resources to be degraded including developed or natural beach areas, marshes, grasses, and wildlife habitats.

The proposed project does not expect to cause any temporary or permanent impact to water quality or other coastal resources. The project will utilize geotextile fabric, crane mats and washed stone filled bags to construct the temporary launch ramp, which may compact some of the marsh vegetation but should not permanently degrade or destroy it. In addition, the project is proposed for October 2023 when most of the vegetation is dormant for the season. Any unexpected impact to the marsh vegetation will be restored as needed. Wood construction mats will not be treated with any harmful chemicals or preservatives capable of leaching into the water.

- L. The project shall be located so as to minimize adverse effects on fisheries and shall not significantly impact fisheries or shellfish harvesting. Prior to approval applications may be reviewed by the Shellfish Commission.

Since the proposed project is temporary and will be completely removed once the Island Rover has successfully launched, no permanent adverse effects on fisheries or shellfish harvesting are expected.

- M. Registration and identification will be required on all ramps and floats.

N/A

- N. No new structure shall be built on, over or abutting a float, pier, wharf, dock, or other portion of the project unless the structure requires direct access to the water body or wetland as an operational necessity. No existing structure built on, over or abutting a float, pier, wharf, dock, or other portion of a project shall be converted to a dwelling unit – residential.

N/A

- O. Structures built on, over or abutting a project, or other structure extending beyond the normal high water line of a water body or wetland shall not exceed twenty (20) feet in height above the project or other structure

N/A

Pursuant to the Town's Coastal Waters Ordinance, Article XIII(8)(b), the Coastal Water Commission must also determine that the project meets the criteria established in Section 404

of the Town of Freeport Shoreland Zoning Ordinance. The Coastal Waters Commission shall approve an application for a permit, only upon finding that the use, activity, or structure complies with all requirements of this Ordinance and that it meets the following criteria:

- a. Will maintain safe and healthful conditions;

The proposed project will use only inert materials and no chemicals during construction. In addition, no soil grading is expected. The project is designed by a Licensed Professional Engineer to help ensure that the project will safely convey the vessel to the shoreline.

- b. Will not result in water pollution, erosion, or sedimentation to surface waters;

The proposed project does not require excavation in the intertidal zone and soil disturbance is expected.

- c. Will adequately provide for the disposal of all wastewater;

N/A- The proposed project will not generate wastewater.

- d. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;

The project will not have an adverse impact on spawning grounds, fish, aquatic life, bird, or other wildlife habitat. Since the ramp is temporary, no materials used will remain onsite once the project is complete. Also, the project is proposed to take place in the fall, further avoiding any potential conflict for fish or wildlife.

- e. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;

The lot will remain primarily vegetated and undisturbed from the existing condition. The applicant anticipates the removal of several trees and a minimal amount of ground cover vegetation to construct the temporary access road. Removal of other vegetation is not anticipated other than incidental removal during construction. The project proposes to retain existing vegetation to the extent practicable. Removal of vegetation for this project is an exempted activity in accordance with Section 306.P.2 of the Ordinance. There are no visual or actual points of access to the coastal wetland other than those enjoyed by the applicant.

- f. Will protect archaeological and historic resources as designated in the comprehensive plan;

The project does not impact any archaeological or historic resources designated in the comprehensive plan.

- g. Will not adversely affect existing commercial fishing or maritime activities in a Marine Waterfront District.

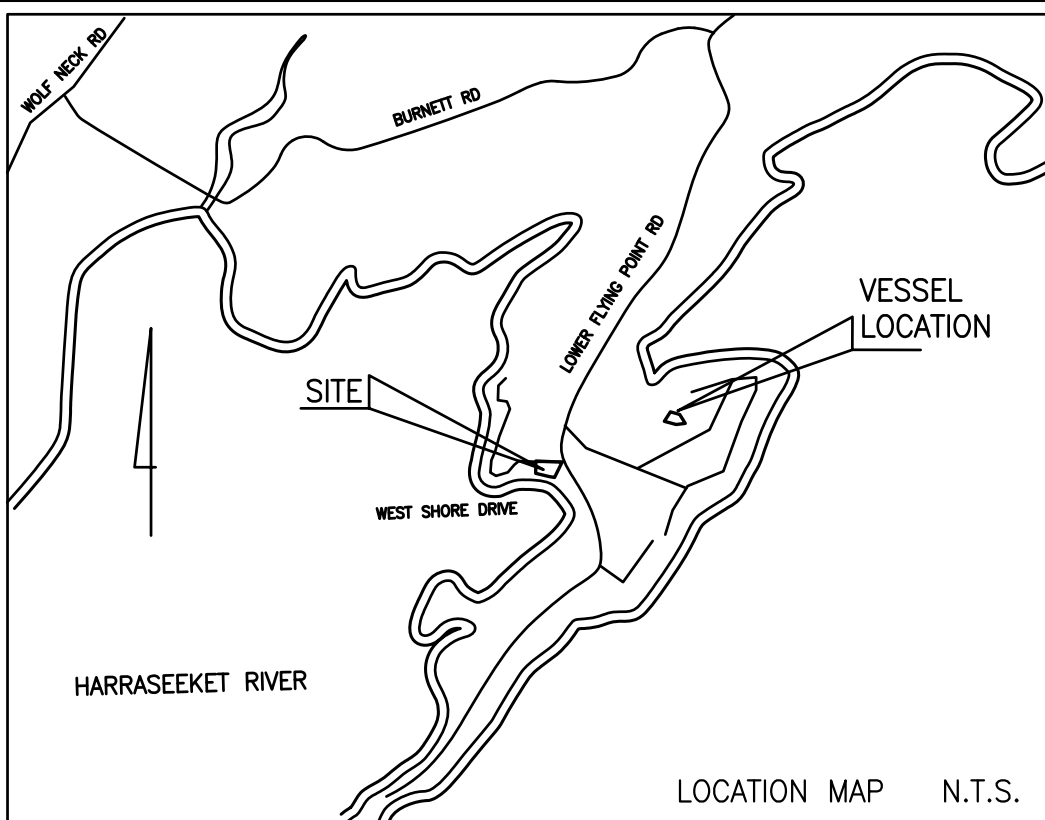
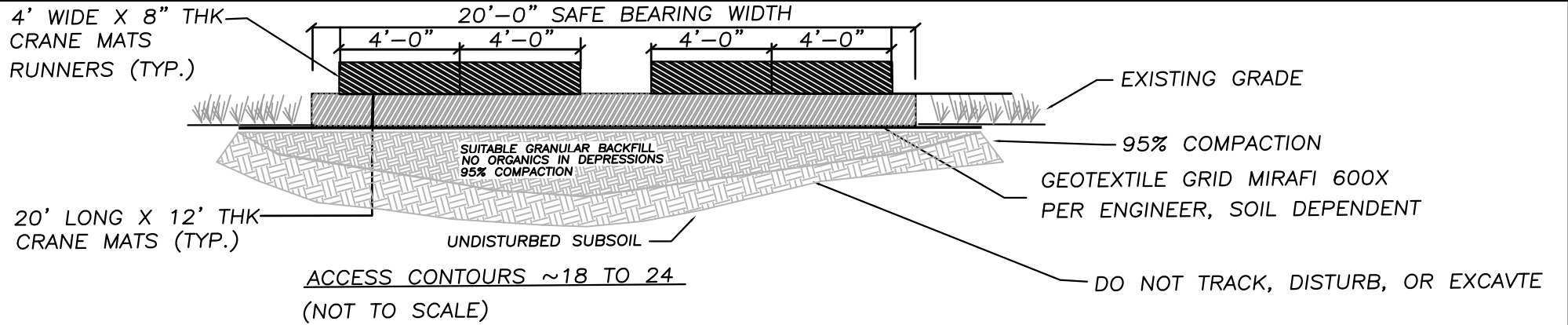
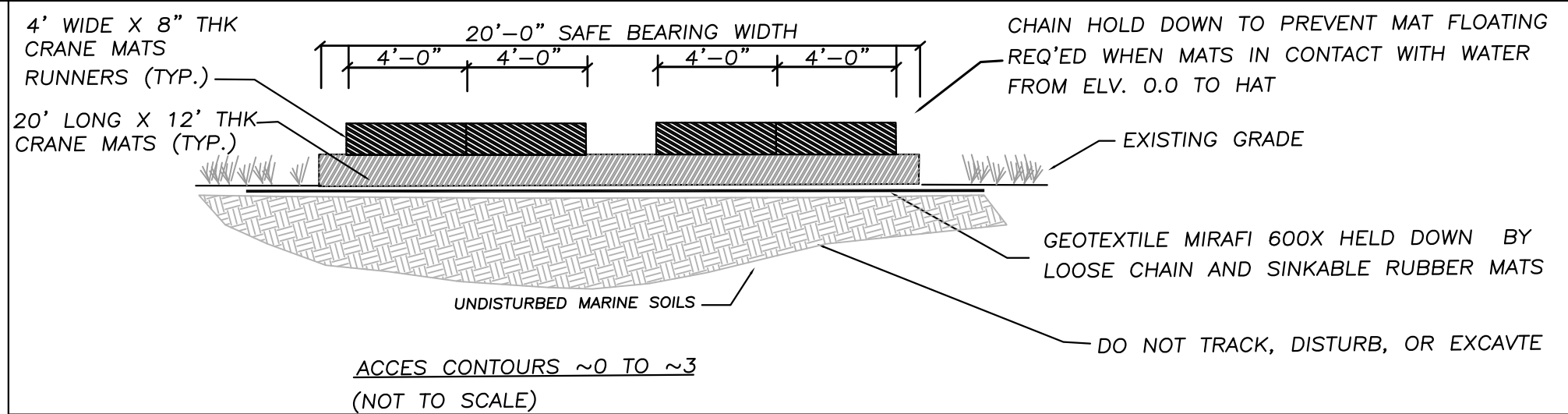
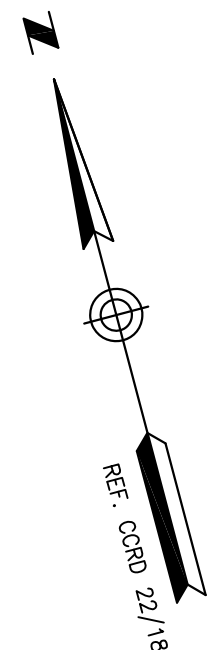
N/A

- h. Will avoid problems associated with the flood plain development and use; and

The proposed project is temporary and will be removed once the Island Rover has been successfully launched, thus having no impact to the floodplain. Although construction timing of the project is not expected to occur during predicted flooding events, the timber mats and associated materials will be secured so as to not be dislodged during an unexpected flood event.

- i. Is in conformance with the provisions of Section 306, Land Use Standards.

Please see response to Section 306(c) review standards above. Other General Regulations within Section 306 either do not apply to the proposed project or are otherwise addressed and are satisfied, as described above.



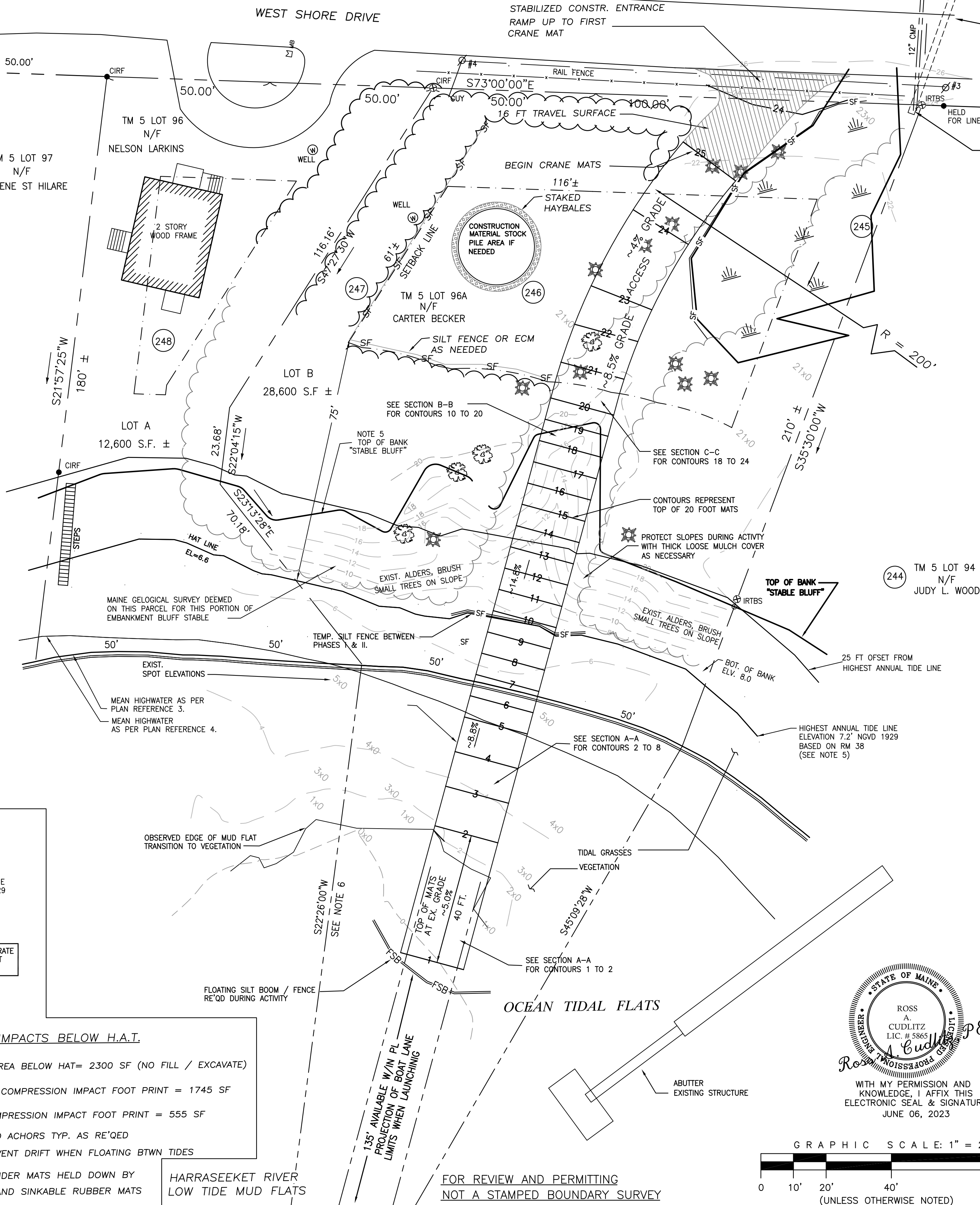
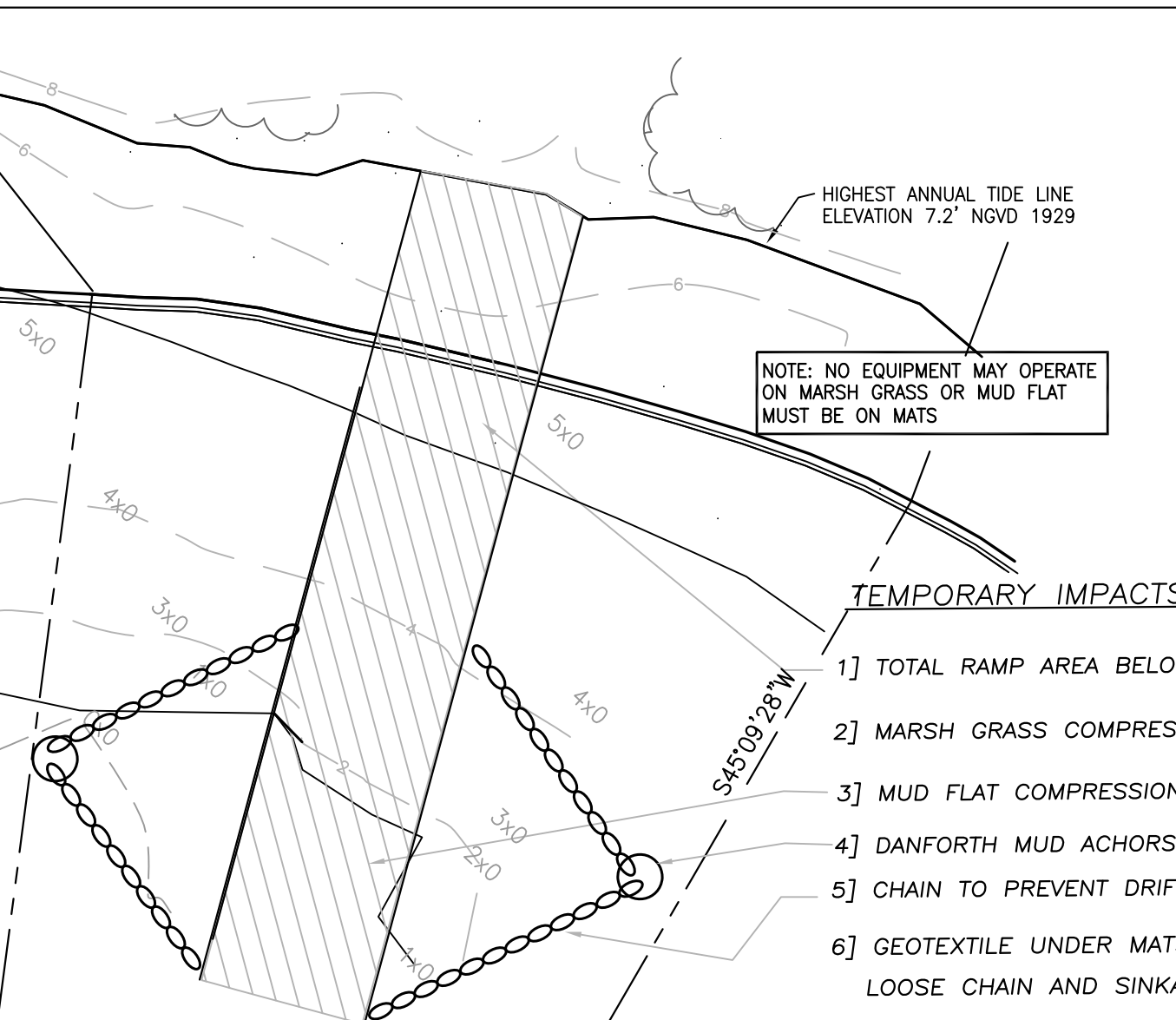
- LEGEND:
- IRON PIPE FOUND
 - CAPPED IRON ROD TO BE SET
 - CIRF CAPPED IRON ROD FOUND
 - ⊗ GROUP TREES > 8 INCHES DIAM.
 - ⊗ INDIV. TREES > 8 INCHES DIAM.
 - ⊗ OLD LOT NUMBERS
 - ⊗ UTILITY POLE
 - ⊗ TREE LINE
 - ⊗ MAIL BOX
 - ⊗ WETLAND

PLAN REFERENCES:

1. "PLAN OF LOWER FLYING POINT ROAD IN THE TOWN OF FREEPORT AS REDEFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY" DATED MAY 20, 1964 BY H.I. & E.C. JORDAN CCH FILE 7/80.
2. "FLYING POINT FREEPORT, MAINE OWNED AND DEVELOPED BY CHESTER D. SWAN" DATED JUNE 28, 1934 AND RECORDED IN CORD 22/18.
3. "FLYING POINT FREEPORT, MAIONE OWNED AND DEVELOPED BY CHESTER D. SWAN" DATED MAY 25, 1933 AND RECORDED IN CORD 21/45.
4. PLAN OF LAND ON WEST SHORE DRIVE, FREEPORT, MAINE FOR RALPH McMAHON BY OWEN HASKELL, INC. DATED JUNE 1985. REVISED 10-4-85.

NOTES:

1. FOR LOT NUMBERS 249-252 REFER TO CORD PLAN 22/18; FOR LOT NUMBERS 243-248 REFER TO CORD PLAN 21/45.
2. PROPERTY IS SHOWN ON TOWN OF FREEPORT TAX GRID 23, MAP 5 LOT 96.
3. OWNER OF RECORD: DONALD N. KITCHEN et al CORD BOOK 23037; PAGE 172 & 174.
4. PROPERTY IS LOCATED IN THE TOWN OF FREEPORT MEDIUM DENSITY RESIDENTIAL DISTRICT I AND SHORELAND ZONE. MOR-I SETBACK REQUIREMENTS
FRONT 30'
SIDE 20'
REAR 30'
SHORE 75'
5. THE BLUFF HAS BEEN CLASSIFIED AS "STABLE" PER THE MAINE GEOLOGICAL SURVEY BLUFF MAP. THE 75' SETBACK SHOWN FROM THE HAT LINE CAN ONLY BE USED TO DETERMINE THE BUILDING ENVELOPE IF THE BLUFF HAS BEEN DEEMED STABILIZE, WHICH IT IS.
6. EXTENSION OF PROPERTY LINE BEYOND HIGH WATER IS BASED ON THE COLONIAL METHOD. THE LINE BETWEEN LARSON AND KITCHEN IS BASED ON THE PROPERTY LINES AND HIGH WATER SHOWN ON REVISION 1 OF THIS PLAN, WHICH SHOWS THE HIGH WATER LINE AS PER PLAN REFERENCE 3. THE LINE BETWEEN KITCHEN AND WOOD IS BASED ON THE HIGH WATER LINE AND PROPERTY LINES AS SHOWN ON PLAN REFERENCE 3 FOR LOTS 245 AND THE COMBINED LOTS 244 AND 243. CHESTER SWAN SOLD LOTS 243 AND 244 TO JOSEPH CLOUTIER IN 1944. LOT 246 TO RAUL MARCOTTE IN 1946, AND LOT 245 TO JOSEPH AND FABIOLA CLOUTIER IN 1951. THE COLONIAL METHOD SAYS YOU DRAW LINES CONNECTING THE POINT OF INTERSECTION OF THE SIDELINE WITH THE HIGH WATER LINE. THE LINE TOWARD LOW WATER IS THE BISECTOR OF THOSE ADJACENT LINES. THE LINES SHOWN HEREON MAY NOT EXTEND TO LOW WATER, AS THEY MAY CONVERGE. AGREEMENTS WITH THE ADJUTERS IS RECOMMENDED.





TOWN OF FREEPORT, MAINE

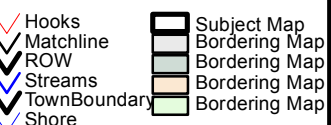
PROPERTY MAPS



James H. Thomas
gisSolutions of Maine
Cumberland, Maine
jht@maine.rr.com

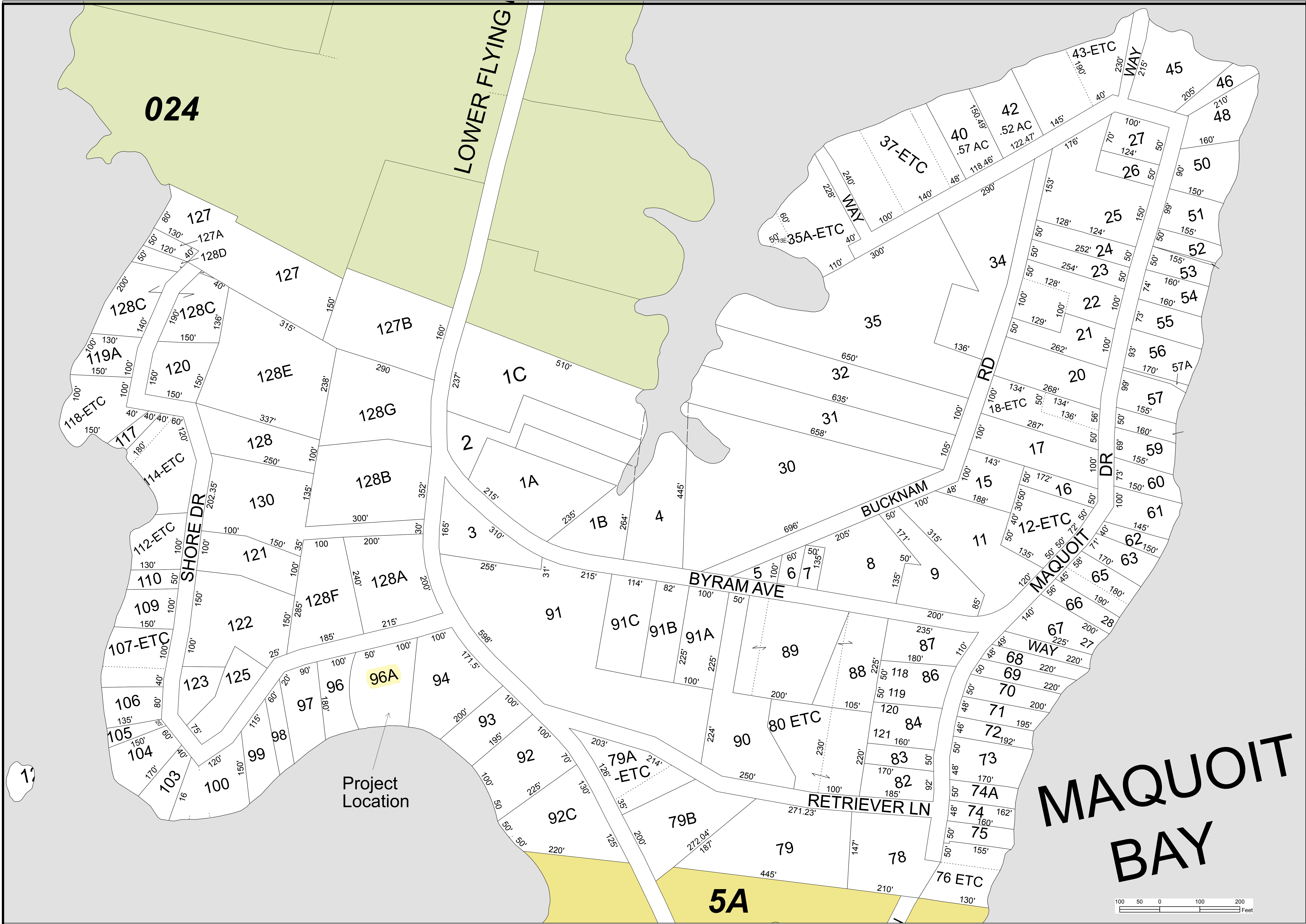
These maps are intended to be
used for the purpose of Property
Tax Assessments and should not
be used for conveyances.
Revised to April 1st

Scale: = 100



2021

MAP: 005



Indian Island

Project
Location

Byram Ave

R & D Ergonomics

Kestrel Environmental

Lower Flying Point Rd

Meridian Stories

Cunningham Rd





Start of temporary boat launch
ramp location







Abutting property to the west of the proposed boat launch ramp.

Carter Becker
Map 005, Lot 096A
Abutters List (250 ft)

Map – Lot	Property	Owner/Mailing Address
005-094	272 Lower Flying Point Road	Judy Wood & Douglas Sanders 57 Saxony Road Framingham, MA 01701
005-093	0 Lower Flying Point Road	Patricia Piela 9347 Tournament Drive Hudson, FL 34667
005-092	284 Lower Flying Point Road	Terrance & Nancy Meagher 284 Lower Flying Point Road Freeport, ME 04032
005-096	11 Shore Drive	Michael Delahunt & Kathy Donnelly 11 Cormorant Place So. Portland, ME 04106
005-097	15 Shore Drive	Darlene St. Hilaire 15 Shore Drive Freeport, ME 04032
005-099	25 Shore Drive	Pamela & Seth Roman 44 Griscom Road Weyland, MA 01778
005-003	6 Byram Avenue	Sprinkle-Campbell Rev. Joint Trust 6 Byram Avenue Freeport, ME 04032
005-091	16 Byram Avenue	Stephen Baker 22 Byram Avenue Freeport, ME 04032
005-125	28 Shore Drive	Thomas & Susan Perkins 28 Shore Drive Freeport, ME 04032
005-122	22 Shore Drive	Jennifer Hine & Allan Kaplan 22 Shore Drive Freeport, ME 04032
005-121	56 Shore Drive	David Carlon & Jennifer Davidson 56 Shore Drive Freeport, ME 04032
005-128A	260 Lower Flying Point Road	Heidi Bishop & John Karp 38 Kings Timber Way Freeport, ME 04032
005-128F	14 Shore Drive	Willard & Susan Dyché 14 Shore Drive Freeport, ME 04032

**PUBLIC NOTICE:
NOTICE OF INTENT TO FILE**

Please take notice that Carter Becker is intending to file a Wharfing Out Permit application to the Town of Freeport Coastal Waters Commission on or about June 9, 2023.

The application is for the construction of a temporary boat launch to provide water access. The site is located at Map 5, Lot 96A, Shore Drive, Freeport, Maine.

The application will be filed for public inspection at the municipal offices in Freeport, Maine. Questions regarding the project may be directed to Mike Morse, Archipelago, either by phone, 207-558-0102, or email, mmorse@ArchipelagoNA.com.

7022 2410 0000 8708 6919

U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee \$ **4.15**

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **0.60**

Total Postage and Fees \$ **4.75**

Sent To **Thomas & Susan Perkins**

Street and Apt. No., or PO Box No. **23 Shore Drive**

City, State, ZIP+4® **Freeport ME 04032**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 8708 6902

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☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **0.60**

Total Postage and Fees \$ **4.75**

Sent To **Stephen Baker**

Street and Apt. No., or PO Box No. **22 Byram Ave.**

City, State, ZIP+4® **Freeport ME 04032**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **0.60**

Total Postage and Fees \$ **4.75**

Sent To **Sprinkle - Campbell Rev. Joint Trust**

Street and Apt. No., or PO Box No. **6 Byram Ave**

City, State, ZIP+4® **Freeport ME 04032**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 8708 6889

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☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **0.60**

Total Postage and Fees \$ **4.75**

Sent To **Pamela & Seth Roman**

Street and Apt. No., or PO Box No. **44 Ericson Road**

City, State, ZIP+4® **Weyland MA 01778**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 8708 6933

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **0.60**

Total Postage and Fees \$ **4.75**

Sent To **David Carlon & Jennifer Davidson**

Street and Apt. No., or PO Box No. **56 Shore Drive**

City, State, ZIP+4® **Freeport ME 04032**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 8708 6926

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Certified Mail Fee \$ **4.15**

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **0.60**

Total Postage and Fees \$ **4.75**

Sent To **Jennifer Hine & Allan Kaplan**

Street and Apt. No., or PO Box No. **22 Shore Drive**

City, State, ZIP+4® **Freeport ME 04032**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 8708 1297

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Certified Mail Fee	\$ 4.15
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.60
Total Postage and Fees	\$ 4.75

Sent To
 Street and Apt. No., or PO Box No.
 Judy Wood & Douglas Sanders
 57 Saxony Rd
 City, State, ZIP+4®
 Framingham, MA 01701

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7022 2410 0000 8708 6940

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Certified Mail Fee	\$ 4.15
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.60
Total Postage and Fees	\$ 4.75

Sent To
 Street and Apt. No., or PO Box No.
 Heidi Bishop & John Karp
 38 Kings Timber Way
 City, State, ZIP+4®
 Freeport ME 04032

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7022 2410 0000 8708 1310

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Certified Mail Fee	\$ 4.15
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.60
Total Postage and Fees	\$ 4.75

Sent To
 Street and Apt. No., or PO Box No.
 Terrance & Nancy Meagher
 284 Lower Flying Point Rd
 City, State, ZIP+4®
 Freeport ME 04032

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 8708 1303

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Certified Mail Fee	\$ 4.15
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.60
Total Postage and Fees	\$ 4.75

Sent To
 Street and Apt. No., or PO Box No.
 Patricia Piela
 9347 Tournament Dr.
 City, State, ZIP+4®
 Hudson FL 34667

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 8708 1327

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Certified Mail Fee	\$ 4.15
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.60
Total Postage and Fees	\$ 4.75

Sent To
 Street and Apt. No., or PO Box No.
 Michael Delahunt & Kathy Donnelly
 11 Cormorant Place
 City, State, ZIP+4®
 South Portland ME 04106

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 8708 6872

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OFFICIAL USE

Certified Mail Fee	\$ 4.15
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.60
Total Postage and Fees	\$ 4.75

Sent To
 Street and Apt. No., or PO Box No.
 Darlene St. Hilaire
 15 Shore Drive
 City, State, ZIP+4®
 Freeport ME 04032

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee

\$ 4.15

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ 0.60

Total Postage and Fees

\$ 4.75

Postmark
Here

Sent To

Willard & Susan Dyche

Street and Apt. No., or PO Box No.

14 Shore Drive

City, State, and ZIP+4®

Freeport ME 04032

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0000 8708 6957

DEED OF TRUSTEE
Maine Statutory Short Form
Know All by these Presents,

That we, Charles B. Kitchin and Judith E. Kitchin, Trustees of The Charles B. Kitchin and Judith E. Kitchin Trust dated September 15, 2005, as amended, of Billerica, Massachusetts, by the power conferred by law, and every other power, for consideration paid, grant to:

Carter V. C. Becker

of Freeport, Maine, whose mailing address is: 10 Stagecoach Road, Freeport, Maine 04032, the land in Freeport, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, situated in the Town of Freeport, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness our hands and seals this 31st day of May, 2016.

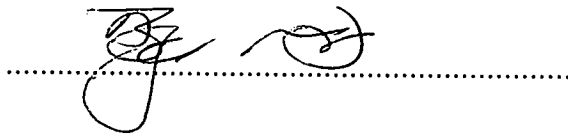
Signed, Sealed and Delivered
in the presence of

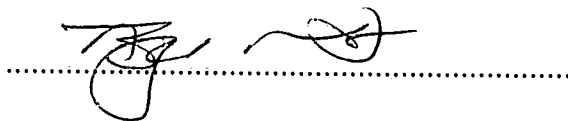
The Charles B. Kitchin and Judith E. Kitchin Trust dated September 15, 2005, as amended

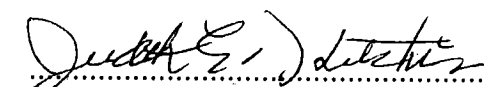


By: **Charles B. Kitchin**

Its: **Trustee**







By: **Judith E. Kitchin**

Its: **Trustee**

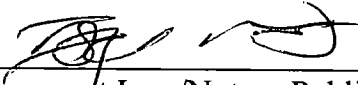
MAINE REAL ESTATE TAX PAID

State of Maine
County of Cumberland

ss.

May 31, 2016

Then personally appeared before me the above named Charles B. Kitchin and Judith E. Kitchin, Trustees of The Charles B. Kitchin and Judith E. Kitchin Trust; dated September 15, 2005, as amended, and acknowledged the foregoing instrument to be their free act and deed in their said capacities and the free act and deed of said Trust.



Attorney at Law/Notary Public

Printed Name: _____

Abigail R. Douglas
Notary Public, State of Maine
My Commission Expires June 20, 2022

EXHIBIT A

Certain lots or parcels of land, situated in the Town of Freeport, County of Cumberland and State of Maine, and being lots numbered two hundred forty-six (246) and two hundred forty-five (245) as shown on plan of lots of Flying Point, made by E.A. Rand, Surveyor, dated May 25, 1933, and duly recorded in the Cumberland County Registry of Deeds, Plan Book 21, Page 45, to which plan and its record reference may be had for a more particular description of the premises herein conveyed.

Together with the fee so far as we have the right to convey the same, of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan and subject to the right of all of said lot owners to make any customary use of said streets and ways.

Also another certain parcel of land situated on the southerly side of West Shore Drive, now known as Shore Drive, in the Town of Freeport, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a 5/8" iron rod set at the northeast corner of Lot 247 and the northwest corner of Lot 246 on the southerly sideline of West Shore Drive as shown on a plan of Flying Point, Freeport, Maine, dated May 25, 1933 by E.A. Rand, surveyor recorded in the Cumberland County Registry of Deeds in Plan Book 21, Page 45; thence S 47° 27' 30" W through Lot 247 a distance of 116.16 feet to a 5/8" iron rod set at the easterly line of Lot 248 as shown on said plan; thence, S 22° 04' 15" W by Lot 248 a distance 23.68 feet to a 5/8" iron rod set; thence S 23° 13' 28" E through Lot 247 a distance of 70.18 feet to the southwest corner of Lot 246, which point is marked by a 5/8" iron rod set; thence N 22° 02' 40" E by Lot 246 a distance of 178.00 feet to the point of beginning.

Said parcel contains 5,027 square feet, more or less. All bearings are based on a plan of Flying Point, Freeport, Maine by E.A. Rand, dated June 28, 1934 and recorded in said Registry of Deeds in Plan Book 22, Page 18 and "Plan of land on West Shore Drive, Freeport, Maine for Ralph McMahon by Owen Haskell, Inc. June 1985, Rev. 10/4/85." Further reference is made to "Boundary Survey on West Shore Drive, Freeport, Maine" made for Judy Kitchin by Owen Haskell, Inc. dated May 1, 2006, Job 2006-054F, last revised December 28, 2015.

Being the premises conveyed to the Grantors by quitclaim deed from Charles B. Kitchin dated January 28, 2008 and recorded in the Cumberland County Registry of Deed in Book 25797, Page 1 and by Trustee's Deed from Donald N. Kitchin and Judeth N. Kitchin, Trustees under The Kitchin Family Revocable Trust of 2007 dated July 31, 2009 and recorded in said Registry of Deeds in Book 27148, Page 155.

Received
Recorded Register of Deeds
Jun 01, 2016 10:27:31A
Cumberland County
Nancy A. Lane