

Date - January 2021

Wharf Out Permit Application The applicant is requesting consideration at a regular meeting of the Coastal Waters Commission.

Project: Residential Dock, 5 Shipwright Cove

Applicants: Hewitt

The Project Meets all Standards:

- The length does not exceed 125' from the highest annual tide water mark .
- The project does not unreasonably interfere with traditional public access and does not interfere with ingress and egress or riparian owners. Project does not pose hazard to navigational channels.
- The project will not encroach into existing mooring areas.
- The pier head bents will be piles driven to refusal.
- The dock should not cause resource degradation.
- The dock shall not significantly impact fisheries or shellfish harvesting.
- Identification will be on all ramps (vinyl) and floats (branded).
- Will neighbors be allowed access? *No*
- Who will build, store and maintain the float? *Falls Point Marine*
- *The gangway will be stored on the pier head and the float will be trucked upland to the applicants property for the winter.*
- Are there future plans for expansion? *No*
- Have there been any objections from neighbors? *No*
- The project is in keeping with the neighborhood.

Abutters. Notified

- 2/ 26/ MILITE, DEBORAH D. 75 SOUTH FREEPORT ROAD FREEPORT, ME 04032
- 2/ 26/ A HOUSEWRIGHT FAMILY TRUST. 4 SHIPWRIGHT COVE FREEPORT, ME 04032
- 2/ 24/ DOLIMOUNT, BRUCE R 165 WEST BARE HILL ROAD HARVARD, MA 01451
- 2/ 23/ SCHWARM, THOMAS E 6 TALBOT WAY. FREEPORT, ME 04032
- 2/ 22/ MURPHY, SUSAN H 1118 US ROUTE ONE FREEPORT, ME 04032

APPLICATION FOR A NATURAL RESOURCES PROTECTION ACT PERMIT

→ PLEASE TYPE OR PRINT IN **BLACK INK ONLY**

1. Name of Applicant: Hewitt Family Living Trust		5. Name of Agent: Falls Point Marine	
2. Applicant's Mailing Address: PO Box 5209 Irvine, Ca 92616		6. Agent's Mailing Address: PO Box 61 So Freeport, Me 04078	
3. Applicant's Daytime Phone #: 949-439-8970		7. Agent's Daytime Phone #: 207-865-4567	
4. Applicant's Email Address (Required from either applicant or agent): betsyhewitt@me.com		8. Agent's Email Address: kathy@fallspoint.com	
9. Location of Activity: (Nearest Road, Street, Rt.#) 5 Shipwright Cove 75 Harraseeket Rd		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: Harraseeket River		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 type="checkbox"/> Open Water <input type="checkbox"/> Other _____		
FOR FRESHWATER WETLANDS			
		<i>Tier 1</i>	<i>Tier 2</i>
		<i>Tier 3</i>	
		<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	<input type="checkbox"/> 15,000 – 43,560 sq. ft. <input checked="" type="checkbox"/> > 43,560 sq. ft. or smaller than 43,560 sq. ft., not eligible for Tier 1
16. Proposed Start Date and Brief Activity Description: Residential Dock. Spring 2021			
17. Size of Lot or Parcel & UTM Locations: <input type="checkbox"/> _____ square feet, or <input checked="" type="checkbox"/> 2.18 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#: 37193 Page: 91		20. Map and Lot Numbers: Map #: 2 Lot #: 26 B	
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		After-the-Fact: <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		25. Previous Wetland Alteration: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of DEP enforcement staff involved: _____			
26. Detailed Directions to the Project Site: Start-US-1. Big Indian, Freeport. Head SE on S Freeport Rd toward Old S Freeport Rd. 2.1 mi. Turn right @ 75 South Freeport Rd onto Shipwright Cove. Proceed to the end 308 ft. 5 Shipwright Cove.			
27. TIER 1		TIER 2/3 AND INDIVIDUAL PERMITS	
<input type="checkbox"/> Title, right or interest documentation <input type="checkbox"/> Topographic Map <input type="checkbox"/> Narrative Project Description <input type="checkbox"/> Plan or Drawing (8 1/2" x 11") <input type="checkbox"/> Photos of Area <input type="checkbox"/> Statement of Avoidance & Minimization <input type="checkbox"/> Statement/Copy of cover letter to MHPC		<input checked="" type="checkbox"/> Title, right or interest documentation <input checked="" type="checkbox"/> Topographic Map <input checked="" type="checkbox"/> Copy of Public Notice/Public Information Meeting Documentation <input checked="" type="checkbox"/> Wetlands Delineation Report (Attachment 1) that contains the information listed under Site Conditions <input checked="" type="checkbox"/> Alternatives Analysis (Attachment 2) including description of how wetland impacts were Avoided/Minimized <input checked="" type="checkbox"/> Erosion Control/Construction Plan <input type="checkbox"/> Functional Assessment (Attachment 3), if required <input type="checkbox"/> Compensation Plan (Attachment 4), if required <input checked="" type="checkbox"/> Appendix A and others, if required <input checked="" type="checkbox"/> Statement/Copy of cover letter to MHPC <input type="checkbox"/> Description of Previously Mined Peatland, if required	
28. FEES Amount Enclosed: \$543			

CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2



FallsPointMarine

Waterfront Resources for Casco Bay & Beyond

1/1/2021

The Freeport Coastal Waters Commission will review the following application at its next regular meeting. The council meets on the second Wednesday of each month.

Time: 6:00 p.m.

Location: Zoom / Freeport Community Center

Applicant: Hewitt

Project: Residential Dock

Location: 5 Shipwright Cove/75 South Freeport Rd

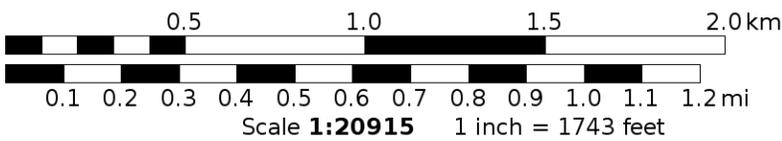
The application will be on file and available for viewing at the Freeport Town Hall.

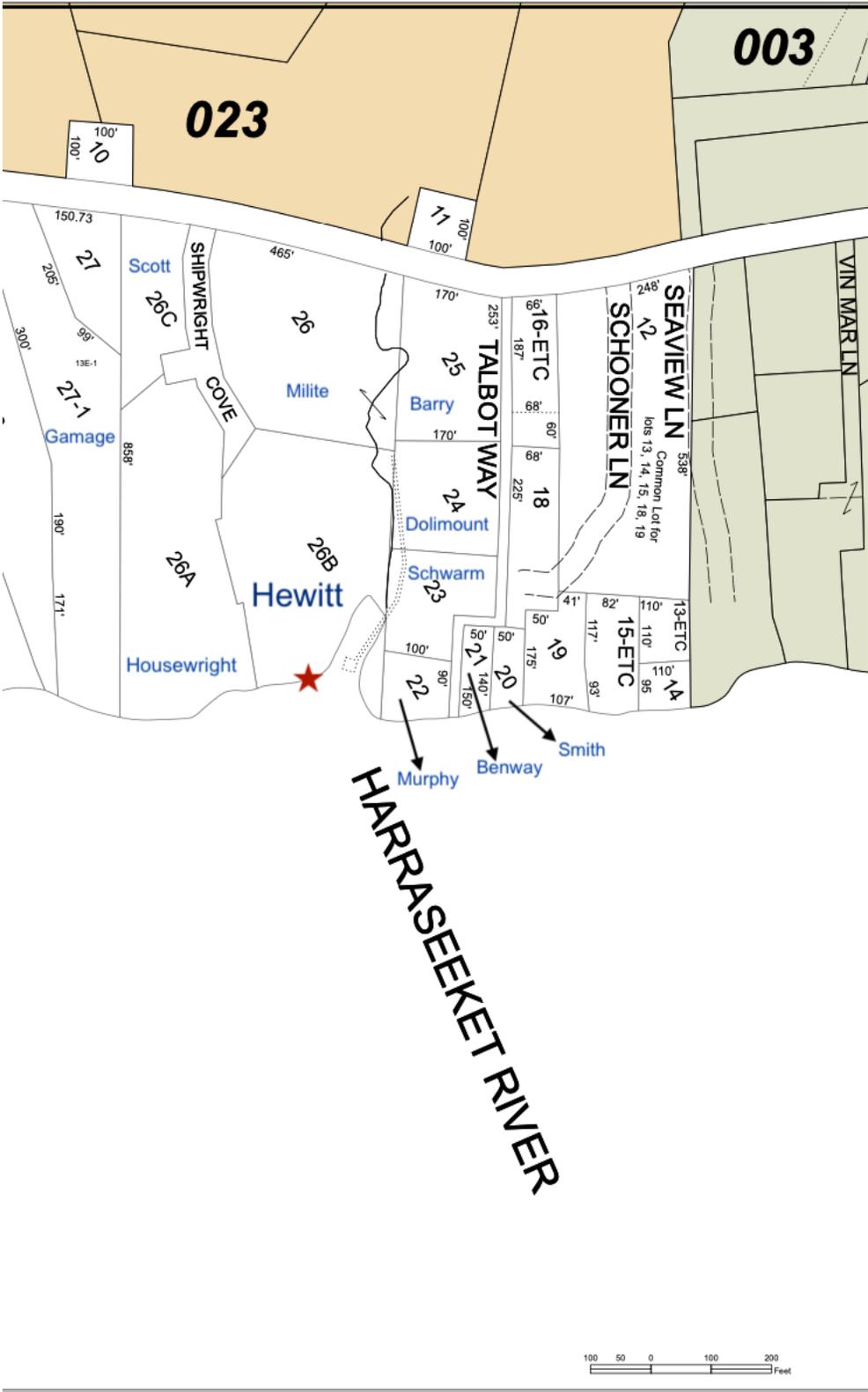
Public Notice

Please take notice that The Hewitt Family is intending to file a Natural Resources Protection Act permit application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S. §§ 480-A thru 480-BB on or about January 1st, 2021. The application is for a residential dock at 5 Shipwright Cove in Freeport, Maine. A request for a public hearing or a request that the Board assume jurisdiction over this application must be received by the Department in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application. The application will be filed for public inspection at the DEP's office in Portland during normal working hours. A copy of the application may also be seen at the municipal offices in Freeport, Maine. Written public comments may be sent to the regional office in Portland, where the application is filed for public inspection: MDEP, 312 Canco Road, Portland, Maine 04103.



Mercator Projection
 WGS84
 USNG Zone 19TDJ
 CALTOPO





TOWN OF FREEPORT, MAINE



James H. Thomas
gis Solutions 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 conveyance.
Revised to April 1st

Scale: = 100

- Water
- Road
- Boundary
- Property
- Other
- Subject Map
- Barboring Map
- Barboring Map
- Barboring Map
- Barboring Map

2020
MAP : 002



7020 1290 0000 0307 1879

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OFFICIAL USE

Certified Mail Fee \$ 3.55

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 \$.55

Total Postage and Fees \$ 4.10

Sent To Bruce R. Dolimount
Street and Apt. No., or PO Box No. 165 West Bare Hill Road
City, State, ZIP+4® Harvard MA 01451

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

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$.55

Total Postage and Fees \$ 4.10

Sent To Deborah D. Mante
Street and Apt. No., or PO Box No. 75 South Freeport Road
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 (electronic) \$

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 4.10

Total Postage and Fees \$ 4.10

Sent To Thomas E. Schwarm
Street and Apt. No., or PO Box No. 6 Talbot Way
City, State, ZIP+4® Freeport, ME 04032

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Return Receipt (electronic) \$

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$.55

Total Postage and Fees \$ 4.10

Sent To Susan H. Murphy
Street and Apt. No., or PO Box No. 1118 US Route One
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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Certified Mail Fee \$ 3.55

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

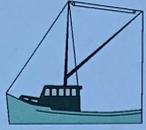
Adult Signature Restricted Delivery \$

Postage \$.55

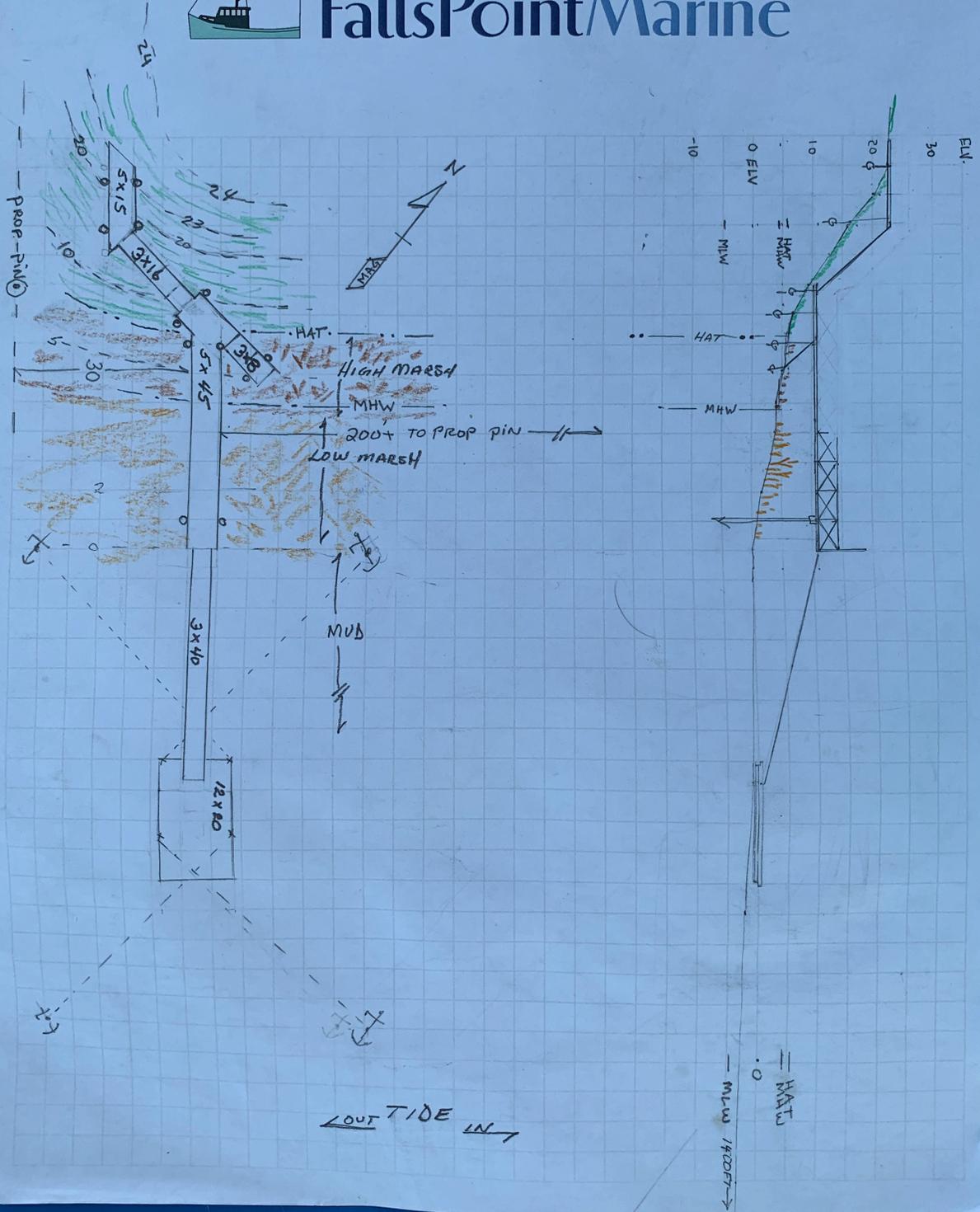
Total Postage and Fees \$ 4.10

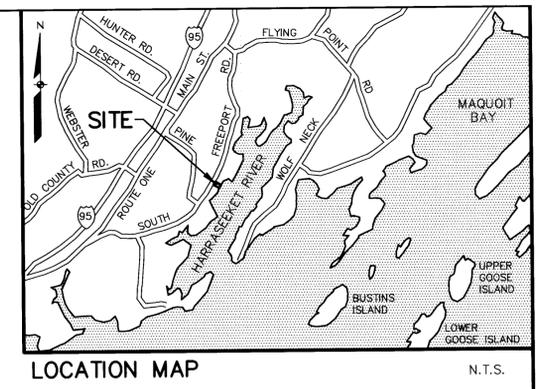
Sent To Housewright Family Trust
Street and Apt. No., or PO Box No. 4 Shripwright Cove
City, State, ZIP+4® Freeport ME 04032

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



FallsPointMarine





GENERAL NOTES

- THE RECORD OWNER OF THE PROPERTY IS PATRICIA LENNON, BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THE PROPERTY IS LOCATED ON THE TOWN OF FREEPORT TAX ASSESSORS MAP # 2 ON LOT # 26A & 26B.
- PLAN REFERENCES:
 - TOPOGRAPHIC AND BOUNDARY SURVEY OF PROPERTY OWNED BY SCOTT PHILBRICK, FOR ESTATE OF ELSIE PHILBRICK, BY SEBAGO TECHNICS, INC. AND DATED AUGUST 6, 1996, LAST REVISED MAY 30, 1997.
 - PLAN OF HARRASEEKET CROSS COUNTRY MADE FOR FREEPORT SEWER DISTRICT, BY H. I. & E. C. JORDAN, SURVEYORS, FILE NO. 1026, DATED APRIL 24, 1915, SHEET 3 OF 4, ON FILE AT THE FREEPORT SEWER DISTRICT.
 - PLAN OF HARRASEEKET PARK, BY JOHN LUNT, DATED 1911, AND RECORDED IN THE C.C.R.D. IN PLAN BOOK 12 PAGE 11.
 - CONTINUATION OF HARRASEEKET PARK, BY JOHN LUNT, DATED 1912, AND RECORDED IN THE C.C.R.D. IN PLAN BOOK 12 PAGE 50.
- THE PROPERTY IS LOCATED IN THE VILLAGE II (V-II) ZONING DISTRICT.
- THE SPACE STANDARDS FOR THE V-II DISTRICT ARE AS FOLLOWS:

MINIMUM LOT SIZE:	20,000 SF.
MINIMUM ROAD FRONTAGE:	100 FEET
MAXIMUM BUILDING HEIGHT:	25 FEET
MINIMUM SETBACK - FRONT:	25 FEET
MINIMUM SETBACK - SIDE:	15 FEET
MINIMUM SETBACK - REAR:	25 FEET
MINIMUM SETBACK - SHORE:	15 FEET
MINIMUM LAND PER DWELLING UNIT:	12,000 SF.
MINIMUM SHORE FRONTAGE:	15 FEET
- THE AREA OF THE PARCEL, ABOVE THE HIGH WATER LINE, AND LESS THAN 20% SLOPE, IS APPROXIMATELY 111,110 SF (4.01 ACRES). THE AREA OF THE ENTIRE PROPERTY ABOVE THE HIGH WATER LINE IS APPROXIMATELY 320,321 SF (1.35 ACRES).
- THIS PLAN IS BASED UPON A STANDARD BOUNDARY SURVEY PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS ADOPTED BY THE STATE BOARD OF LICENSURE FOR LAND SURVEYORS, CATEGORY I, CONDITION II, WITH THE FOLLOWING EXCEPTIONS:
 - THE WRITTEN REPORT IS LIMITED TO THE NOTES ON THIS PLAN.
 - ALL MONUMENTATION WAS NOT SET AT THE ISSUANCE OF THIS PLAN.
 - THE BOUNDARY LINES BELOW THE HIGH WATER LINE HAVE NOT BEEN DETERMINED AT THIS TIME.
- THE BOUNDARY LINE BETWEEN THE LOCUS PROPERTY AND THE PROPERTY OF THE EMMA BENNETT REVOCABLE TRUST (12500/341) WAS DETERMINED UTILIZING THE FOUND EVIDENCE ALONG THE WESTERLY BOUNDARY OF BENNETT PARCEL, THE IRON PIN AT THE NORTHEASTERLY CORNER OF THE LOCUS PROPERTY AND THE DEED DIMENSIONS FOUND IN THE BENNETT DEED (12500/341).
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- THE PROPOSED ROAD "SHIPWRIGHT COVE" SHALL BE A PRIVATE RIGHT OF WAY.
- NO CONSTRUCTION SHALL OCCUR OUTSIDE OF THE BUILDING ENVELOPE.

NET DENSITY CALCULATIONS

THE TOTAL PROPERTY AREA (ABOVE HIGH WATER LINE):	320,321 SF.
LESS RIGHT OF WAY AREA	222,089 SF.
LESS AREA WITH SLOPES GREATER THAN 20%	143,151 SF.
LESS AREA BELOW THE 100 YEAR FLOOD (ELEVATION 11')	19,100 SF.
TOTAL REMAINING LAND	145,981 SF.
145,981 SF. / 20,000 SF. PER LOT = 7.3 LOTS	

NOTE: AREAS CONTAINED WITHIN A PREVIOUSLY CATEGORIES ARE NOT DUPLICATED. THUS THE WETLANDS, AND THE PEDESTRIAN EASEMENT TO THE RIVER WERE PREVIOUSLY TALLIED IN OTHER CATEGORIES.

C	MWE	8/24/00	REVISED AS PER TOWN ENGINEER COMMENTS
C	MWE	8/24/00	REVISED AS PER PLANNING STAFF COMMENTS.
B	MWE	8/23/00	REVISED AS PER PLANNING STAFF COMMENTS.
A	MWE	8/19/00	REVISED AS PER PLANNING BOARD REQUEST.
REV:	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SUBDIVISION PLAN
OF:
SHIPWRIGHT COVE SUBDIVISION
75 SOUTH FREEPORT ROAD
FREEPORT, MAINE 04032
FOR RECORD OWNER:
PATRICIA LENNON
PO BOX 309
SOUTH FREEPORT, MAINE 04078

DESIGN BY: MWE
DRAWN BY: MWE
CHECKED BY: CLB
DATE: 7-17-00
SCALE: 1"=50'
FIELD BK: 602
PROJ. NO: 97526
DRAWING: 97526SB
SHEET 1 OF 1

APPROVAL - TOWN OF FREEPORT PLANNING BOARD

Matthew W. Moore 9/6/00 DATE
CHAIRPERSON
David C. ...
Richard W. Moore

STATE OF MAINE
Cumberland County SS Registry of Deeds
RECEIVED September 14, 2000
AT 3:46 P.M. AND RECORDED IN
PLAN BOOK 385 PAGE 385
ATTEST *John B. O'Brien* REGISTER

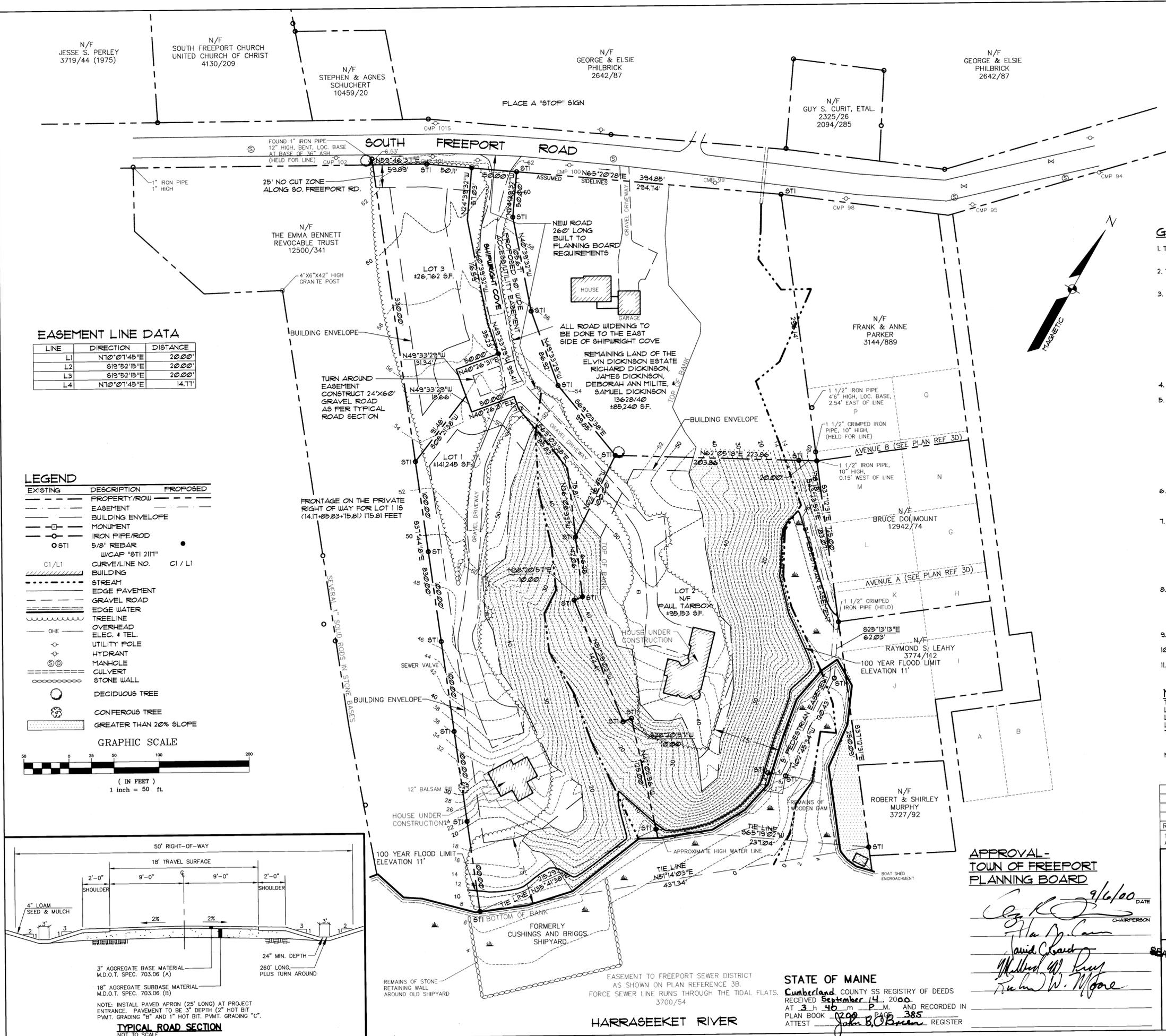
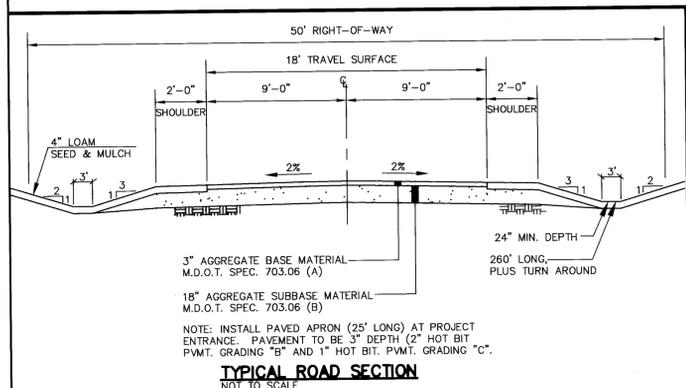
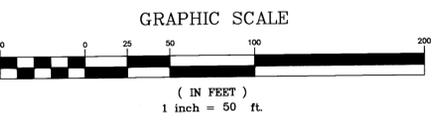
HARRASEEKET RIVER

EASEMENT LINE DATA

LINE	DIRECTION	DISTANCE
L1	N10°01'45"E	20.00'
L2	S19°52'15"E	20.00'
L3	S19°52'15"E	20.00'
L4	N10°01'45"E	14.71'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	EASEMENT	---
---	BUILDING ENVELOPE	---
○	MONUMENT	○
○	IRON PIPE/ROD	○
○	5/8" REBAR	○
○	W/CAP "STI 211"	○
C1/L1	CURVE/LINE NO.	C1/L1
---	BUILDING	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	EDGE WATER	---
---	TREELINE	---
---	OVERHEAD ELEC. & TEL.	---
○	UTILITY POLE	○
○	HYDRANT	○
○	MANHOLE	○
○	CULVERT	○
○	STONE WALL	○
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
---	GREATER THAN 20% SLOPE	---



N/F
JESSE S. PERLEY
3719/44 (1975)

N/F
SOUTH FREEPORT CHURCH
UNITED CHURCH OF CHRIST
4130/209

N/F
STEPHEN & AGNES
SCHUCHERT
10459/20

N/F
GEORGE & ELSIE
PHILBRICK
2642/87

N/F
GEORGE & ELSIE
PHILBRICK
2642/87

N/F
GUY S. CURIT, ETAL.
2325/26
2094/285

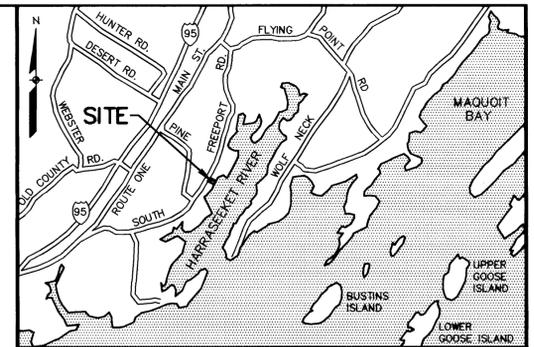
N/F
THE EMMA BENNETT
REVOCABLE TRUST
12500/341

N/F
FRANK & ANNE
PARKER
3144/889

N/F
BRUCE DOLMOUNT
12942/74

N/F
RAYMOND S. LEAHY
3774/112

N/F
ROBERT & SHIRLEY
MURPHY
3727/92



LOCATION MAP

N.T.S.

GENERAL NOTES

- THE RECORD OWNERS OF THE PROPERTY ARE RICHARD DICKINSON, JAMES DICKINSON, DEBORAH ANNE MILITE, AND SAMUEL DICKINSON, BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN DEED BOOK 13628 PAGE 40.
- THE PROPERTY IS LOCATED ON THE TOWN OF FREEPORT TAX ASSESSORS MAP # 2 ON LOT # 26.
- PLAN REFERENCES:
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- THE SPACE STANDARDS FOR THE V-II DISTRICT ARE AS FOLLOWS:

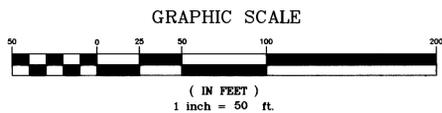
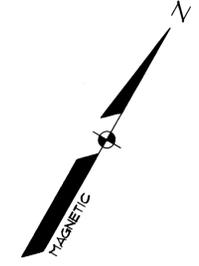
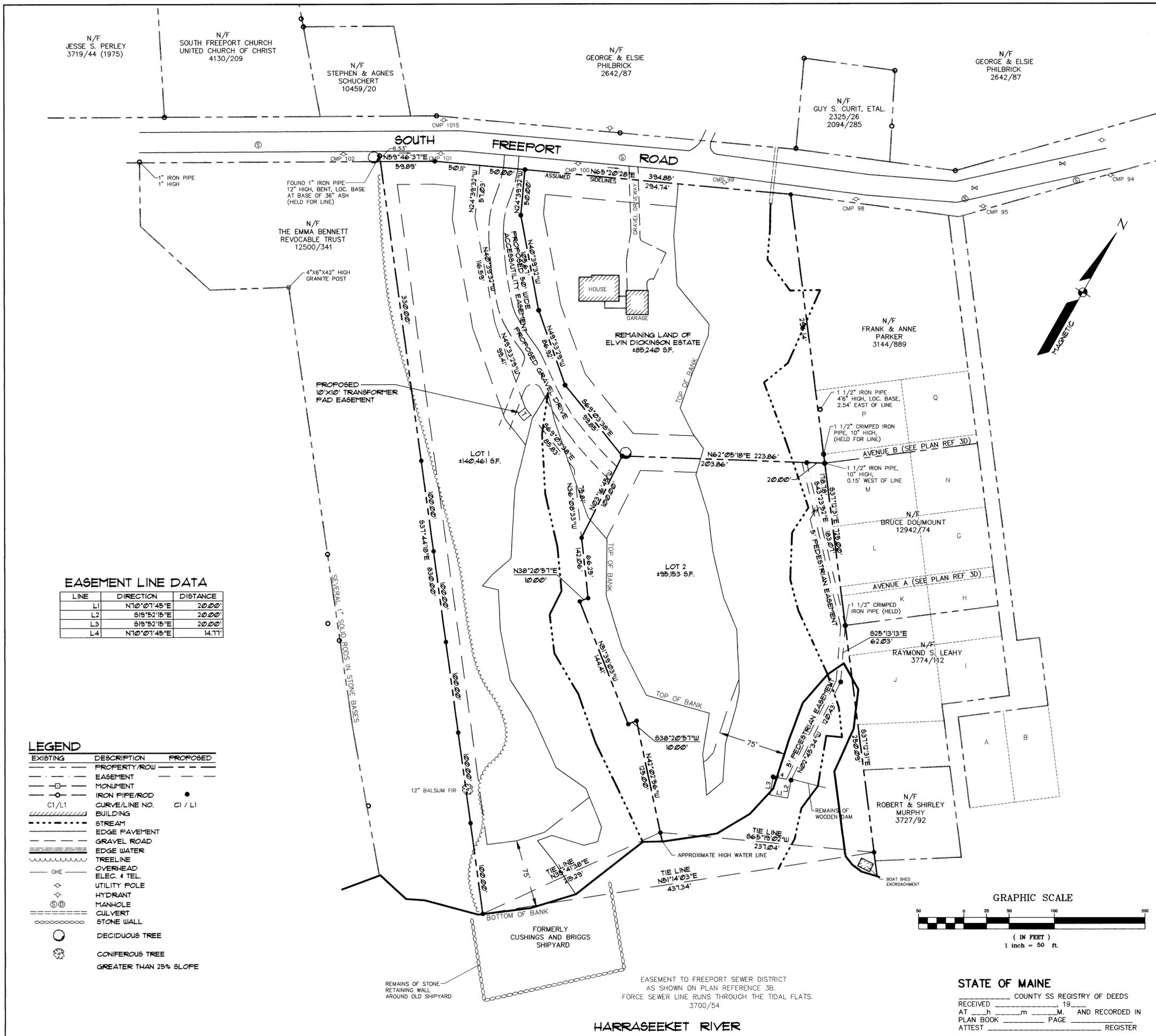
MINIMUM LOT SIZE:	20,000 SF.
MINIMUM ROAD FRONTAGE:	100 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MINIMUM SETBACK - FRONT:	25 FEET
MINIMUM SETBACK - SIDE:	15 FEET
MINIMUM SETBACK - REAR:	25 FEET
MINIMUM SETBACK - SHORE:	15 FEET
MINIMUM LAND PER DWELLING UNIT:	12,000 SF.
MINIMUM LOT WIDTH:	15 FEET
- THE AREA OF THE PARCEL, ABOVE THE HIGH WATER LINE, AND LESS THAN 25% SLOPE, IS APPROXIMATELY 180,130 SF (4.13 ACRES). THE AREA OF THE ENTIRE PROPERTY ABOVE THE HIGH WATER LINE IS APPROXIMATELY 320,321 SF (7.35 ACRES).
- THIS PLAN IS BASED UPON A STANDARD BOUNDARY SURVEY PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS ADOPTED BY THE STATE BOARD OF LICENSURE FOR LAND SURVEYORS, CATEGORY 1 CONDITION II, WITH THE FOLLOWING EXCEPTIONS:
 - THE WRITTEN REPORT IS LIMITED TO THE NOTES ON THIS PLAN.
 - MONUMENTATION WAS NOT SET AT THE ISSUANCE OF THIS PLAN.
 - THE BOUNDARY LINES BELOW THE HIGH WATER LINE HAVE NOT BEEN DETERMINED AT THIS TIME.
- THE BOUNDARY LINE BETWEEN THE LOCUS PROPERTY AND THE PROPERTY OF THE EMMA BENNETT REVOCABLE TRUST (12500/341) WAS DETERMINED UTILIZING THE FOUND EVIDENCE ALONG THE WESTERLY BOUNDARY OF BENNETT PARCEL, THE IRON PIN AT THE NORTHWESTERLY CORNER OF THE LOCUS PROPERTY AND THE DEED DIMENSIONS FOUND IN THE BENNETT DEED (12500/341).

EASEMENT LINE DATA

LINE	DIRECTION	DISTANCE
L1	N70°07'45"E	20.00'
L2	S19°52'15"E	20.00'
L3	S19°52'15"E	20.00'
L4	N70°07'45"E	14.71'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	EASEMENT	---
□	MONUMENT	●
—○—	IRON PIPE/ROD	—○—
---	CURVE/LINE NO.	---
---	BUILDING	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	EDGE WATER	---
---	TREELINE	---
---	OHE	---
---	OVERHEAD ELEC. & TEL.	---
---	UTILITY POLE	---
---	HYDRANT	---
---	MANHOLE	---
---	CULVERT	---
---	STONE WALL	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
---	GREATER THAN 25% SLOPE	---



STATE OF MAINE

RECEIVED _____ COUNTY SS REGISTRY OF DEEDS
AT _____ h _____ m _____ 19____
PLAN BOOK _____ PAGE _____ AND RECORDED IN
ATTEST _____ REGISTER

State of Maine, Cumberland ss.
Registry of Deeds
Received June 10 19 99
at 10 h 05 m A.M. and recorded in
Plan Book 199 Page 286
Attest: _____ Register
John B. O'Brien

A	MWE	5-25-99	REVISED LOT LINE BETWEEN LOTS 1 & 2.
REV:	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

LOT DIVISION PLAN
OF:
ELVIN DICKINSON ESTATE PROPERTY
75 SOUTH FREEPORT ROAD
FREEPORT, MAINE 04032

FOR:
PATRICIA LENNON
2 PARKWAY
HANOVER, N.H. 03755

AND FOR RECORD OWNERS:
RICHARD DICKINSON, JAMES DICKINSON,
DEBORAH MILITE, & SAMUEL DICKINSON
128 EAST 70TH ST, APARTMENT 4B
NEW YORK, NEW YORK 10021

SEAL

Matthew W. Clark

Sebago Technics
Engineering & Planning for the Future
12 WESTBROOK COMMON
WESTBROOK, ME 04098-1339
TEL (207) 856-0277

DESIGN BY: MWE
DRAWN BY: MWE
CHECKED BY: CLB
DATE: 5-17-99
SCALE: 1"=50'
FIELD BK: 602
PROJ. NO: 97526
DRAWING: 97526B5
SHEET 1 OF 1

Natural Resource Protection Act Application
APPENDIX D: Project Description Worksheet for a Dock, Pier or Wharf Application.



Help us process your application more efficiently by completing this worksheet, which is supplemental to a NRPA application for a dock, pier or wharf. A completed Appendix D may be substituted for Block 14 of the application page.



THIS IS AN APPLICATION FOR A.....

- Commercial wharf
If yes, indicate type of commercial activity: _____
License number: _____
Number of fishermen using this wharf: _____
- Public pier, dock or wharf
- Common or shared recreational pier, dock or wharf
- Private recreational pier, dock or wharf
- Expansion or modification of an existing structure
- Other, please indicate: _____



TELL US ABOUT YOUR BOAT....

My boat(s) requires a draft of 18" feet.
My boat(s) is 20' feet long. 20' center console



TELL US ABOUT YOUR PROJECT SITE.... For coastal piers and wharves, please complete Appendix B of the NRPA application. For freshwater docks, please describe the substrate and any vegetation: _____



SCENIC CONSIDERATIONS...Please complete Appendix A of the NRPA application.



WHAT FACILITIES ARE NEARBY?

The nearest public boat launch is located in Freeport approximately 2.25 miles from the project location.
(town) (distance)

The nearest public, commercial, or private marina is located in Freeport approximately .33 miles from the project location.
(distance) (town)

- I have inquired about slip or mooring availability at the nearest marina or public facility.
 - Yes, a slip or mooring is available. No, a slip or mooring is not available.
 - Approximate expected time on waiting list: 5 year wait list
- I have contacted the local Harbor Master.

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

DLN#1002040110071

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that I, **Allyson Ray** of Cumberland Foreside, County of Cumberland and State of Maine, for consideration paid, grants to **Elizabeth Helmer Hewitt, Trustee of The Hewitt Family Living Trust** having a mailing address of P.O. Box 5209, Irvine CA 92616, with **WARRANTY COVENANTS**, a certain lot or parcel of land in Freeport, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land on the southerly side of South Freeport Road, in the Town of Freeport, County of Cumberland, State of Maine, and being more particularly bounded and described as follows:

Beginning at 5/8 inch rebar with cap "STI 2117" to be set at the most southerly corner of remaining land of the Dickinson Estate, at the termination of an access easement;

Thence N 62°-05'-18" E, along the southerly line of remaining land of the Dickinson Estate as shown on the hereinafter mentioned plan, a distance of 203.86 feet to a 5/8 inch rebar with cap "STI 2117" to be set;

Thence N 62°-05'-18" E, along the southerly line of remaining land of the Dickinson Estate, a distance of 20.00 feet to the most westerly corner of land now or formerly of Bruce Dolimount (12942/74), at point 0.15 feet west of a found 1 1/2 inch iron pipe, 10 inches high;

Thence S 37°-12'-31" E, along land of Dolimount, a distance of 178.78 feet to a 1 1/2 inch crimped iron pipe;

Thence S 37°-12'-31" E, along land now or formerly of Raymond Leahy (3774/112) and land now or formerly of Robert and Shirley Murphy (3727/92), a distance of 250.09 feet to a 5/8 inch rebar with cap "STI 2117" to be set;

Thence continuing S 37°-12'-31" E, along land now or formerly of Murphy to the high water mark;

Thence in a northerly, westerly, southerly, and westerly direction along the high water mar, an approximate distance of 533 feet to Lot 1 at a point S 42°-02'-56" E of a 5/8 inch rebar with cap "STI 2117" to be set;

Thence N 42°-02'-56" W, along Lot 1 to a 5/8 inch rebar with cap "STI 2117" to be set near the high water mark being S 65°-19'-02" W, a distance of 237.04 feet from the last mentioned 5/8 inch rebar with cap "STI 2217" to be set at land of Murphy;

Thence N 42°-02'-56" W along Lot 1, a distance of 125.00 feet to a 5/8 inch rebar with cap "STI 2117" to be set;

Thence S 38°-20'-57" W, along Lot 1, a distance of 10.00 feet to a 5/8 inch rebar with cap "STI 2117" to be set;

Thence N 51°-39'-03" W, along Lot 1, a distance of 144.41 feet to a 5/8 inch rebar with cap "STI 2117" to be set;

Thence N 38°-20'-57" E, along Lot 1, a distance of 10.00 feet to a 5/8 inch rebar with cap "STI 2117" to be set;

Thence N 36°-08'-33" W, along Lot 1 a distance of 66.25 feet to a 5/8 inch rebar with cap "STI 2117" to be set; at the southerly terminus of the access utility easement;

Thence N 3°-16'-45" W, along the terminus of the access/utility easement, a distance of 100.00 feet to the Point of Beginning.

The total area of the above-described parcel is approximately 95,153 square feet.

Together with and subject to whatever rights may exist in the tidal area between the high and low water.

Subject to an easement granted to the Freeport Sewer District in a deed recorded in the Cumberland County Registry of Deeds in Deed Book 3700, Page 54.

Subject to the obligation to pay a proportionate share of common maintenance expenses as are more fully set forth in a Road Maintenance Agreement dated June 4, 1999, duly recorded in said Registry of Deeds.

Subject to and together with an access and underground utility easement as shown on the plan hereinafter described connecting the hereinabove described lot to the South Freeport Road for the benefit and use of the Grantee, his heirs and assigns, the Grantor, her heirs and assigns, and the Heirs of the Elvin L. Dickinson Estate. their heirs, successors, and assigns being more particularly bounded and described as follows:

Beginning at a 5/8 inch rebar with cap "STI 2117" to be set on the southerly sideline of South Freeport Road, being S 65°-20'-28" W, a distance of 294.74 feet from the most northerly corner of remaining land of the Elvin Dickinson Estate;

Thence S 24°-39'-32" E, along the remaining land of Elvin Dickinson Estate, a distance of 50.00 feet to a 5/8 inch rebar with cap "STI 2117" to be set;

Thence S 40°-39'-32" E, along remaining land of Elvin Dickinson Estate, a distance of 105.67 feet to a 5/8 inch rebar with cap "STI 2117" to be set;

Thence S 49°-33'-29" E along remaining land of Elvin Dickinson Estate, a distance of 86.92 feet to a 5/8 inch rebar with cap "STI 2117" to be set;

Thence S 69°-03'-38" E, along remaining land of Elvin Dickinson Estate, a distance of 99.85 feet to a 5/8 inch rebar with cap "STI 2217" to be set at Lot 2;

Thence S 03°-16'-45" E, along Lot 2, a distance of 100.00 feet to a 5/8 inch rebar with cap "STI 2117" to be set;

Thence N 36°-08'-33" W, a distance of 75.81 feet;

Thence N 69°-03'-38" W, a distance of 85.83 feet;

Thence N 49°-33'-29" W, a distance of 99.41 feet;

Thence N 40°-39'-32" W, a distance of 116.59 feet;

Thence N 24°-39'-32" W, a distance of 57.03 feet to the southerly sideline of South Freeport Road;

Thence N 65°-20'-28" E, along the southerly sideline of Freeport Road, a distance of 50.00 feet to the Point of Beginning.

Subject to, and together with, a pedestrian access easement and 20 foot square recreation easement, for the benefit and use of tile Grantee and Heirs of the Elvin L. Dickinson Estate, their heirs, successors and assigns, being more particularly bounded and described as follows:

Beginning at a 5/8 inch rebar with cap "STI 2117" to be set, S 62°-5'-18" W, a distance of 20.00 feet from the most westerly corner of land of Dolimount;

Thence S 43°-23'-52" E, a distance of 183.07 feet to a found 1 1/2 inch crimped iron pipe;

Thence S 25°-13'-13" E, a distance of 62.03 feet to a 5/8 inch rebar with cap "STI2117" to be set;

Thence S 2°-45'-34" E, a distance of 120.43 feet to a 5/8 inch rebar with cap "STI 2117" to be set;

Thence S 19°-52'-15" E, a distance of 20.00 feet;

Thence S 70°-07'-45" W, a distance of 20.00 feet;

Thence N 19°-52'-15" W, a distance of 20.00 feet to a 5/8 inch rebar with cap "STI 2117" to be set;

Thence N 70°-07'-45" E, a distance of 14.77 feet to a point on the westerly side of this 5 foot wide pedestrian easement;

Thence northerly along the westerly line of the herein-described pedestrian access easement, maintaining a 5-foot width to the northerly sideline of said lot herein conveyed;

Thence N 62°-05'-18" E, along the northerly sideline of said lot herein conveyed to the Point of Beginning.

Subject to the common rights appurtenant to the remaining land of the Elvin Dickinson Estate to use the area below the high water mark for normal use.

Bearings based on Magnetic North.

The property is shown as Lot 2 on the Plan entitled "Lot Division Plan of Elvin Dickinson Estate Property" dated May 17, 1999, and recorded in Plan Book 199, Page 286 of the Cumberland County Registry of Deeds and the Plan entitled "Subdivision Plan of Shipwright Cove Subdivision" dated July 17, 2000 and recorded in Plan Book 200, Page 385 of said Registry.

Being the same premises conveyed to Allyson Ray by deed from Paul E. Tarbox dated April 19, 2014, and recorded in the Cumberland County Registry of Deeds in Book 31474, Page 275.

WITNESS our hands this 3rd day of September, 2020.



Witness

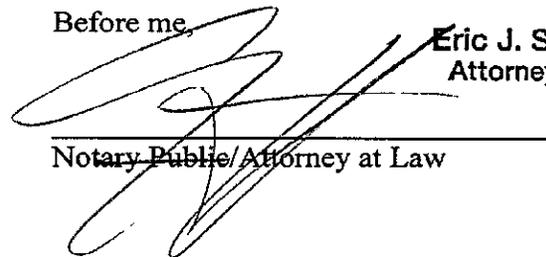


Allyson Ray

**STATE OF MAINE
COUNTY OF CUMBERLAND**

September 3, 2020

Personally appeared the above-named **Allyson Ray** and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney at Law
**Eric J. Schaeffer
Attorney at Law**

**After recording return to:
The Hewitt Family Living Trust
P.O. Box 5209
Irvine CA 92616**



FallsPoint

Waterfront Resources for Casco Bay & Beyond

To Whom It May Concern,

Either Kathleen Keegan and/or Carter Becker of Falls Point Marine, Inc. are authorized to apply for and obtain such permits as necessary from all permitting authorities (local, state and federal) related to the construction of a dock at 5 Shipwright Cove in Freeport Maine. Tax Map 2 Lot 26B

Signed: Betsy Hewitt

Print Name: Betsy Hewitt

Date: 12/16/2020

Mailing Address PO Box 5209, Irving CA 92616

betsyhewitt@me.com