



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

June 29, 2021

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

RE: Wharfing Out Application for the Mary Shaw Realty, LLC, 383 Lower Flying Point Road,
Freeport, ME (Tax Map #5A, Lot #75).

Dear Members of the Coastal Waters Commission,

On behalf of Karen Ingwersen of the Mary Shaw Realty, LLC (Applicant), Atlantic Environmental (AE) requests the Coastal Waters Commission consider a Wharfing Out Application at the next scheduled meeting. There is an existing seasonal dock at the project site that consists of a three (3) foot wide by forty (40) foot long ramp and a twelve (12) foot wide by twenty (20) foot long float; however, the existing dock does not function efficiently and has issues at higher tide. For these reasons, the Applicant proposes to construct a dock consisting of a four (4) foot wide by ten (10) foot long landing that will begin in the upland and connect to a four (4) foot wide by ten (10) foot long set of stairs. The stairs will connect to a six (6) foot wide by thirty-eight (38) foot long pier, a three (3) foot wide by forty (40) foot long ramp, and a twelve (12) foot wide by twenty (20) foot long float.

AE has reviewed the Float "Project" Standards of the Town of Freeport and believes the proposed project is in compliance with those standards. Please review the attached information demonstrating compliance with those standards. A Natural Resources Protection (NRPA) application was submitted to the Maine Department of Environmental Protection (DEP) and the Army Corps of Engineers (ACOE) and copies of those approvals will be forwarded 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'.

Timothy A. Forrester, Owner

APPLICATION FOR A NATURAL RESOURCES PROTECTION ACT PERMIT

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

1. Name of Applicant:		Mary Shaw Realty, LLC c/o Karen Ingwersen		5. Name of Agent:		Atlantic Environmental, LLC	
2. Applicant's Mailing Address:		23 Myrtle Street Belmont, MA 02478		6. Agent's Mailing Address:		135 River Road Woolwich, ME 04579	
3. Applicant's Daytime Phone #:		(650) 269 - 0662		7. Agent's Daytime Phone #:		(207) 837 - 2199	
4. Applicant's Email Address (Required from <i>either</i> applicant or agent):		kcingwersen@yahoo.com		8. Agent's Email Address:		tim@atlanticenviromaine.com	
9. Location of Activity: (Nearest Road, Street, Rt.#)		383 Lower Flying Point Road		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 checked="" type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Fragile Mountain		13. Name of Resource:		Maquoit Bay	
				14. Amount of Impact: (Sq.Ft.)		Fill: \pm 10 sq. ft. below HAT	
						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-between;"> <div style="width: 30%;"> <i>Tier 1</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 </div> <div style="width: 30%;"> <i>Tier 2</i> <input type="checkbox"/> 15,000 – 43,560 sq. ft. </div> <div style="width: 30%;"> <i>Tier 3</i> <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:		The applicant proposes to construct a dock consisting of a 4' x 10' landing, a 4' x 10' set of stairs, a 6' x 38' pier, a 3' x 40' ramp, and a 12' x 20' float.					
17. Size of Lot or Parcel & UTM Locations:		<input type="checkbox"/> square feet, or <input checked="" type="checkbox"/> 0.38 acres		UTM Northing: 4851684 UTM Easting: 414405			
18. Title, Right or Interest:		<input checked="" type="checkbox"/> X own <input type="checkbox"/> lease <input type="checkbox"/> purchase option <input type="checkbox"/> written agreement					
19. Deed Reference Numbers:		Book#: 32567 Page#: 240		20. Map and Lot Numbers:		Map #: 5A Lot #: 75	
21. DEP Staff Previously Contacted:				22. Part of a larger project:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> X No	
23. Resubmission of Application?:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> X No		If yes, previous application #		Previous project manager: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> X No	
24. Written Notice of Violation?:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> X No		If yes, name of DEP enforcement staff involved:		25. Previous Wetland Alteration: <input checked="" type="checkbox"/> X Yes (Landing, Deck, Seasonal Dock) <input type="checkbox"/> No	
26. Detailed Directions to the Project Site:		From I-295 in Freeport, take exit 20 and head right on the ramp. Keep straight to Route 1 and travel for approximately 1.3 miles. Turn right on Bow Street and travel for approximately 3.6 miles (road name changes to Flying Point Road). Turn right on Lower Flying Point Road and travel for approximately 1.8 miles. #383 is located on the left.					
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"/> X Title, right or interest documentation <input checked="" type="checkbox"/> X Topographic Map <input checked="" type="checkbox"/> X Copy of Public Notice/Public Information Meeting Documentation <input checked="" type="checkbox"/> X Wetlands Delineation Report (Attachment 1) that contains the Information listed under Site Conditions <input checked="" type="checkbox"/> X Alternatives Analysis (Attachment 2) including description of how wetland impacts were Avoided/Minimized		<input checked="" type="checkbox"/> X Erosion Control/Construction Plan <input checked="" type="checkbox"/> X Functional Assessment (Attachment 3), if required <input checked="" type="checkbox"/> X Compensation Plan (Attachment 4), if required <input checked="" type="checkbox"/> X Appendix A and others, if required <input checked="" type="checkbox"/> X Statement/Copy of cover letter to MHPC <input type="checkbox"/> N/A Description of Previously Mined Peatland, if required			
28. FEES Amount Enclosed:		\$543.00					

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 :

DEP 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 fines 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.

DEP 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.

Further, I hereby authorize the DEP to send me an electronically signed decision on the license I am applying for with this application by emailing the decision to the address located on the front page of this application (see #4 for the applicant and #8 for the agent)."



SIGNATURE OF AGENT/APPLICANT

Date: May 17, 2021

NOTE: Any changes in activity plans must be submitted to the DEP and the Corps in writing and must be approved by both agencies prior to implementation. Failure to do so may result in enforcement action and/or the removal of the unapproved changes to the activity.

**APPENDIX A: MDEP VISUAL EVALUATION
FIELD SURVEY CHECKLIST**
(Natural Resources Protection Act, 38 M.R.S.A. §§ 480 A - Z)

Name of applicant: Mary Shaw Realty, LLC c/o Karen Ingwersen

Phone: (650) 269 - 0662

Application Type: Individual NRPA

Activity Type: Dock consisting of Access Landing, Stairs, Pier, Ramp, and Float

Activity Location: Town: Freeport, Cumberland

GIS Coordinates, if known: 4851684 Northing 414405 Easting

Date of Survey: March 16, 2021 Observer: Tim Forrester Phone: 207 – 837 - 2199

	Distance Between the Proposed Visibility Activity and Resource (in Miles)		
	0-¼	¼-1	1+
1. Would the activity be visible from:			
A. A National Natural Landmark or other outstanding natural feature?	<input type="checkbox"/>	<input type="checkbox"/>	x
B. A State or National Wildlife Refuge, Sanctuary, or Preserve or a State Game Refuge?	<input type="checkbox"/>	<input type="checkbox"/>	x
C. A state or federal trail?	<input type="checkbox"/>	<input type="checkbox"/>	x
D. A public site or structure listed on the National Register of Historic Places?	<input type="checkbox"/>	<input type="checkbox"/>	x
E. A National or State Park?	<input type="checkbox"/>	<input type="checkbox"/>	x
F. 1) A municipal park or public open space?	<input type="checkbox"/>	<input type="checkbox"/>	x
2) A publicly owned land visited, in part, for the use, observation, enjoyment and appreciation of natural or man-made visual qualities?	<input type="checkbox"/>	<input type="checkbox"/>	x
3) A public resource, such as the Atlantic Ocean a great pond or a navigable river?	x	<input type="checkbox"/>	<input type="checkbox"/>
2. What is the closest estimated distance to a similar activity?	x	<input type="checkbox"/>	<input type="checkbox"/>
3. What is the closest distance to a public facility intended for a similar use?	<input type="checkbox"/>	<input type="checkbox"/>	x
4. Is the visibility of the activity seasonal? (i.e., screened by summer foliage, but visible during other seasons)		Yes	x No
5. Are any of the resources checked in question 1 used by the public?		xYes	No

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

NAME OF APPLICANT: Mary Shaw Realty, LLC c/o Karen Ingwersen PHONE: (650) 269 - 0662

APPLICATION TYPE: Individual NRPA

ACTIVITY LOCATION: Freeport COUNTY: Cumberland

ACTIVITY DESCRIPTION: ☐ fill ☒ pier ☐ lobster pound ☐ shoreline stabilization ☐ dredge ☐ other:

DATE OF SURVEY: March 16, 2021

OBSERVER: Tim Forrester

TIME OF SURVEY: 9:40 am

TIDE AT SURVEY: Low-Tide

SIZE OF DIRECT IMPACT OR FOOTPRINT (square feet):

Intertidal area: approximately 10 square feet Subtidal area: 0

SIZE OF INDIRECT IMPACT, if known (square feet):

Intertidal area: approximately 555 square feet Subtidal area: 0

HABITAT TYPES PRESENT(check all that apply):

☐ sand beach ☐ boulder/cobble beach ☒ sand flat ☒ mixed coarse & fines ☐ salt marsh
☒ ledge ☒ rocky shore ☒ mudflat (sediment depth, if known:____)

ENERGY: ☐ protected ☒ semi-protected ☐ partially exposed ☐ exposed

DRAINAGE: ☒ drains completely ☐ standing water ☐ pools ☐ stream or channel

SLOPE: ☐ >20% ☐ 10-20% ☐ 5-10% ☒ 0-5% ☐ variable

SHORELINE CHARACTER:

☐ bluff/bank (height from spring high tide:____) ☐ beach (mixed coarse/fines)
☒ rocky ☒ vegetated

FRESHWATER SOURCES: ☐ stream ☐ river ☐ wetland ☒ stormwater

MARINE ORGANISMS PRESENT:

	absent	occasional	common	abundant
mussels	x			
clams			x	
marine worms		x		
rockweed		x		
eelgrass	x			
lobsters	x			
other	x			

SIGNS OF SHORELINE OR INTERTIDAL EROSION? ☐ yes ☒ no

PREVIOUS ALTERATIONS? ☒ yes ☐ no

CURRENT USE OF SITE AND ADJACENT UPLAND:

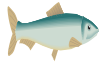
☐ undeveloped ☒ residential ☐ commercial ☐ degraded ☒ recreational

PLEASE SUBMIT THE FOLLOWING:

☒ Photographs ☒ Overhead drawing

(pink)

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.



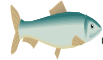
THIS IS AN APPLICATION FOR A....

- ☐ Commercial Dock
If yes, indicate type of commercial activity:
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 1 - 3 feet.
My boat(s) includes including motorboat, kayaks, and paddleboards.



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: See Appendix B



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



WHAT FACILITIES ARE NEARBY?

The nearest public boat launch is located in Freeport approximately 2.7 miles from the project location.

The nearest public, commercial, or private marina is located in South Freeport, Approximately 6.5 miles from the project location.

* I have inquired about slip or mooring availability at the nearest marina or public facility.

☐ Yes, a slip or mooring is available. **X** No, a slip or mooring is not available.
Approximate expected time on waiting list: *Unknown – Applicant has determined that a marina does not meet their overall project purpose.

X I have contacted the local Harbor Master.

Name: Charles Tetreau Phone: (207) 865 - 4546

I currently use the following for my boat: ☐ Mooring ☐ Marina **X** N/A



TELL US ABOUT YOUR PROPOSED PIER, DOCK OR WHARF...

MATERIALS:

X The structure will be supported by a total of twelve (12), eight (8) inch by eight (8) inch pilings.

☐ The structure will be supported by stacked, flow-through granite cribs.
_____ blocks, measuring _____ feet by _____ feet

☐ The structure will be supported by solid fill.
_____ square feet of solid fill

☐ Other:

DIMENSIONS:

Length of fixed section: 38 feet
Width of fixed section: 6 feet
Length of ramp: 40 feet
Dimensions of float: 12 feet by 20 feet
Distance the structure will extend below mean low water (MLW): 0 feet
Depth of water at the fixed end of the structure: (@HAT): approximately 5.6 feet
Depth of water at the float at low tide: 0 feet
Depth of water at the float at high tide: approximately 8 feet
Dimensions of any proposed buildings (e.g. bait shed):
_____ feet high by _____ feet wide by _____ feet long

ACCESS:

During construction, my project site will be accessed via:

X Land

X Beach/intertidal area

☐ Water/barge



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

April 23, 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 383 Lower Flying Point Road in Freeport, 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.

KAREN INGWELSEN

Print Name

[Handwritten Signature]

Signature

4/23/21

Date

Sincerely,
Atlantic Environmental LLC.

[Handwritten Signature: Timothy A. Forrester]

Timothy A. Forrester, Owner

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Letters Sent to Abutters**

Exhibit 8. Deed

EXHIBIT 1.0: ACTIVITY DESCRIPTION

The Applicant owns an approximate 0.38-acre parcel of land located on Flying Point Road and adjacent to Maquoit Bay in the Town of Freeport, Maine (see **Exhibit 3.0**). The site is developed with a residential structure and associated development. The shoreline is developed with an existing set of access stairs and a landing. The Applicant installs a seasonal dock each season consisting of a three (3) foot wide by forty (40) foot long ramp and a twelve (12) foot wide by twenty (20) foot long float; however, the Applicant proposes to construct a dock consisting of a permanent pier for safe and reasonable access to Maquoit Bay and adjacent waters for recreational purposes.

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

In order to reach navigable waters on a partial-tide basis, the Applicant proposes to construct a dock consisting of an access landing, access stairs, a pier, ramp, and float. The landing will begin in the upland and will measure four (4) feet wide by ten (10) feet long. The landing will connect to a four (4) foot wide by ten (10) foot long set of access stairs and the stairs will connect to a six (6) foot wide by thirty-eight (38) foot long pier. The pier will be supported with a total of twelve (12), eight (8) inch by eight (8) inch pilings that will be pinned to ledge. As a result of the support pilings below the highest annual tide (HAT), there will be approximately ten (10) square feet of direct impacts to the coastal wetland. The pier will connect to the existing three (3) foot wide by forty (40) foot long seasonal ramp and the

existing twelve (12) foot wide by twenty (20) foot long seasonal float. The float will be secured in place with cross chains and helix anchors.

During the off-season, the ramp will be stored on the pier and the float will be hauled off-site and stored in an upland location. The Applicant proposes to remove the existing access stairs and landing and will dispose of them in accordance with DEP regulations.

EXHIBIT 2.0: PROJECT STANDARDS

Town of Freeport Coastal Waters Ordinance, Chapter 31

Article XIII: Float, Wharf, and Dock Permits

Float ("Project") Standards

1. The project shall be no larger in dimension than is consistent with the conditions, use and character of its surroundings; it will not adversely affect water use by adjacent properties; and will remain in general harmony with that of existing activities in adjacent areas within the Freeport Coastal Water Commission's jurisdiction. The property for which the project will be constructed shall have a minimum of 60 feet of water frontage. The length from the highest annual tide water mark shall not exceed 125' and must be completed within two years of final approval.

The surrounding area is developed with residential structures and there are docks associated with these structures. The Applicant is proposing a dock that is consistent in design with these existing docks. In addition, the proposed structures have been designed to provide reasonable tidal access and the proposed dock will not adversely affect water use of abutting property owners. The applicant's property has approximately one hundred and seven (107) feet of water frontage and the length of the dock is ninety (90) feet from the highest annual tide line to the outside edge of the float.

2. 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 diminish the availability of services and facilities necessary for commercial marine activities; and unreasonably interfere with ingress and egress or riparian owners. Project may require accommodations such as steps or pier elevations allowing passage over or beneath the structure

The proposed structures will not interfere with public access, fishing, marine uses, commercial marine activities, or the rights of riparian owners. There is no public access in the vicinity of the project site. The pier portion of the structures will have a minimum approximate height of six (6) feet and will allow for passage beneath the structure to allow for public trust rights. In addition, the structures are located within the riparian lines of the property.

3. 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.

The proposed dock will not pose a hazard to navigational channels nor will pose a hazard to navigation by obscuring visibility and the applicant does not propose the use of lights or reflective material.

4. 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.

There are no municipal or federal navigational channels within the project area. In addition, there are no berthing areas at the location of the pier nor public access points, public rights of way, or public and private launching ramps directly adjacent to the project site.

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

The structures begin in the upland and extend in an easterly direction and will be supported with pilings pinned to ledge. The construction of the dock involves minimal excavation and/or earth moving and all work will be conducted at low tide. Any areas of soil disturbance, including as a result of the removal of existing structures, at the completion of construction will be stabilized with native vegetation to include Bayberry and Creeping Juniper.

6. 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 intertidal at the site of the proposed dock consists of exposed ledge, rockweed covered ledge, and mudflats. The project site is mapped within a Tidal Waterfowl and Wading Bird Habitat which is defined as Significant Wildlife Habitat by the Natural Resources Protection Act (NRPA). The Maine Department of Inland Fisheries and Wildlife (MDIFW) is reviewing the project as part of the DEP review and any recommendations will be incorporated into the design and construction of the proposed dock. In addition, the project was reviewed by the United States Fish and Wildlife Service (USFWS) and this agency did not identify any concerns with the proposed dock.

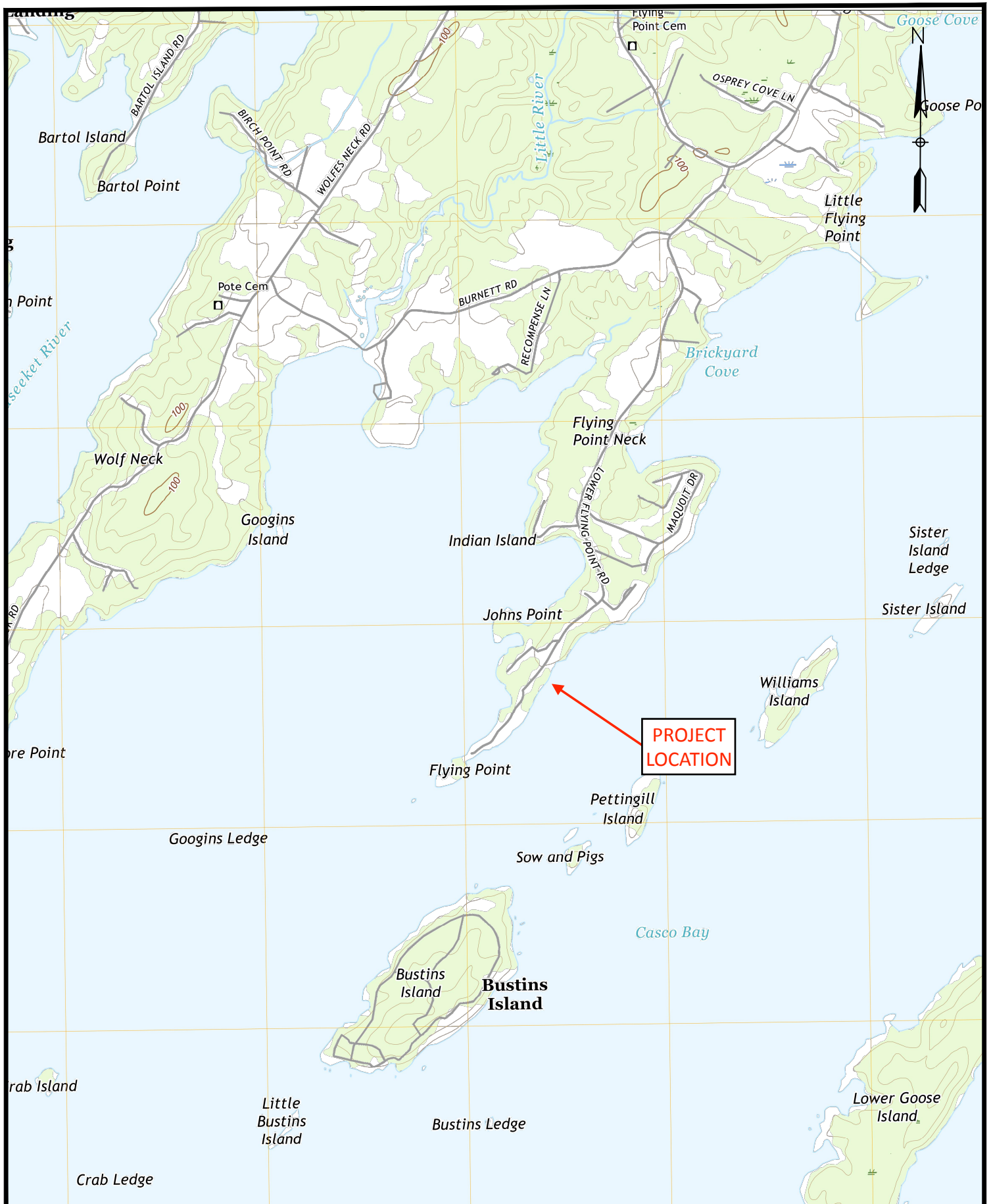
7. The project shall not significantly impact fisheries or shellfish harvesting. Prior to approval applications may be reviewed by the Shellfish Commission.

The dock has been positioned to provide reasonable tidal access to the resource. According to the most recent Maine Office of GIS Eelgrass survey map, no Eelgrass is located in the area near the Applicant's property. The site visit confirmed that Eelgrass is not in the vicinity of the project site. The float is constructed with float skids to elevate the float over the substrates during all tides to minimize impacts to the mudflats.

8. Registration and Identification will be required on all ramps and floats.

The applicant will meet the registration and identification requirements of the Commission.

EXHIBIT 3.0: LOCATION MAP



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

Date: 5/3/2021
Revised:
Project: Ingwersen, Freeport
Drafted By: ---

PROJECT LOCATION
 383 Lower Flying Point, Freeport, Maine
 Maine Atlas & Gazetteer
 Map 6 (Section D-2)
 48.813266, -70.064275

Sheet
 1
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 1

EXHIBIT 4.0: TAX MAP

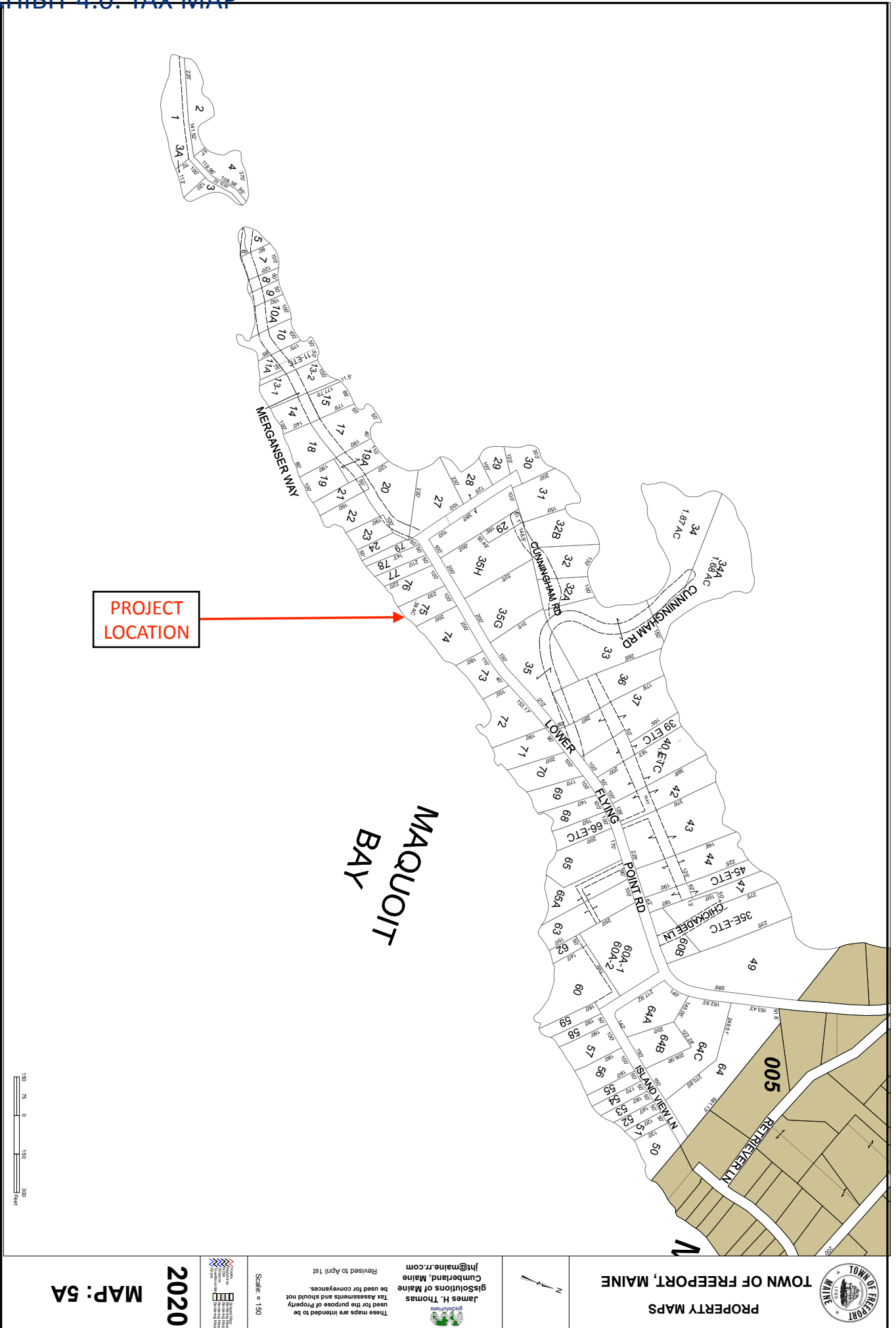
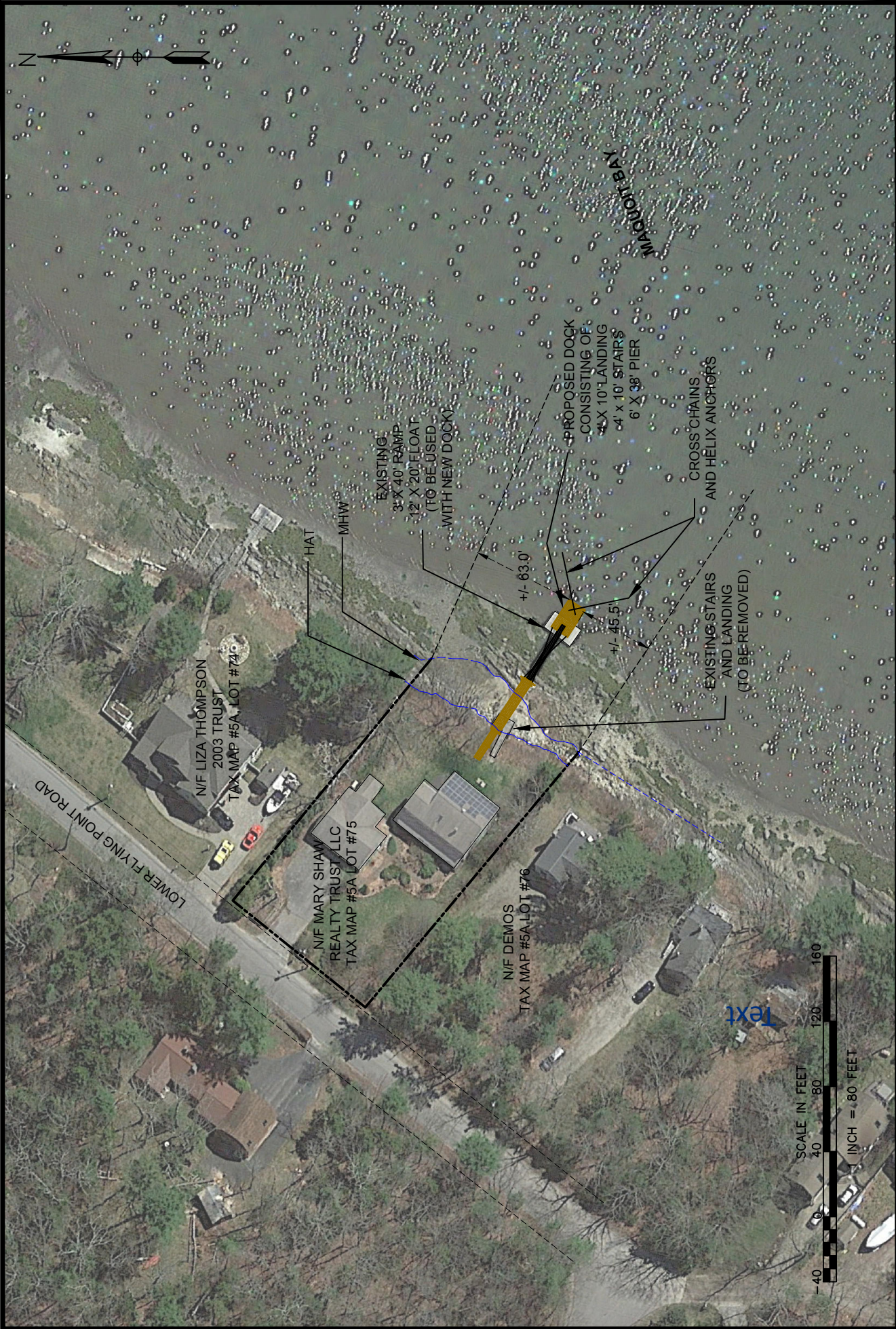
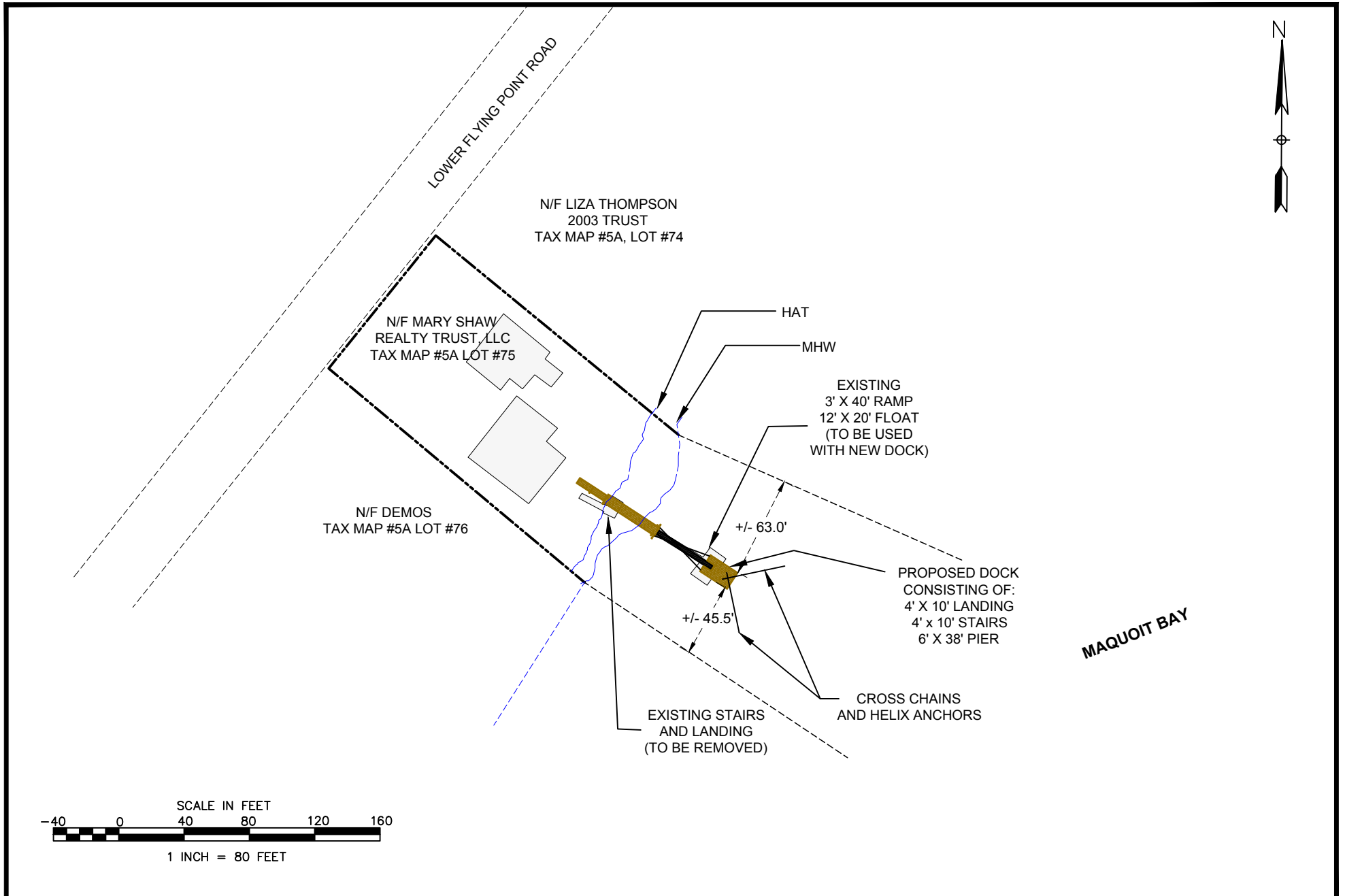


EXHIBIT 5.0: PROJECT PLANS



<div><div>Atlantic Environmental LLC.</div><div>Environmental Consultants</div><div>135 River Road, Woolwich, ME 04579</div><div>(207) 837-2199</div><div>tim@atlanticeviromaine.com</div></div>	<div>Date: 5/4/2021</div> <div>Revised:</div> <div>Project: Ingwersen, Freeport</div> <div>Drafted By: TAF/LCV</div>	<div>Plan View of the Proposed Dock for the Mary Shaw Realty, LLC located at 383 Lower Flying Point Road in Freeport, Maine.</div> <div>FOR PERMITTING PURPOSES</div>	<div>Sheet 1 of 3</div>
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ATLANTIC ENVIRONMENTAL LLC.
Environmental Consultants
135 River Road, Woolwich, ME 04579
(207) 837-2199
tim@atlanticenviromaine.com

Date: 5/4/2021
Revised:
Project: Ingwersen, Freeport
Drafted By: TAF/LCV

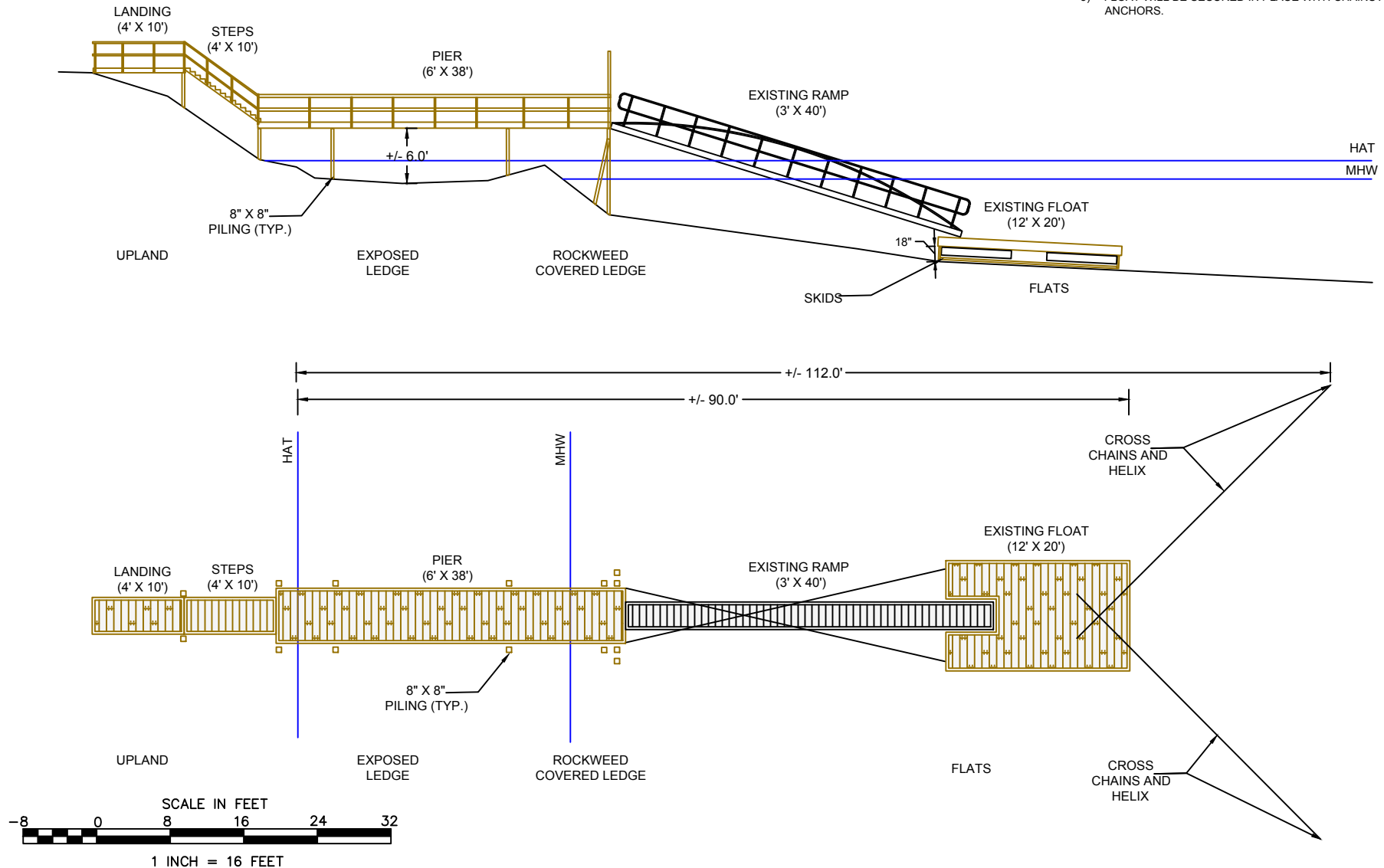
Plan View of the Proposed Dock for the Mary Shaw Realty, LLC located at 383
Lower Flying Point Road in Freeport, Maine.

FOR PERMITTING PURPOSES

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NOTES:

- 1) ALL PT LUMBER WILL BE CURED IN THE UPLAND FOR 21 DAYS PRIOR TO INSTALL.
- 2) DURING THE OFF-SEASON, THE RAMP WILL BE STORED ON THE PIER AND THE FLOAT WILL BE STORED OFF-SITE IN AN UPLAND LOCATION.
- 3) FLOAT WILL BE SECURED IN PLACE WITH CHAINS AND HELIX ANCHORS.



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tim@atlanticenviromaine.com

Date: 4/3/2021
Revised: 6/29/2021
Project: Ingwersen, Freeport
Drafted By: TAF/LCV

Plan View and Cross Section View of the Proposed Dock for the Mary Shaw Realty, LLC located at 383 Lower Flying Point Road in Freeport, Maine.

FOR PERMITTING PURPOSES

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EXHIBIT 6.0: PHOTOGRAPHS

The following photographs are taken from the site of the project and represent the project site located at 383 Lower Flying Point Road in the Town of Freeport, ME.



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



Photograph Two. Facing northerly - view of ledge where pier will be located and surrounding area. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: March 16, 2021.



Photograph Three. Overview of project site. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: March 16, 2021.



Photograph Four. Additional overview of project site including ledge and rockweed ledge at site of proposed dock. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: March 16, 2021.



Photograph Five. Facing northerly – showing existing stairs, landings, and ramp and float. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: March 16, 2021.



Photograph Six. Facing southerly – additional view of existing stairs, landings, and ramp and float. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: March 16, 2021.

EXHIBIT 7.0: LIST OF ABUTTERS WITHIN 250 FEET OF PROJECT

Name	Map, Block, Lot	Address	City, State/County	Zip Code
Kristina S. Couch Revocable Trust	Map 5A, Lot 24	1 Merganser Way	Freeport, ME	04032
Robert Elwell and Christine Farrell	Map 5A, Lot 28	33 Cunningham Road	Freeport, ME	04032
Dennis and Claire Collins	Map 5A, Lot 35	P.O. Box 286	Freeport, ME	04032
Jones Living Trust c/o Martin and Janet Jones	Map 5A, Lot 35G	380 Lower Flying Point Road	Freeport, ME	04032
Donald and Patricia Pratt	Map 5A, Lot 35H	386 Lower Flying Point Road	Freeport, ME	04032
James and Dorothy Wagner	Map 5A, Lot 73	4221 Wolf Hollow Road	Syracuse, NY	13219
Liza Thompson 2003 Trust c/o Jon and Liza Thompson	Map 5A, Lot 74	373 Lower Flying Point Road	Freeport, ME	04032
Margaret Demos	Map 5A, Lot 76	48 Landing Lane #1	Laconia, NH	03246
Mary Shaw Realty, LLC	Map 5A, Lot 77	38 Myrtle Street	Belmont, MA	02478
Jesse Dunning and Karen Blake	Map 5A, Lot 78	1240 US Route One	Freeport, ME	04032
Jesse Dunning and Karen Blake	Map 5A, Lot 78	1240 US Route One	Freeport, ME	04032



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

Via Certified Mail

June 29, 2021

Re: Wharfing Out Permit Application for the Mary Shaw Realty, LLC

383 Lower Flying Point Road
Map #5A, Lot #75

Dear Landowner,

This letter is to inform you that a Wharfing Out Application will be filed with the Town of Freeport for the construction of a dock consisting of a 4' x 10' landing, a 4' x 10' set of stairs, a 6' x 38' pier, a 3' x 40' ramp, and a 12' x 20' float. As part of the Town of Freeport's application requirements, the Applicant is required to notify you about the application because your property is located within 250 feet of the proposed project site.

The Town of Freeport's Coastal Waters Commission will consider the application at an upcoming meeting.

If you have questions, you may contact Tim Forrester of Atlantic Environmental, LLL at the contact information provided below.

Sincerely,
Atlantic Environmental LLC.

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

Timothy A. Forrester, Owner
135 River Road
Woolwich, ME 04579
(207) 837 – 2199
tim@atlanticenviromaine.com

EXHIBIT 8.0: COPY OF DEED

WARRANTY DEED

(Maine Statutory Short Form)

DLN: 1001540004461

MAINE REAL ESTATE TAX-Paid

KNOW ALL PERSONS BY THESE PRESENTS, that we, Merton A. Carlson Jr. and Julie Carlson of St. Louis, MO 63105, for consideration paid, hereby GRANT to Mary Shaw Realty, LLC, whose mailing address is 23 Myrtle Street, Belmont, MA 02478, with WARRANTY COVENANTS, the land with any buildings thereon situated at 383 Lower Flying Point Road, Freeport, County of Cumberland and State of Maine, described as follows:

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to Merton A. Carlson Jr. and Julie Carlson by virtue of a deed from David Margolis and Gayle Harvie-Margolis dated May 29, 2008 and recorded in the Cumberland County Registry of Deeds in Book 26094, Page 74.

Witness our hands and seals this 1st day of September, 2015.

Michelle Dorte

Witness

Michelle Dorte

Witness

Merton A. Carlson Jr.

Merton A. Carlson Jr.

Julie Carlson

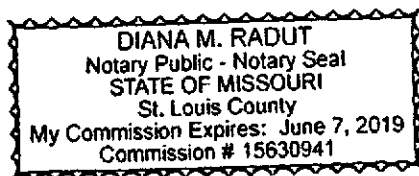
Julie Carlson

STATE OF ~~MAINE~~ MISSOURI
COUNTY OF ~~Cumberland~~ St. Louis

September 1st, 2015

Then personally appeared before me the above named Merton A. Carlson Jr. and Julie Carlson and acknowledged the foregoing instrument to be their free act and deed.

Before me,



DIANA M. RADUT

Notary Public/ Attorney at Law

Printed Name:

My Comm. Exp:

EXHIBIT A

Two certain lots or parcels of land, with the buildings thereon, situated on Flying Point, so-called, in the Town of Freeport, County of Cumberland and State of Maine, and bounded and described as follows:

Being lots numbered twenty-seven (27) and twenty-eight (28) as shown and delineated on Plan of Flying Point Shores, Sec. 1, as prepared by Harlan H. Sweetser, Engineer and recorded in Cumberland County Registry of Deeds in Plan Book 31, Page 31, to which Plan and the record thereof reference is hereby made for a more particular description. Each of said lots has a depth of one hundred seventy-one five-tenths (171.5) feet on its southeasterly boundary and a depth of one hundred sixty-four feet on its northeasterly boundary. Lot numbered twenty-eight (28) has a depth of one hundred sixty (160) feet on its northeasterly boundary.

Handwritten signature and initials, possibly "JH" and "W", in black ink.