

Cynthia Barnett Project Review Board Application Freeport Maine

32 Island View Lane Freeport, Maine Shoreline Stabilization Application

To Whom it may concern,

On behalf of myself and in conjunction with Pine State Environmental we are pleased to submit a building permit and project review board application to the Town of Freeport to stabilize a shoreline with riprap located at 32 Island View Lane Freeport, Maine. Specifically, we propose to stabilize approximately 50 feet of shoreline in order to project the existing home and property.

Sincerely,

*Cynthia Barnett*

Cynthia Barnett

Please also complete and submit the applicable checklist to supplement this form.



**Town of Freeport  
Planning Department  
30 Main Street  
Freeport, ME 04032  
(207) 865-4743 ext. 107**

**1. SUBMISSIONS**

- Twelve (12) copies each of the completed application form and a copy of the recorded deed(s) for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. *The amount being paid for the property may be blacked out.*
- For applications to the Project Review Board, you must also submit twelve (12) copies of all other supplemental materials collated into individual packets which will fit into a large manila envelope. Please clip materials together; do not use special binding or binders. If copies of plans are being submitted, please include 2 full size sets (24" x 36") and 10 copies reduced to 11" x 17". The scale of any site plans shall be sufficient to allow review under the Criteria and Standards of Section 602.G of the Freeport Zoning Ordinance, but at not more than 50 feet to the inch for that portion of the total tract of land being proposed for development. **All plan sheets must also be submitted electronically in a pdf format.** For a complete list of detailed submission requirements, please refer to the applicable ordinance(s) which may include the Design Review Ordinance, the Subdivision Ordinance or the Zoning Ordinance (Section 602 – Site Plan Review).

For applications to the Planning Board, you must also submit eight (8) copies of all other supplemental materials.

- Payment of application fee and abutter fee (if applicable)
- This application form, along with the required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.
- The applicant or an agent needs to be present at the meeting to present the application to the Board. If the applicant is going to be represented by someone other than themselves, they must submit a signed letter of authorization.

**2. ABUTTERS**

Abutters will be notified as required by State and Town regulations. Abutters will be determined by the Freeport Planning Department using most recent Assessing Records. If there are other people that you would like notified of the meeting, their contact information (either mailing address or email address) must be submitted with the application form. A fee of \$2.50 per abutter will be charged.

**3. FEES**

Refer to current fee schedule.

**Town of Freeport  
Planning Department**

Application for Review

**Project Type: (check all applicable)**

Site Plan Review     Design Review Certificate     Subdivision  
 Zoning Ordinance Amendment     Other (please explain) \_\_\_\_\_

**Name of Project:** Cynthia Barnett Shoreline Stabilization

**1) Applicant Information:**

Name: Cynthia Barnett    Tel: 843-991-6141  
(If a Company, provide name of person also)  
Address: 32 Island View Lane Freeport, ME 04032  
Email: cynthiaL2me@gmail.com

**2) Interest in Property:** Please attach a copy of the recorded deed for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. The amount being paid for the property may be blacked out. This application will not be processed without this information.

**3) Do you own any abutting property?**    Yes     No  
If yes, please explain: \_\_\_\_\_

**4) Property Information:**

Present Use of Property Residential  
Proposed Use of Property Residential  
Location: Street Address 32 Island View Lane Freeport, ME 04032  
Assessor's Office Map: 5A    Lot: 51  
Size of Parcel (acres): 0.12    Zoning District (s): MDRI, SA

**5) Design Review Information** (please circle one from each category)

Design Review District:    One    Two     Not in the Design Review District  
Building Class, as designated on the Design Review District Map(s):    A    B    C  
Is this building in the Color Overlay District:    Yes     No

Please describe the proposed changes: The applicant proposes to stabilize approximately fifty feet (50 ft) of the shoreline with riprap.

**6) Other Information:**

Proposed # of Buildings: N/A Gross Square Footage of Non-Residential Buildings: N/A

Is Zoning Board of Appeals Approval Required? Yes  No

If YES, provide reason \_\_\_\_\_

**7) Subdivision Approval or a Subdivision Amendment: (if applicable)**

Proposed Number of Lots N/A

Does the applicant intend to request any waivers of Subdivision or Site Review provisions?

NO  YES

If YES, list and give reasons why \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**8) Applicant's Engineer, Land Surveyor, Landscape Architect and/or Planner:**

Name: Pine State Environmental Tel: 207-358-8213

Address: 328 Oakwood Drive Yarmouth, ME

Email: pinestateenvironmental@gmail.com

**9) Billing Contact (If different than applicant information)**

Name: \_\_\_\_\_ Tel: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Application Fee: \$ 165.00 Abutter Fee: \$ \_\_\_\_\_

**Submission:** *This application form, along with required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.*

*The undersigned, being the applicant, owner or legally authorized representative, states that all information in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the town and in accordance with applicable ordinances, statutes and regulations of the Town, State and Federal governments.*

1/14/24  
DATE

Cynthia Barnett  
SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

<b>Town of Freeport</b> <b>Site Plan Review Submission Checklist – Smaller Projects</b> <b>Per Section 602 of the Freeport Zoning Ordinance</b>		
<b>Submission Requirements:</b> <u>When the owner of the property or authorized agent makes formal application for Site Plan Review, the application for the Site Plan or an amendment to an approved plan shall contain at least an application, a deed for the property, plans, building elevations, and a cover letter.</u> More details on each of these items are listed below. The Town Planner shall make an initial review of the application to determine if it is complete.		
Requirement	Check if included	If the item <b>has not been included</b> with the submission, a waiver must be requested. Please explain the reason:
<b>Application:</b> A fully executed and signed copy of the application for Site Plan Review. The application form will be provided by the planning department.	X	
<b>Deed:</b> A copy of the recorded deed for the property. If the applicant is not the property owner a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. The amount being paid for the property may be blacked out.	X	
<b>Cover letter:</b> A cover letter explaining the project should include details on any proposed construction or change of use that can't be explained by the plans. The cover letter should also list other local, state, or federal permits or licenses that will be required. If applicable, the cover letter should include the applicant's intent for ownership of the open space.	X	
<b>Plans:</b> At least twelve (12) copies of a site plan drawn at a scale sufficient to allow review under the Criteria and Standards of section (G) of Section 602, but at not more than 50 feet to the inch for that portion of the total tract of land being proposed for development and twelve (12) copies of the plan on 11 X 17" size sheets. All plan sheets must also be submitted electronically in a pdf format. All plans shall include the following information:	X	
a. Owner's name, address and signature;	X	
b. <u>Boundaries</u> of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time;	X	
c. The <u>bearings and distances</u> of all property	X	

lines, and easements and the location of the adjacent right-of-way. A formal survey is recommended for new developments; however, the Project Review Board may waive the requirement of a formal boundary survey when sufficient information is available to establish, on the ground, all property boundaries;		
d. <u>Zoning classification(s)</u> of the property and the location of Zoning District boundaries if the property is located in two or more Zoning Districts;	X	
e. The <u>lot area</u> of the parcel and the <u>road frontage</u> ;	X	
f. The <u>location, size, and type of all existing and proposed buildings</u> and structures (including size and height) and:	X	
<i>the setbacks from property lines,</i>	N/A	
<i>driveways</i>	X	
<i>sidewalks</i>	N/A	
<i>parking spaces</i>	N/A	
<i>loading areas</i>	N/A	
<i>open spaces</i>	N/A	
<i>large trees</i>	X	
<i>open drainage courses</i>	N/A	
<i>signs</i>	N/A	
<i>exterior lighting</i>	N/A	
<i>service areas</i>	N/A	
<i>easements</i>	N/A	
<i>landscaping</i>	N/A	

## EXHIBIT 1.0: ACTIVITY DESCRIPTION

The Applicant owns an approximate 0.12 acres parcel of land that includes fifty (50) feet of shoreline on Maquoit Bay (see Exhibit 3.0). The site is developed with a residential structure and associated infrastructure that includes steps and a deck to provide access to the intertidal zone for foot traffic. The southeast facing shoreline is exhibiting erosion and, in order to protect the house located at the top of the embankment and to address the safety issues of the ongoing erosion, the Applicant proposes to stabilize the shoreline with riprap.

Pine State Environmental investigated the site and the surrounding area to determine the best approach for shoreline stabilization that would minimize impacts to the coastal wetland and adjacent upland. Based on the existing conditions of the site, and the outcome of Pine State Environmental's investigations, the following design criteria is proposed.

The Applicant proposes to place riprap that consists of approximately two to five (2-5) feet in diameter stones along fifty (50) feet of the shoreline. Filter fabric will be placed below the existing grade and the riprap will extend approximately six (6) feet below the Highest Annual Tide (HAT). The riprap will extend approximately twelve (12) feet and be pinned to ledge or buried in a trench. In order to minimize impacts to the coastal wetland, the resulting slope will be regraded as close to a 1H:1V slope as possible. The overall direct impacts to the coastal wetland as a result of the placement of the riprap below the HAT will be approximately four hundred fifty (450) square feet.

The Applicant intends to remove select invasive vegetation in order to install the riprap. A list of the plants to be removed are outlined in the Construction Plan. Native plantings will be installed once the stabilization is complete as further described in the Construction Plan.

### CRITERIA AND STANDARDS

a. Preservation of Landscape: The landscape shall be developed in such a manner as to be in keeping with the character of the surrounding neighborhoods and in accordance with good development practice by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas. If a site includes a ridge or ridges above the surrounding areas and provides scenic vistas for surrounding areas, special attempts shall be made to preserve the natural environment of the skyline of the ridge. Existing vegetation and buffering landscaping are potential methods of preserving the scenic vista.

**The Applicant project intends to retain existing vegetation where desirable and non-invasive.**

**Native plantings will be installed once the stabilization is complete. This may**

**include High Bush Blueberries, Low Bush Blueberries and Northern Bayberry placed four (4) feet on center.**

b. Relation of Proposed Buildings to the Environment: The design and layout of the buildings

and/or other development areas shall encourage safety, including fire protection. Proposed structures shall be related harmoniously to the terrain and to existing buildings and land uses in the vicinity which have a visual relationship to the proposed buildings. Visual compatibility, not uniformity with the surrounding area, shall be emphasized. Special attention shall be paid to the scale (mass), height and bulk, proportions of the proposed buildings, the nature of the open spaces (setbacks, landscaping) around the buildings, the design of the buildings (including roof style, facade openings, architectural style and details), building materials and signs. If the structure is in the Design Review District, the Project Review Board shall incorporate the findings of the standards or the Design Review Ordinance in its Site Plan Review findings.

**The proposed project does not involve the construction of additional buildings on the project site.**

c. Vehicular Access: The proposed layout of access points shall be designed so as to avoid unnecessary adverse impacts on existing vehicular and pedestrian traffic patterns. Special consideration shall be given to the location, number, and control of access points, adequacy of adjacent streets, traffic flow, sight distances, turning lanes, and existing or proposed traffic signalization and pedestrian-vehicular contacts. The entrance to the site shall meet the minimum sight distance according to MDOT standards to the greatest extent possible

**The proposed project does not involve additional vehicular access.**

d. Parking and Circulation: The layout and design of all means of vehicular and pedestrian circulation, including walkways, interior drives, and parking areas shall be safe and convenient and, insofar as practical, shall not detract from the proposed buildings and neighboring properties. General interior circulation, separation of pedestrian and vehicular traffic, service traffic, drive-up facilities, loading areas, and the arrangement and use of parking areas shall be considered.

**The proposed project does not involve additional parking areas.**

e. Surface Water Drainage: Adequate provisions shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, down-stream conditions, or the public storm drainage system. The increase in rate of runoff in the post development condition shall be held to a zero or less percent of the predevelopment condition



unless an engineering study has been performed as described in Section 529.2 above. On-site absorption shall be utilized to minimize discharges whenever possible. All drainage calculations shall be based on a two year, ten year and twenty-five year storm frequency. Emphasis shall be placed on the protection of floodplains; reservation of stream corridors; establishment of drainage rights-of-way and the adequacy of the existing system; and the need for improvements, both on-site and off-site, to adequately control the rate, volume and velocity of storm drainage and the quality of the stormwater leaving the site. Maintenance responsibilities shall be reviewed to determine their adequacy.

**The shoreline stabilization proposes to resolve ongoing erosion issues and will maintain surface drainage.**

f. Utilities: All utilities included in the site plan shall be reviewed as to their adequacy, safety, and impact on the property under review and surrounding properties. The site plan shall show what provisions are being proposed for water supply, wastewater, solid waste disposal and storm drainage. Whenever feasible, as determined by the Project Review Board, all electric, telephone and other utility lines shall be installed underground. Any utility installations above ground shall be located so as to have a harmonious relationship with neighboring properties and the site.

**The project does not involve changes to the existing utilities on-site.**

g. Advertising Features: The size, location, texture and lighting of all exterior signs and outdoor advertising structures or features shall not detract from the layout of the property and the design of proposed buildings and structures and the surrounding properties, and shall not constitute hazards to vehicles and pedestrians.

**The project does not propose any advertising structure or features.**

h. Special Features: Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, similar accessory areas and structures, shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

**The project does not propose exposed storage areas, machinery installations, service areas, truck loading areas, utility buildings or structures, or similar accessory areas or structures.**

i. Exterior Lighting: All exterior lighting shall be designed to encourage energy efficiency, to ensure safe movement of people and vehicles, and to minimize adverse impact on neighboring properties and public ways. Adverse impact is to be judged in terms of hazards to people and vehicular traffic and potential damage to the value of adjacent properties. Lighting shall be arranged to minimize glare and reflection on adjacent properties and the traveling public. For all proposed lighting, the source of the light shall be shielded and the light should be directed to the ground, except in the case of ground sign lighting. In the Village Commercial 1 and 2 Districts, lighting for pedestrian walkways and adjacent public sidewalks shall also be provided.

**The project does not propose exterior lighting.**

j. Emergency Vehicle Access: Provisions shall be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures at all times.

**The project does not propose to make any changes to emergency vehicular access.**

k. Landscaping: Landscaping shall be designed and installed to define, soften, or screen the appearance of off-street parking areas from the public right(s)-of-way and abutting properties, to enhance the physical design of the building(s) and site, and to minimize the encroachment of the proposed use on neighboring land uses. Particular attention should be paid to the use of planting to break up parking areas. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas. Landscaping shall be provided as part of the overall site plan design and integrated into building arrangements, topography, parking and buffering requirements. Landscaping may include trees, bushes, shrubs, ground cover, perennials, annuals, plants, grading and the use of building and paving materials in an imaginative manner.

**Upon completion of the riprap, the Applicant proposes to place plants along the face of the bank, in areas that are disturbed during construction, and along the top of the bank. In areas of ground vegetation and ground cover that may be disturbed during construction, the Applicant proposes to seed and loam the area with New England Conservation/Wildlife Seed Mix.**

l. Environmental Considerations: A site plan shall not be approved unless it meets the following criteria:

(1) The project will not result in water pollution, erosion or sedimentation to surface waters;

**The project will stabilize portions of an eroding shoreline with riprap to improve the overall conditions of the site.**

(2) The project will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat;

**The project proposes to limit the impact to the aquatic life and habitat. The substrates at the site consist primarily of mudflats, mixed coarse and fines, exposed ledge, rockweed covered ledge, and marsh vegetation. The riprap will not result in damage to spawning grounds, fish, aquatic life, bird, and other wildlife habitat.**

(3) The project will conserve shoreland vegetation;

**The Applicant does not propose to significantly disturb the shoreland vegetation to install the riprap.**

(4) The project will conserve points of public access to waters;

**The proposed project site does not contain points of public access to waters.**

(5) The project will adequately provide for the disposal of all wastewater;

**The proposed project does not propose changes to the existing wastewater disposal system.**

(6) The project will protect archaeological and historic resources;

**As part of the Army Corps of Engineers (ACOE) review, the Applicant has submitted project information to the Maine Historic Preservation Commission (MHPC) and the Historic Preservation Officers of the five (5) Indian Tribes. A copy of the MHPC sign-off will be forwarded to the Town upon receipt.**

(7) The project will not adversely affect existing commercial fishing or maritime activities in the Marine Waterfront District.

**The proposed project is not located in the Marine Waterfront District.**

#### **Chapter 65, Article III, Section 306(T)**

##### **Shoreline Stabilization**

Vegetation may be removed in excess of the standards in Section 306.N of this Ordinance in order to conduct shoreline stabilization of an eroding shoreline, provided that a permit is obtained from the Project Review Board. Construction equipment must access the shoreline by barge when feasible as determined by the Project Review Board.

**The Applicant does not propose to remove vegetation in excess of the standards of Section 306.N in order to stabilize the shoreline. It was also determined that the best approach to minimize overall impact to the coastal wetland would be to access the site from the upland given that an alternative access point exists without requiring the removal of trees or further vegetation. Also, given the urgency of remediating the ongoing erosion and safety concerns, the feasibility of scheduling the barge would create potential delays. The contractor will work in sections each day so as not to expose large areas of soil and special mats will be placed on the ground to minimize soil disturbance.**

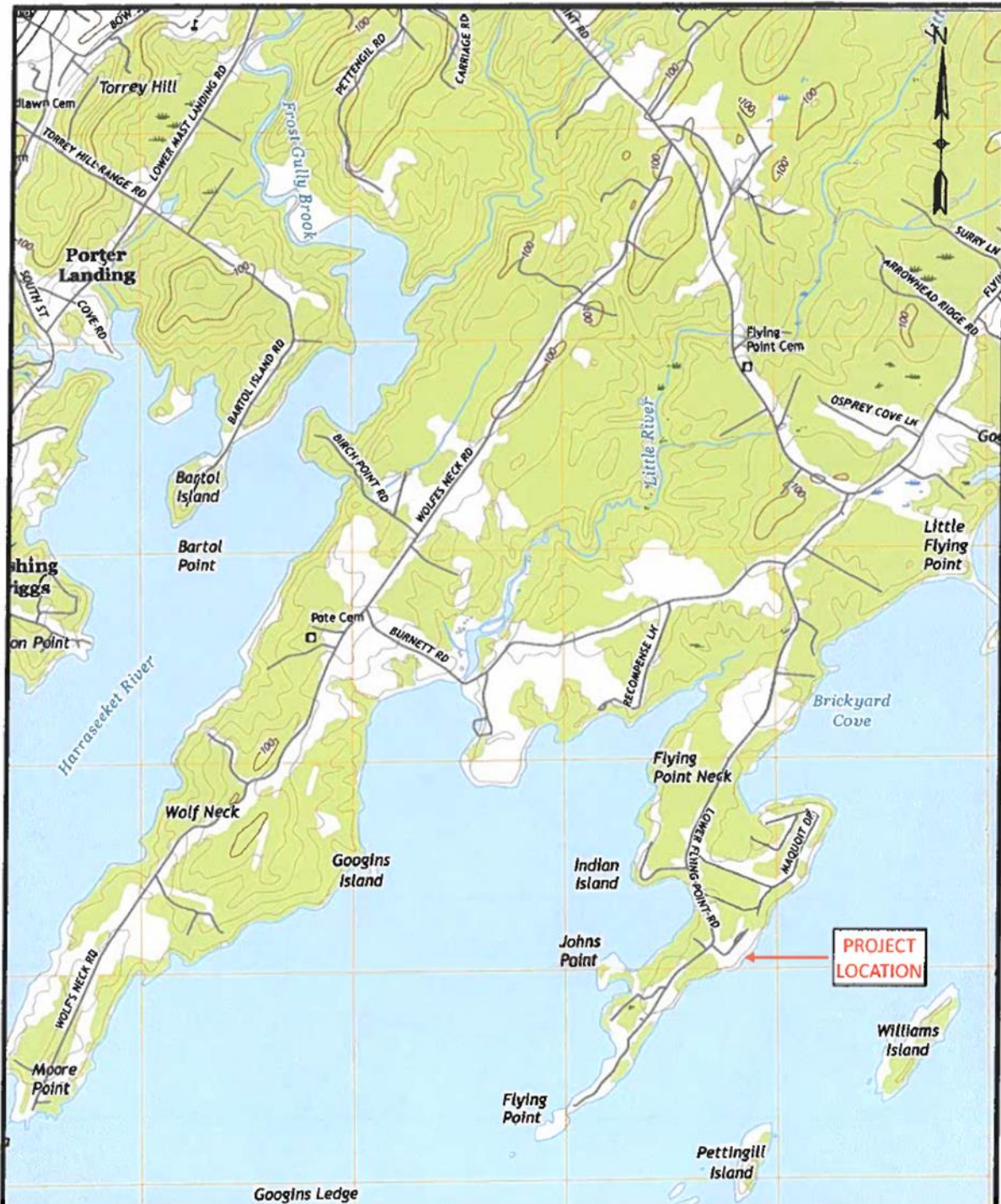
(a) When necessary, the removal of trees and other vegetation to allow for construction equipment access to the stabilization site via land must be limited to no more than twelve (12) feet in width. When the stabilization project is complete the construction equipment accessway must be restored.


**The Applicant does not propose to remove vegetation for construction access equipment. Any areas that are disturbed during construction will be seeded and loamed with New England Conservation and Wildlife Seed Mix.**

(b) Revegetation must occur in accordance with Section 306.Q

The Applicant intends to meet the vegetation requirements of Section 306.N. **The Applicant intends to plant native vegetation that includes High Bush Blueberries, Low Bush Blueberries and Northern Bayberry placed four (4) feet on center.**

**EXHIBIT 3.0: LOCATION MAP**



 <p>PINE STATE ENVIRONMENTAL Environmental Consultants 328 Oakwood Drive, Yarmouth, ME (207) 358-8213 pinestateenvironmental@gmail.com</p>	<p>Date: 9/25/2023 Revised: Project: Barnett, Freeport Drafted By: PSE</p>	<p>Cross Section View of the Proposed Shoreline Stabilization for Cynthia Barnett at 32 Island View Lane, Freeport, Maine.</p> <p style="text-align: right; color: red;">FOR PERMITTING PURPOSES ONLY</p>
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PROPERTY MAPS  
TOWN OF FREEPORT, MAINE



2025  
James H. Thomas  
316 South Main St. #204  
Cumberland, Maine  
P@maine.us.com

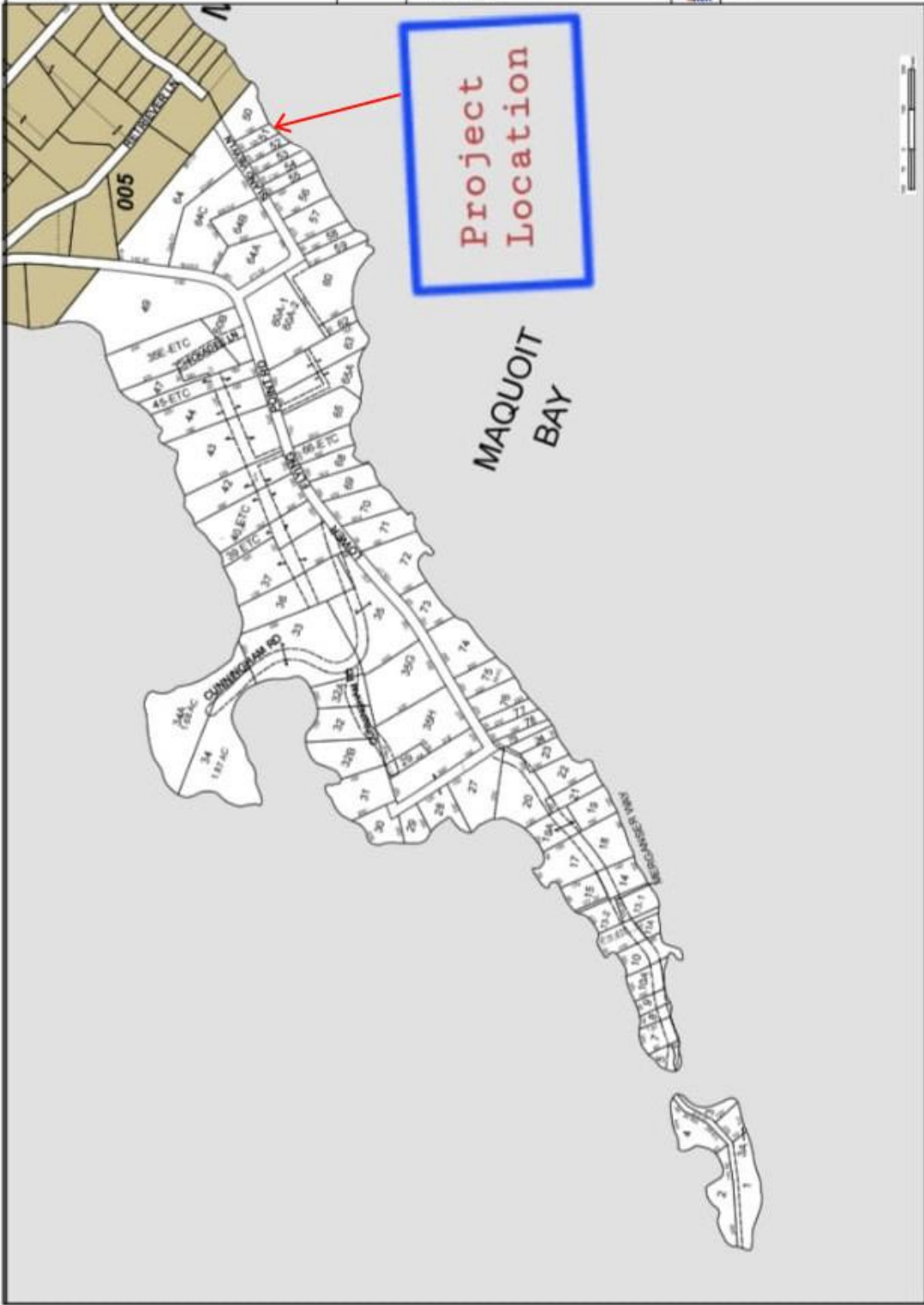
These maps are intended for  
use for the purpose of Property  
No. Assessments and are not  
intended for other purposes.  
Printed 6 April 2025

Scale = 1" = 100'



202

MAP: 5A



## Exhibit 4.0 Photographs

The following photographs are taken from the site of the project and represent the proposed location of the shoreline stabilization located at 32 Island View Lane in the Town of Freeport, ME.

Photograph One:

Aerial View of the Project Site. Red arrow Indicates approximate location of project.



Photograph Two. Facing Northwest - view of eroding slope.



Photograph Three: Facing North West—view of dramatically eroding shoreline with multiple cuts into the embankment and view of the exposed soil and the undercut bank in area of proposed stabilization.





Photograph Four: Facing North, view of the exposed soil and eroded embankment.



Photo five: Facing west: Eroding hillside leaving stairs unsupported.



Photograph Four: Drone shot of Eroding shoreline and neighbor riprap to the top of their embankment.



Photograph Five: Drone Shot Facing Northwest:



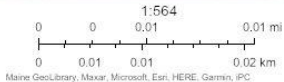
Exhibit 5.0 Construction Plans

Highest Astronomical Tide Line



9/25/2023, 12:53:22 PM

— Highest Astronomical Tide Line



Maine GeoLibrary, Maxar, Microsoft, Esri, HERE, Garmin, IPC



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01/17/2024

04:27 PM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.66
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Freeport, ME 04032  
 Weight: 0 lb 0.30 oz  
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 Fri 01/19/2024

Certified Mail® \$4.35

Tracking #: 9589 0710 5270 0897 8193 00

Total \$5.01

First-Class Mail® Letter	1		\$0.66
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Freeport, ME 04032  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Fri 01/19/2024

Certified Mail® \$4.35

Tracking #: 9589 0710 5270 0897 8193 17

Total \$5.01

Grand Total: \$10.02

Credit Card Remit \$10.02

Card Name: VISA  
 Account #: XXXXXXXXXXXX7265  
 Approval #: 02456D  
 Transaction #: 667  
 AID: A0000000031010 Chip  
 AL: VISA CREDIT  
 PIN: Not Required

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or call 1-800-410-7420.

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 Clerk: 06

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Freeport ME 04032

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Return Receipt (electronic) \$1.00

Certified Mail Restricted Delivery \$11.00

Adult Signature Required \$3.00

Adult Signature Restricted Delivery \$3.00

Postage \$0.68

Total Postage and Fees \$5.01

Sent to: **Nate Charvet**  
30 Inland Mail  
Freeport ME 04032

Postmark: **Freeport ME 04032**  
Date: **01/17/2024**

PS Form 3800, January 2023 PSN 7530-02-000-9007 See Reverse for Instructions



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Adult Signature Required \$3.00

Adult Signature Restricted Delivery \$3.00

Postage \$0.68

Total Postage and Fees \$5.01

Sent to: **Veilleux**  
30 Inland Mail  
Freeport ME 04032

Postmark: **Freeport ME 04032**  
Date: **01/17/2024**

PS Form 3800, January 2023 PSN 7530-02-000-9007 See Reverse for Instructions



**CERTIFIED MAIL**

**Retail**

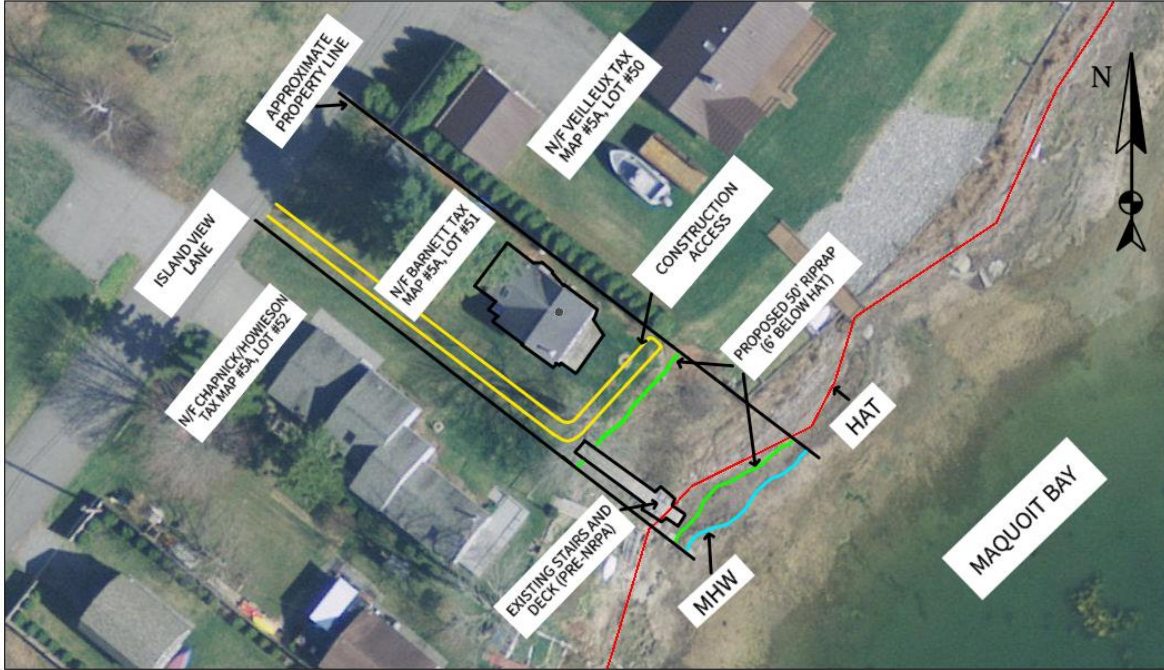
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FCM LETTER  
FREEPORT, ME 04032  
JAN 17, 2024

**\$5.01**

R2304M12410-08

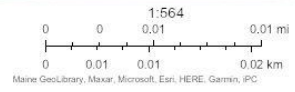
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30 Inland Mail  
Freeport  
ME 04032

# Highest Astronomical Tide Line



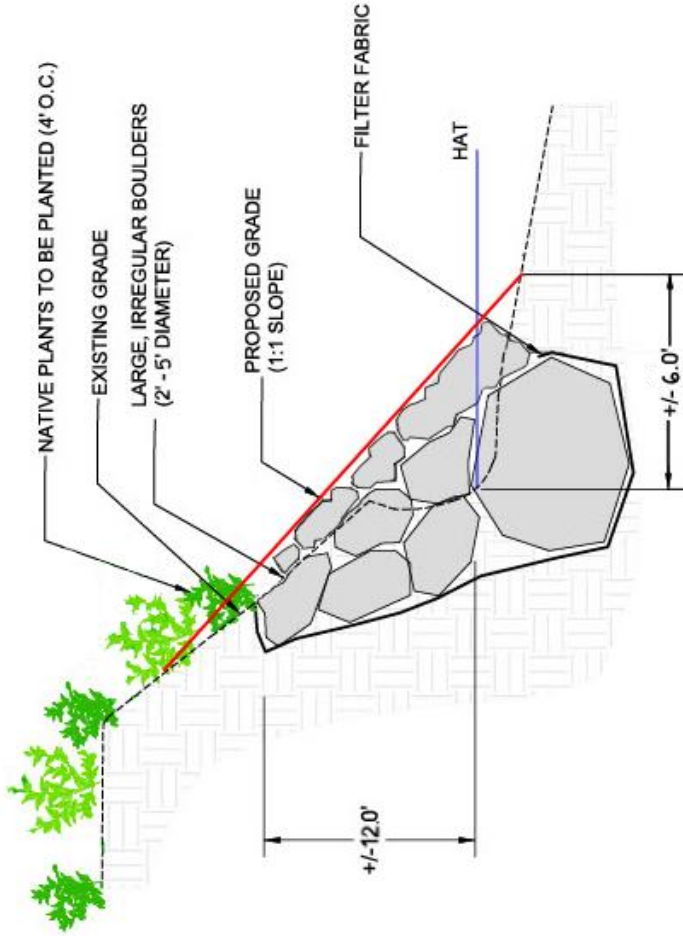
9/25/2023, 12:53:22 PM

— Highest Astronomical Tide Line



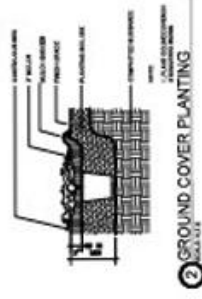
Maine Geological Survey  
2018





- NOTES:
- 1) WHERE APPLICABLE, THE FIRST ROW OF BOULDERS WILL BE PINNED TO LEDGE OR BURIED IN A TRENCH. BOTTOM STONE WILL BE SET TO A DEPTH OF THE STONES DIAMETER.
  - 2) RIPRAP WILL CONSIST OF LARGE, IRREGULAR SHAPED ROCKS, FIT INTO PLACE AND/OR PINNED WITH REBAR. STONES WILL VARY IN SIZE FROM 2' - 5'.
  - 3) CONTRACTOR WILL HAVE A MAINE DEP EROSION CONTROL CERTIFIED INDIVIDUAL ON-SITE DURING ALL SOIL DISTURBANCE.
  - 4) NATIVE PLANTS WILL BE INSTALLED AT THE TOP OF THE RIPRAP 4' OC.

REVEGETATION PLAN		
BOTANICAL NAME	COMMON NAME	SPACING
VACCINIUM	HIGHBUSH BLUEBERRY	4' O.C.
CORYMBOSUM	NORTHERN BAYBERRY	4' O.C.
PENNSYLVANICA	LOWBUSH BLUEBERRY	4' O.C.



Cross Section View of the Proposed Shoreline Stabilization for Cynthia Barnett at 32 Island View Lane, Freeport, Maine.

Date: 9/25/2023  
 Revised:  
 Project: Barnett, Freeport  
 Drafted By: PSE

PINE STATE ENVIRONMENTAL  
 Environmental Consultants  
 328 Oakwood Drive, Yarmouth, ME  
 (207) 358-8213  
 pinestateenvironmental@gmail.com



FOR PERMITTING PURPOSES ONLY

## **Exhibit 6.0: Construction Plan**

Access will take place from the Applicant's property from Island View Lane and material will be stockpiled as necessary at the top of the bank. All access will take place from the upland so as to minimize impact on the coastal wetland and to minimize any potential construction delays. The contractor will work in sections each day so as not to expose large areas of soil.

In order to install the riprap, the removal of one Shadbush (*Amelanchier arborea*), (3) Multiflora rose roses, one (1) Japanese honeysuckle (*Lonicera Japonica*), five (5) Jewelweed (*Impatiens Capensis*), three (3) Allegheny Blackberry Brambles (*Rubus Allegheniensis*), one Hawthorne Bush (*Crataegus Sp.*) and four (4) Junipers (*Juniperus Communis*) is required. The majority of these invasive bushes are partially falling within the coastal wetland and pose a risk to the bank stabilization.

Upon removal of the vegetation, the banks will be graded to achieve as close to a 1H:1V slope possible and a geotextile grid will be placed behind the stone. Large diameter, irregular stones (approximately 2 - 5 feet) will be dug into a trench and pinned to ledge at the base of the slope, where applicable, and placed at a height of approximately twelve (12) feet above the HAT and six (6) feet seaward beyond the HAT.

Upon the completion of the riprap, the Applicant proposes to place plants along the face of the bank, in areas that are disturbed during construction. The Applicant proposes to place the following plants at the top of the riprap to replace the bushes disturbed during construction:

- 5 Highbush Blueberry (*Vaccinium Corymbosum*)
- 5 Northern Bayberry (*Morella Pennsylvanica*)
- 5 *Vaccinium Angustifolium* (Lowbush Blueberry)

In areas of ground vegetation and ground cover that may be disturbed during construction, the Applicant proposes to seed and loam the area with New England Conservation/Wildlife Seed Mix. The vegetation will be installed during the growing season at the completion of construction. Vegetation will be monitored for five (5) years to ensure an 80% survival rate. The contractor working on-site will have a Maine DEP Erosion Control Certified Individual onsite during all construction activity.

## **Exhibit 7.0: Erosion Control Plan**

All work will take place from the upland. The applicant will install erosion and sediment controls prior to the start of construction. The shoreline will be grubbed and graded. Filter fabric will be installed and then the riprap will be placed along the shoreline. At the completion of construction, any areas of soil disturbance will be stabilized with vegetation and mulch in accordance with the Department's permanent soil stabilization BMPs published in the most recent version of the Maine Erosion and Sediment Control BMPs manual. Plantings will be replaced during the next growing season at the completion of construction.

WARRANTY DEED

I, MARY E. RUSSELL of Roslindale, Suffolk County, Massachusetts, for consideration paid **grant** to CYNTHIA BARNETT, whose mailing address is 49 Foreside Common Drive, Falmouth, ME 04105, with **Warranty Covenants**,

A certain lot or parcel of land with the buildings thereon, situated on the southeasterly side of Island View Lane in the Town of Freeport, in the County of Cumberland and State of Maine, bounded and described as follows:

Being Lot No. 71 as shown on Plan entitled "Plan of Flying Point Shores - Section 1" by Harlan H. Sweetser, Engineer, dated September, 1944 and recorded in Cumberland County Registry of Deeds in Plan Book 31, Page 31.

**Together With** all my right, title and interest in and to that property situated between the lot hereby conveyed and mean high water.

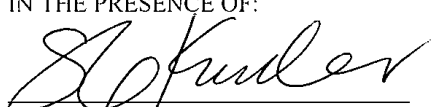
Being the same premises conveyed to Mary E. Russell by Gertrude E. Fournier, Vivian T. Tardif, and Gerald P. Tardif by deed dated February 4, 1992 and recorded in Cumberland County Registry of Deeds in Book 9894, Page 323. Reference is made to Superior Court Judgment, Docket No. CV-92-1409, dated April 7, 1993 and recorded in said Registry of Deeds in Book 10708, Page 39.

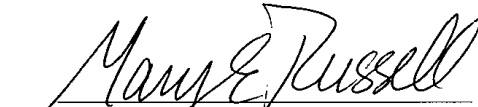
**Together Also With** the rights and easements conveyed by Gilles Tardif and Monique G. Tardif to Mary E. Russell by deed dated March 31, 2006 and recorded in Cumberland County Registry of Deeds in Book 24243, Page 329.

The above-described premises are conveyed **Subject However** to, and exception is hereby made to the incorporated statutory covenant of "free of all encumbrances" for, Holding Tank Deed Covenant acknowledged May 30, 1997 and recorded in Cumberland County Registry of Deeds in Book 13105, Page 147.

**In Witness Whereof**, I, MARY E. RUSSELL, have hereunto set my hand this 4<sup>th</sup> day of August, 2011.

SIGNED AND DELIVERED  
IN THE PRESENCE OF:

  
\_\_\_\_\_  
Witness

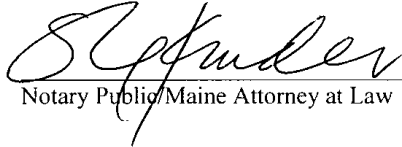
  
\_\_\_\_\_  
Mary E. Russell

MAINE REAL ESTATE TAX PAID

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

August 4, 2011

Then personally appeared before me the above named Mary E. Russell and acknowledged the foregoing instrument to be her free act and deed.

  
\_\_\_\_\_  
Notary Public/Maine Attorney at Law

\_\_\_\_\_  
(TYPE OR PRINT NAME)

**SUSAN GAGE KIEDLER**  
Notary Public, Maine  
My Commission Expires November 22, 2011

Received  
Recorded Register of Deeds  
Aug 04, 2011 01:13:20P  
Cumberland County  
Famela E. Lovley

Exhibit 11. MHPC and Tribal Notifications

January 14, 2024

Maine Historic Preservation Officer  
Tribal Historic Preservation Officers:  
Mi'kmaq Nation  
Houlton Band of Maliseet Indians  
Passamaquoddy Tribe of Indians-Indian Township  
Reservation Passamaquoddy Tribe of Indians-Pleasant  
Point Reservation Penobscot Nation

RE: Maine Department of Environmental Protection (DEP), Natural Resources Protection Act (NRPA) Application to stabilize a shoreline located at 32 Island View Lane in Freeport, Maine (Tax Map 5A, Lot 51).

Dear Sir/Madam,

This letter concerns my application to the U.S. Army Corps of Engineers and the Maine Department of Environmental Protection, Natural Resources Protection Act Application for a permit to stabilize my shoreline with rip rap located at 32 Island View Lane in Freeport, Maine. The stabilization will address serious erosion issues on the property and we are proposing to regrade and place riprap and plants to stop the erosion and stabilize the slope. Please find a copy of a location map and photographs for your review as well as a copy of the application and plans. Per Section 106 of the Historic Preservation Act, and as a condition of our pending Corps application we are requesting a determination of effect for this project.

If you have any questions or concerns with this project, please feel free to contact me directly at 843-991-6141 or by email at [cynthia12me@gmail.com](mailto:cynthia12me@gmail.com). My mailing address is 32 Island View Lane Freeport, ME 04032. You may also contact the The Corps, their email address is [cenae-r-me@usace.army.mil](mailto:cenae-r-me@usace.army.mil).

Sincerely,

*Cynthia Barnett*

Cynthia Barnett

Enclosures:

Copy of application (page 1), location map, plans and photos



# The Times Record

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## Classified Advertising Proof

Barnett Cynthia,  
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Freeport  
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04032  
(843) 991-6141  
cynthial2me@gmail.com

Thank you for placing your advertisement with us.

Your order information and a preview of your advertisement are attached below for your review. If there are changes or questions, please contact the classified department at (207) 729-3311

Thank you

(207) 729-3311

sodell@timesrecord.com

Monday – Friday 8:00 am – 4:30pm

Order Number	<b>0476023</b>	Order Price	<b>\$124.14</b>
Sales Rep.	<b>Sara Odell</b>	PO No.	
Account		Payment Type	<b>Credit Card - AMG</b>
Publication	<b>The Times Record</b>	Number of dates	<b>1</b>
First Run Date	<b>01/17/2024</b>	Last Run Date	<b>01/17/2024</b>
Publication	<b>Online Upsell TR</b>	Number of dates	<b>1</b>
First Run Date	<b>01/17/2024</b>	Last Run Date	<b>01/17/2024</b>

## **Public Notice**

### **Notice of Intent to File**

Please take notice that Cynthia Barnett, 32 Island View Lane, Freeport, ME 04032 (Agent Phone # 843-991-6141) are intending to file Natural Resources Protection Act permit application with Maine Department of Environmental Protection pursuant to provisions of 38 MRS §§ 480-A thru 480-BB on or about February 12, 2024. The application is to stabilize 50ft of shoreline with riprap located at 32 Island View Lane Freeport, ME Tax Map 5A Lot 51. Request for a public hearing or request that Board of Environmental Protection 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 Department of Environmental Protection's office in Portland during normal working hours. A copy of the application may also be seen at Freeport Maine municipal office. Send written public comments to regional office in Portland where the application is filed for public inspection: MDEP, Southern Maine Regional Office, 312 Canco Road, Portland, Maine 04103.