

**Town of Freeport  
Planning Department**

Application for Review

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

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

**Name of Project:**   Mason - Maquoit Drive Shoreline Stabilization  

**Proposed Use of Property:**   Residential  

**1) Applicant Information:**

Name:   Jeffrey and Claudette Mason   Tel:   207-632-1144    
(If a Company, provide name of person also)

Address:   110 Maquoit Drive, Freeport, ME 04032  

Email:   claudette.mason@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  

Location: Street Address   110 Maquoit Drive, Freeport, ME 04032  

Assessor's Office Map:   5  

Lot:   52  

Size of Parcel (acres):   0.18 acres  

Zoning District (s):   MDR1 / 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: \_\_\_\_\_

**6) Other Information:**

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

Is Zoning Board of Appeals Approval Required? Yes  No

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

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

Proposed Number of Lots \_\_\_\_\_

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: Mike Morse, Agent / Environmental Consultant Tel: 207-558-0102

Address: Archipelago, 1 Dana Street, Portland, ME 04101

Email: mmorse@ArchipelagoNA.com

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

Name: Mike Morse / Archipelago Tel: 207-558-0102

Address: 1 Dana Street, Portland, ME 04101

Email: mmorse@ArchipelagoNA.com

Application Fee: \$ \_\_\_\_\_ 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.

2/20/2024  
DATE

  
SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE



Michael Morse  
Senior Environmental Consultant  
MMorse@ArchipelagoNA.com

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

To whom it may concern:

Jeffrey M. Mason and Claudette G. Mason, owners of property located at 110 Maquoit Drive, Freeport, Maine, hereby authorize Mike Morse and Archipelago to submit permit applications on their behalf to the State of Maine Department of Environmental Protection, U.S. Army Corps of Engineers, and Town of Freeport. Such permit applications are intended for the proposed shoreline stabilization project located at 110 Maquoit Drive, Freeport, Maine.

Signature: Jeffrey M. Mason  
Jeffrey M. Mason

Date: 10/5/23

Signature: Claudette G. Mason  
Claudette G. Mason

Date: 10-5-23



WARRANTY DEED  
Joint Tenancy

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS, THAT We, Harold L. Mason and Charlotte W. Mason, in consideration of One Dollar (\$1.00) and other valuable considerations, paid by Jeffrey M. Mason and Claudette G. Mason whose mailing address is 141 Gray Road, Falmouth, Maine 04105, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said, Jeffrey M. Mason and Claudette G. Mason as joint tenants and not as tenants in common, their heirs and assigns forever,

See Exhibit A

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Jeffrey M. Mason and Claudette G. Mason as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

AND we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said Harold L. Mason and Charlotte W. Mason, wife of the said Harold L. Mason joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hands and seals this 7th day of the month of August, 1996.

Signed, Sealed and Delivered  
in presence of

*Lewis Holman*  
Witness

*Harold L. Mason*  
Harold L. Mason

*to both*  
Witness

*Charlotte W. Mason*  
Charlotte W. Mason

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

August 7, 1996

Then personally appeared the above named Harold L. Mason and Charlotte W. Mason and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*Lewis Holman*  
Notary Public/Attorney-at-Law

*Lewis Holman*  
Printed Name



EXHIBIT A

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

Being Lot Numbered Forty-Eight (48) as shown on plan of lots of Flying Point, made by E. A. Rand, surveyor, dated May 25, 1933 and duly recorded in the Cumberland County Registry of Deeds.

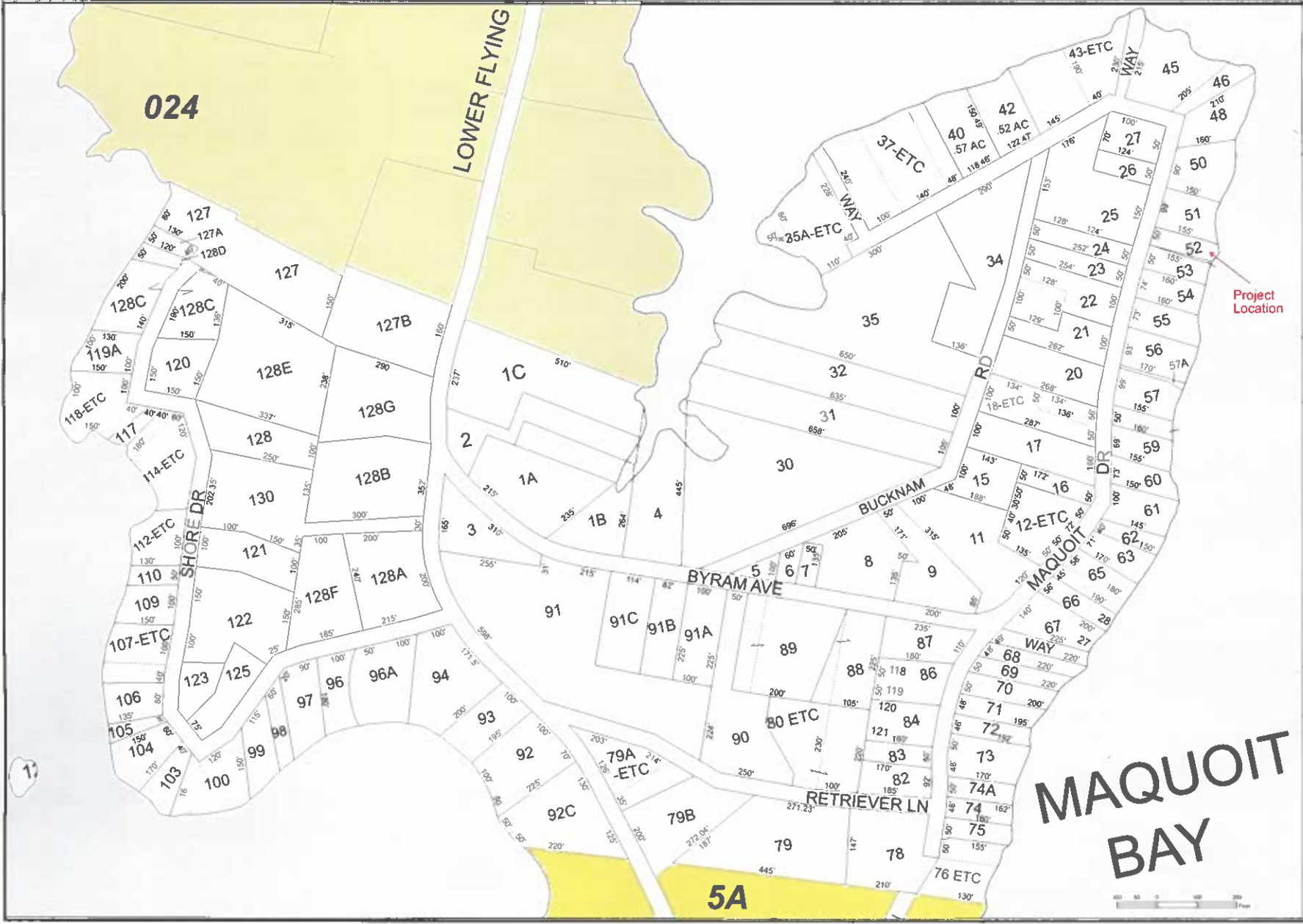
Being a part of the premises conveyed to Chester D. Swan by deed of Everett E. Byram, dated May 1, 1933 and recorded in said Registry of Deeds in Book 1420, Page 159.

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

Meaning and intending to convey the premises conveyed to Harold L. Mason and Charlotte W. Mason by deed recorded of near or even date herewith by the Mason Family Living Trust dated November 15, 1994.

re5  
mason.exa  
08/02/96

RECEIVED  
RECORDED REGISTRY OF DEEDS  
96 AUG 15 AM 8:46  
CUMBERLAND COUNTY  
*John B. O'Brien*



**PROPERTY MAPS**  
**TOWN OF FREEPORT, MAINE**



James H. Thomas  
Planning  
2000 Main Street  
Freeport, ME 04030  
jth@jthomas.r.com

These maps are intended to be used for the purpose of property identification and should not be used for other purposes.  
Revised to April 14

Scale = 100



**2021**  
**MAP: 005**





Michael Morse  
Principal  
Senior Environmental Consultant  
MMorse@ArchipelagoNA.com

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

**Jeffrey & Claudette Mason**  
Shoreline Stabilization  
110 Maquoit Drive, Freeport, Maine  
Project Review Board

### **Project Description**

The proposed project is one of five contiguous properties located on Maquoit Drive that have been significantly impacted by shoreline erosion and that are proposed for shoreline stabilization. Each lot is required to obtain a separate permit from the Town of Freeport Project Review Board in order to conduct the work on their land. We respectfully request that each of these separate project applications be reviewed and approved concurrently by the Board.

The project proposes to install approximately 50 linear feet of riprap to provide shoreline stabilization where erosion is undermining the stability of the embankment. The erosion is primarily a result of wave runup and storm surge during abnormally significant storm events, such as was experienced in December 2022 as well as the recent storms in January 2024. The riprap will extend up the slope to a height of approximately 5' above existing grade. The Highest Annual Tide (HAT elevation 11.6' MLLW) line was identified on site as being primarily seaward of the toe of the slope, however, the toe of the proposed riprap will minimally extend into the coastal wetland at the southerly end of the property. The project proposes altering approximately 15 square feet of coastal wetland. The proposed shoreline stabilization project is depicted on the attached plans.

Existing conditions: The overall slope is characterized as steep (~71% grade) but with a moderate catch of native and non-native vegetation - some non-native species are listed as invasive by the Department of Agriculture, Conservation and Forestry's Natural Areas Program. The vegetation includes several trees (mostly near the toe), shrubs and other ground cover. There is an existing ~17' wide by ~35' long vertical section of riprap extending up the embankment with evidence of failure (piles of riprap and exposed geotextile fabric located at the toe of the slope). There is also evidence of riprap having been placed along a substantial portion of the toe of the slope at some point in the distant past. This riprap had not been installed according to current design specifications and the vertical extent of the riprap likely was not sufficient to protect the slope during extreme storm events. The existing riprap is comprised of a mix of loose stone along with smaller stone embedded in concrete masses of

varying size. Much of this stone has been dislodged from the slope or is otherwise generally ineffective at shoreline stabilization. The remainder of the slope toe exhibits eroded bare soils.

Proposed conditions: The slope toe erosion has increased the overall slope failure potential. The applicants propose to install geotextile fabric covered with riprap within this area to a height of approximately 5' above the existing grade, and across the 50-foot width of the lot. Riprap will function to reduce the potential for slope failure into the adjacent coastal wetland without disturbing or otherwise destabilizing the slope above the toe area. Geotextile fabric will be keyed in at the top and bottom of the project area, and toe boulders will be keyed into the substrate. Toe boulders will consist of 3'- 4' boulders and the riprap will be +/-2' blasted stone. Riprap will be constructed at a 1:1 slope (horizontal:vertical). The riprap placement will primarily occur above the HAT and outside the coastal wetland, except for one small area near the southerly extent of the project. The total area of coastal wetland proposed to be impacted for this project is approximately 15 square feet.

The proposed riprap will be located over a non-vegetated area covered in rocks/riprap and washed-up debris primarily outside of the coastal wetland. Stone from the previously failed riprap that is deemed suitable for the project will be removed from the current location and will be incorporated into the project.

Pursuant to the Town's Shoreland Zoning Ordinance, Section 305, the Project Review Board (PRB) shall be the reviewing authority for any proposed shoreline stabilization within the Shoreland Area.

Pursuant to Section 404 of the Ordinance, when administering permits, the Project Review Board shall approve an application for a permit, only upon finding that the use, activity, or structure complies with all requirements of this Ordinance and that it meets the following criteria:

- 1. Will maintain safe and healthful conditions;** The project will utilize inert materials and will be constructed in accordance with Best Management Practices to maintain safe and healthful conditions.
- 2. Will not result in water pollution, erosion, or sedimentation to surface waters;** Adequate erosion and sedimentation control practices will be utilized to prevent erosion or sedimentation, or other pollution from entering surface waters. The purpose of the proposed project is to stabilize the existing eroding embankment which is currently depositing sediments into the coastal wetland.
- 3. Will adequately provide for the disposal of all wastewater;** N/A - the proposed shoreline stabilization project will not generate wastewater or otherwise require wastewater disposal.



- 4. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;** The project will not have an adverse impact on spawning grounds, fish, aquatic life, bird, or other wildlife habitat. The project is located almost entirely outside the coastal wetland and is intended to eliminate soil erosion into the coastal wetland, which can be detrimental to aquatic species in particular.
- 5. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;** The lot will remain primarily vegetated and undisturbed from the existing condition. There is a minimal amount of vegetation growing within the specific project area and therefore a minimal amount of vegetation will be removed for the project. Extensive vine growth (i.e. Virginia creeper, multi-flora rose) canopy overhangs much of the project area and will be pruned back to facilitate construction. Removal of vegetation for this project is an exempted activity in accordance with Section 306.P.2 of the Ordinance. Visual and actual points of access will continue as exists presently.
- 6. Will protect archeological and historical resources as designated in the comprehensive plan;** The project does not impact any archeological or historic resources designated in the comprehensive plan. A request for project review was submitted to the Maine Historic Preservation Commission and Tribal Historic Preservation Officers. Responses from the MHPC and THPC confirm that there are no historic or archeological resources affected by the proposed project.
- 7. Will not adversely affect existing commercial fishing or maritime activities in a Marine Waterfront District;** N/A – the property is not located in the Marine Waterfront District.
- 8. Will avoid problems associated with floodplain development and use;** The project proposes to install riprap to the toe of the eroding embankment and has no new impact to the floodplain. Should flood conditions occur, the project will reduce the likelihood of trees and other terrestrial borne debris from entering the coastal wetland, debris that could cause damage to other coastal structures or shoreline.
- 9. Is in conformance with the provisions of Section 306, Land Use Standards.** Please see response to Section 306(T) review standards below. Other General Regulations within Section 306 either do not apply to the proposed project or are otherwise addressed and are satisfied, as described above.

Under Section 306.T of the Shoreland Zoning Ordinance, vegetation may be removed in excess of the standards in Section 306.N in order to conduct shoreline stabilization of an eroding shoreline, provided that a permit is obtained from the PRB and construction equipment must access the shoreline by barge when feasible.

Vegetation: Only vegetation near the base of the slope is proposed to be removed to construct the project. This includes a minimal mix of herbaceous and woody vegetation. Three clusters of

speckled alder saplings (sucker growth from previous damaged stems) must be removed near the southerly end of the property and a partially undermined red oak tree (10") near the base of the slope at the northerly end of the project area must also be removed in order to construct the shoreline riprap. Pursuant to Section 306.T of the Shoreland Ordinance, vegetation may be removed in excess of the standards in Section 306.N in order to conduct shoreline stabilization of an eroding shoreline, provided that a permit is obtained from the Project Review Board. The vegetation proposed to be removed is minimal. Accordingly, minimal replanting is proposed immediately above the proposed riprap. Bay

Replanting will consist of planting two red oak tree saplings and the three alder sucker growth clusters will be replaced with 5 bayberry shrubs. The location of the proposed vegetation removal and plantings are depicted on the attached revegetation plan. Planting on the steep slope is intended to minimize disturbance to the slope in order to reduce destabilizing the slope more than necessary.

Access: Equipment and construction material access to the site will be via barge (hand tools and smaller equipment may access the site via an existing upland stairway), consistent with Section 306.T of the Ordinance. Equipment will operate on construction mats to avoid permanent impacts to coastal wetland. The barge will be operated to avoid grounding in shallow water conditions, if possible, but temporary grounding of the barge is anticipated within an area on the northerly portion of the project site over an area of ledge and/or sandy non-vegetated substrate. Grounding the barge could damage the barge and therefore it will be avoided if possible. Construction mats will be temporarily placed over coastal wetland during construction and will cover approximately 720 square feet of coastal wetland.













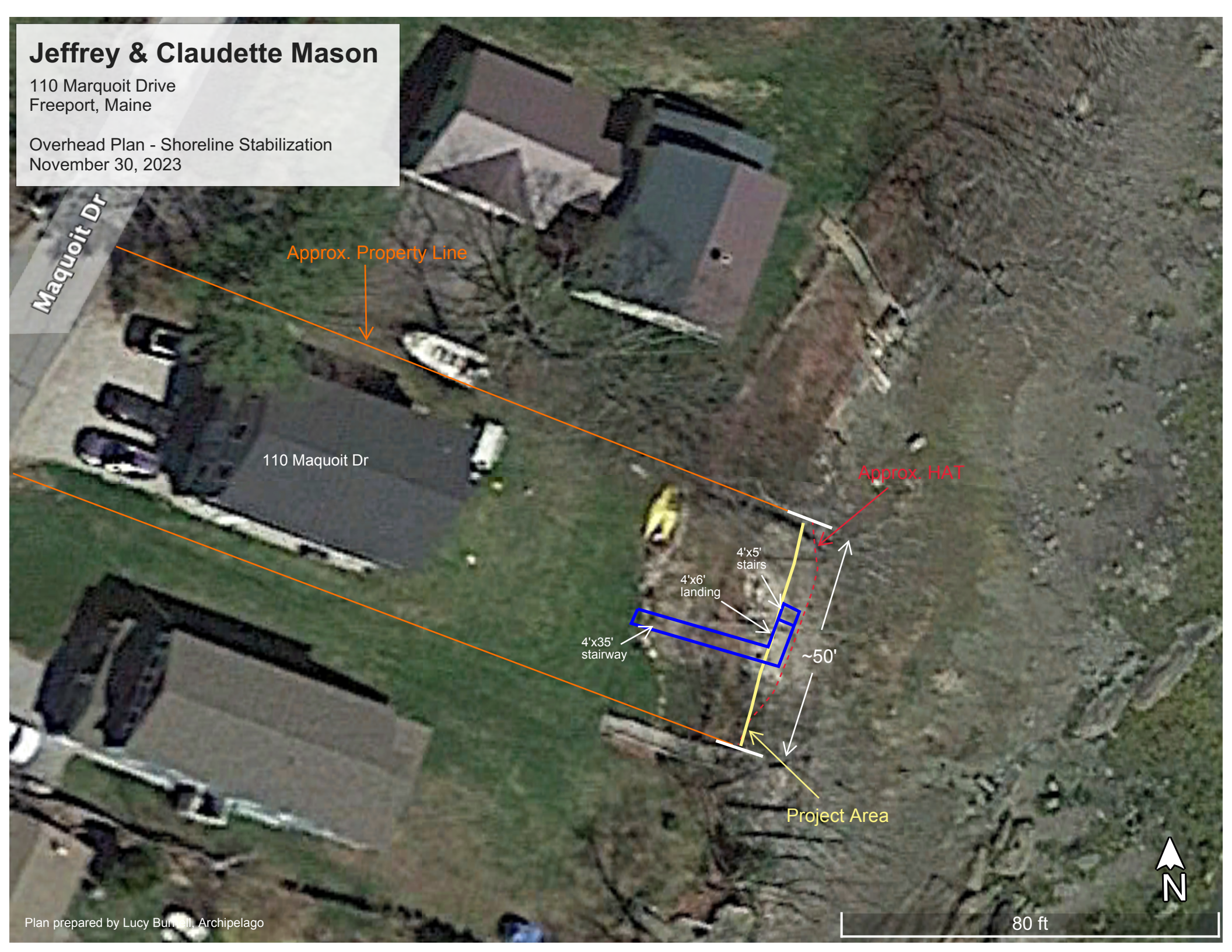
10" Red Oak to be removed



# Jeffrey & Claudette Mason

110 Marquoit Drive  
Freeport, Maine

Overhead Plan - Shoreline Stabilization  
November 30, 2023



Maquoit Dr

Approx. Property Line

110 Maquoit Dr

Approx. HAT

4'x35' stairway  
4'x6' landing  
4'x5' stairs

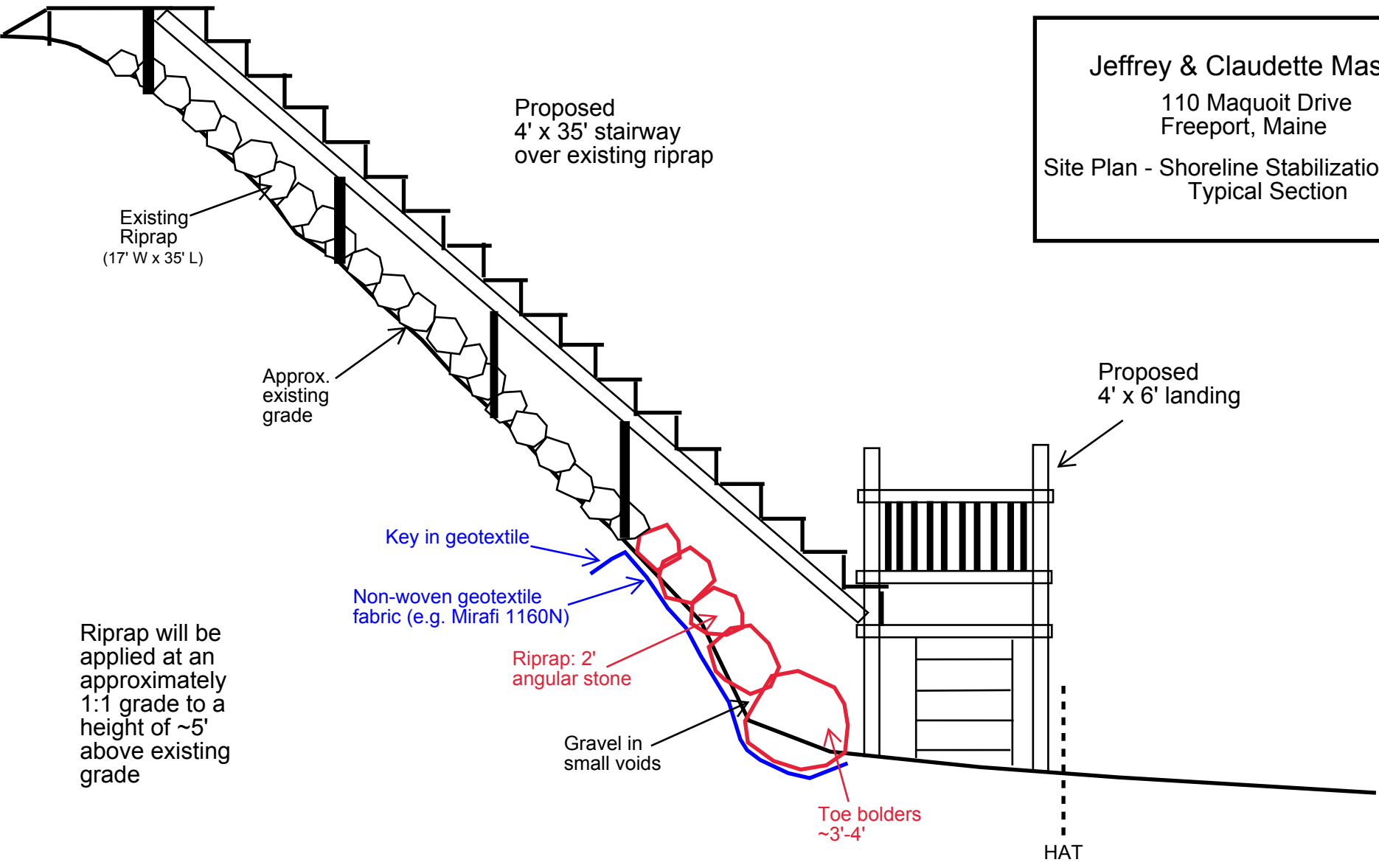
~50'

Project Area

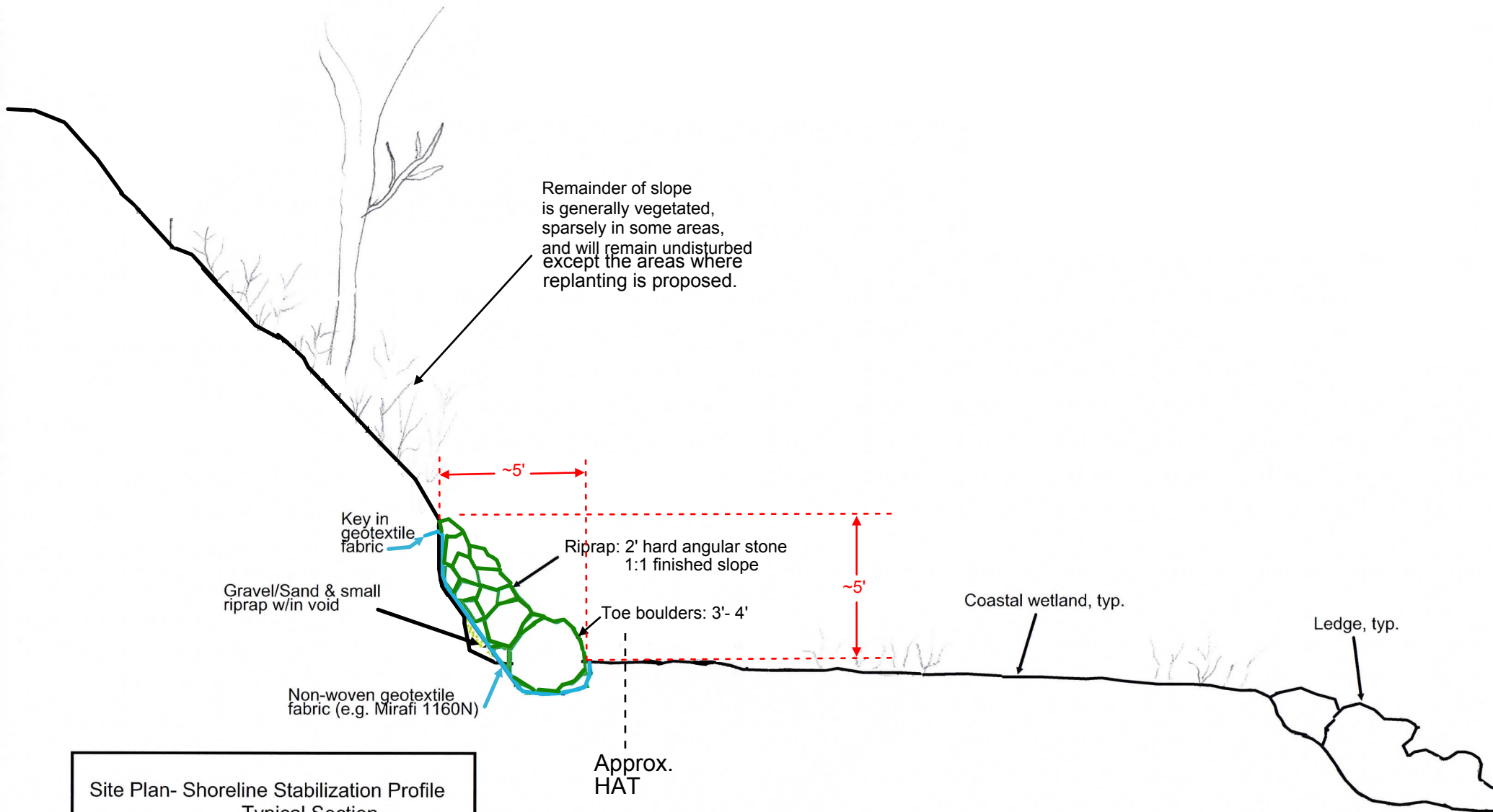




Jeffrey & Claudette Mason  
110 Maquoit Drive  
Freeport, Maine  
Site Plan - Shoreline Stabilization Profile  
Typical Section



Riprap will be applied at an approximately 1:1 grade to a height of ~5' above existing grade



Site Plan- Shoreline Stabilization Profile  
Typical Section

Jeffrey & Claudette Mason  
110 Maquoit Drive, Freeport, ME

Design by: Coastal Maine Hardscapes, LLC  
Drawn by: Mike Morse, Archipelago  
December 1, 2023

Scale: dimensions noted



# Jeffrey & Claudette Mason

110 Marquoit Drive  
Freeport, Maine

Revetation Plan - Shoreline Stabilization  
November 30, 2023



Maquoit Dr

Approx. Property Line

110 Maquoit Dr

2 Red Oak saplings  
to be replanted

10" Red Oak to be removed

Approx. HAT

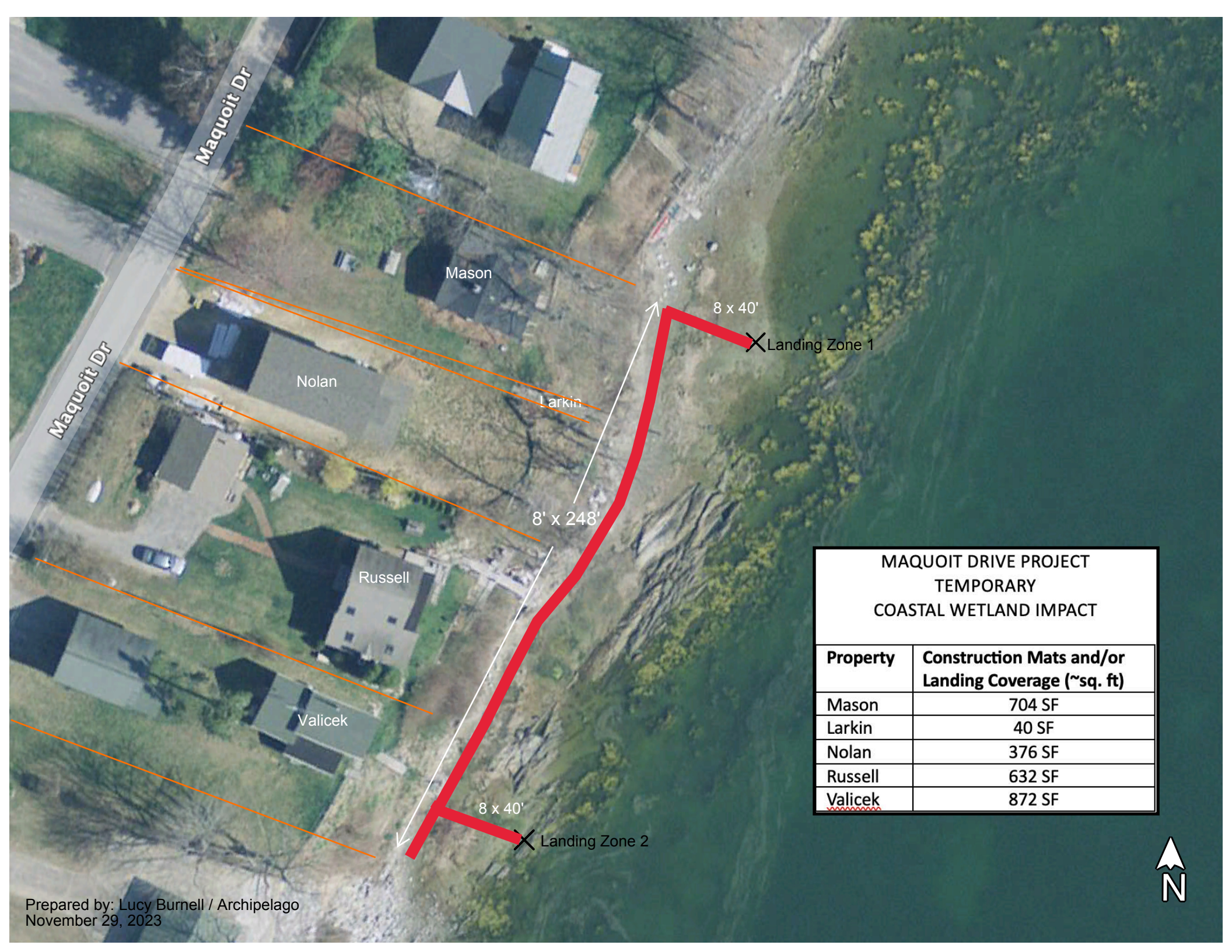
5 Bayberry Shrubs  
to be replanted

Alder shrub to  
be removed

Project Area







MAQUOIT DRIVE PROJECT TEMPORARY COASTAL WETLAND IMPACT	
Property	Construction Mats and/or Landing Coverage (~sq. ft)
Mason	704 SF
Larkin	40 SF
Nolan	376 SF
Russell	632 SF
Valicek	872 SF

