



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

March 21, 2022

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

RE: Wharfing Out Application for John and Patricia Camelio, 24 Merganser Way, Freeport, ME (Tax Map #5A, Lot #15).

Dear Members of the Coastal Waters Commission,

On behalf of John and Patricia Camelio (Applicant), Atlantic Environmental (AE) requests the Coastal Waters Commission consider a Wharfing Out Application at the next scheduled meeting. Specifically, the Applicant proposes to construct a four (4) foot wide by six (6) foot long landing that will connect to a four (4) foot wide by eight (8) foot long set of steps. The steps will connect to a five (5) foot wide by thirty-two (32) foot long pier, a three (3) foot wide by thirty-two (32) foot long ramp, and a ten (10) foot wide by twenty (20) foot long float. The pier will be supported with ten (10), eight (8) inch by eight (8) inch pilings that will be pinned to ledge. The Applicant intends to begin construction in the Summer of 2022 and the construction will take approximately one (1) to two (2) weeks.

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). A copy of the ACOE approval is attached and a copy of the DEP permit 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@atlanticensviromaine.com.

Sincerely,
Atlantic Environmental LLC.

A handwritten signature in black ink that reads "Timothy A. Forrester". The signature is written in a cursive style.

Timothy A. Forrester, Owner

Wharfing Out Application



Town of Freeport Coastal Waters Commission

Application Form – Page 2

Submission Checklist – Page 3

Required Standards – Pages 4-6

Signature Page – Pages 7

INSTRUCTIONS:

1. Please complete pages two through seven. Obtain or get copies of information as required by the application on these pages.
2. Use the checklist on page two to make sure submission requirements are met. The checklist is a summary of the standard requirements in the Coastal Waters Ordinance.
3. All waiver requests will require a written statement.
4. Make ten (10) copies of the application and required submissions as well as **one digital PDF copy. Please submit these copies and the original application as well as any fees (see fee schedule) to the Harbor Master by 1:00 pm seven days prior to the requested meeting.**

Applicant Name: John and Patricia Camelio

Date of Board Review:



TOWN OF FREEPORT

30 Main Street
Freeport, ME 04032
(207)865-4546

Wharfing Out Application

FOR OFFICIAL USE ONLY

Date Received	
MBLU	
Permit Fee	
Payment Info	
Date of CWC Review	

Permit Number: _____

1. If you have questions about what is required in order to obtain a permit, contact the Harbor Master, at 207-865-4546 or harbormaster@freeportmaine.com.
2. DEP Certification is required for soil disturbances located in the Shoreland Zone.

Project Address:	24 Merganser Way		
Tax Map and Lot:	Map # 5A/Lot # 15	Estimated Cost:	\$50,000 (dock portion)
Please Describe Your Project:	The Applicant proposes to construct a recreational dock consisting of a 4' x 6' landing, a 4' x 8' set of stairs, a 5' x 32' pier, a 3' x 32' seasonal ramp, and a 10' x 20' seasonal float.		

Property Owner Information

Owner(s) Name:	John and Patricia Camelio		
Book and Page	Bk# 38555/Pg# 245	Phone Number:	(207) 274 - 0593
Mailing Address:	15 Merganser Way Freeport, ME 04032		
Email Address:	jcamelio@lbean.com		

Contractor or Applicant Information

Contractor or Applicant Name:	Atlantic Environmental, LLC c/o Tim Forrester		
Mailing Address:	135 River Road Woolwich, ME 04579		
Phone Number:	(207) 837 - 2199		
Email Address:	tim@atlanticiromaine.com		
DEP Certification:	1539		

Submissions Checklist

The following list is the information required by section Ch. 31 Art. XIII of the Coastal Waters Ordinance for the Town of Freeport Please check in the column on the left if the information has been provided, a waiver has been requested, or you believe the information is not applicable to your application. If a waiver has been requested, or the information is not applicable, a written explanation is required.

FOR APPLICANT USE				FOR COASTAL WATERS USE			
Provided	Waiver	N/A	<u><i>"Application and Plan Requirements"</i></u>	Received	On File	Waived	N/A
X			Application Received 30 Days prior				
X			Application Fee Paid				
X			Signed copy of application				
X			Name & Address of owner				
X			Seven Copies of Application				
X			Name & Address of all abutters within 250 feet and Certified Mail Receipts				
X			Map of general location				
X			Show all adjacent properties				
X			Name, Map & Lot numbers on drawings				
X			Copy of Deeds & Agreements				
X			Scaled Site Plan drawings				
X			Visual Map with Latitude and Longitude				
X			Photographs of site including aerial				
X			HAT, MLLW lines shown				
			<u><i>"Additional Information"</i></u>				
X			Location of Temp Structures in Winter Months				
X			Anticipated date for start of construction.				
X			Anticipated date for completion of construction				
		X	Shared Access?				
X			Contractor for Construction				
X			Contractor for Storage				
X			Contractor for Maintenance				
		X	Any Future Plans				
		X	Abutter objections				
			<u><i>"Structure (Project) Standards"</i></u>				
X			No larger in Dimension				
X			Required Frontage				
X			No longer than 125 Feet				
X			No interference with existing public access				
X			Hazard to Navigation				
X			Hazard to Navigation				
X			Shore access soils described				
X			Locations of development and natural beaches shown				
X			Effect on fish & wildlife				
X			Superstructure on piers				
X			Registration				
X			State and Federal permits				

The Coastal Waters Commission shall make a positive finding on each the following standards, please describe in the area provided below, how your proposed application will meet the applicable criteria.

No more than one (1) pier, dock, wharf or similar structure extending or located below the normal high-water line of a water body or within a wetland is allowed on a single lot; except that when a single lot contains at least twice the minimum shore frontage as specified in Town of Freeport Zoning Ordinance, a second structure may be allowed and may remain as long as the lot is not further divided.

The Applicant is only proposing one dock that consists of a pier, ramp, and float.

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 sixty (60) feet of water shore frontage. The total length of the structure from the highest annual tide water mark shall not exceed one hundred twenty-five (125) feet and must be completed within two (2) 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 (100) feet of water frontage and the length of the dock is 71.3 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. If appropriate the float will display appropriate warning lights to aid in navigation and public safety at the discretion of the Harbor Master, the US Coast Guard, or the Army Corps of Engineers.

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 a westerly 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 stabilization of the shoreline, at the completion of construction will be stabilized with native vegetation to include Bayberry, Beach Plum, 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, an area of fringing salt marsh vegetation, 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. Shellfish harvesting does occur in the area. However, only the seasonal float will be located in potentially harvest areas.

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

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

9. No new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland unless the structure requires direct access to the water body or wetland as an operational necessity.

The Applicant does not propose to construct a new structure on, over, or abutting the proposed dock.

10. No existing structures built on, over or abutting a pier, dock, wharf or other structure extending beyond the normal high-water line of a water body or within a wetland shall be converted to residential dwelling units in any district.

There are no existing structures that the Applicant proposes to convert to a residential dwelling unit.

11. Except in the Marine Waterfront District, structures built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed twenty (20) feet in height above the pier, wharf, dock or other structure.

The Applicant does not propose to construct a structure on, over, or abutting the proposed dock.

12. Temporary Floats shall be stored outside of the mud flats and in compliance with the Town of Freeport Zoning Ordinance.

The proposed dock will be constructed by Bob Waddle of Waddle Marine Service. In the fall, Mr. Waddle will place the ramp on the pier for off-season storage. The float will be hauled off-site and stored in an upland location.

After the submission of a complete application to the Coastal Waters Commission, the Coastal Waters Commission shall approve an application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use:

a) Will maintain safe and healthful conditions;

The dock will provide safe recreational access to the resource and will be elevated over the intertidal area and will not result in unhealthy pollution of the public water supply or ground water.

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

All CCA-treated lumber will be cured in the upland for 21 days prior to construction to minimize potential water pollution. The proposed dock will be constructed in accordance with standard marine practices and will not result in additional waste. The pilings will be pinned to ledge and the crib will consist of timber and stones and the installation requires minimal excavation or earth-moving. In addition, the Applicant will ensure the site is stabilized at the completion of construction in accordance with the Maine Department of Environmental Protection's Best Management Practices. The dock will provide safe recreational access to the resource and will be elevated over the intertidal area and will not result in unhealthy pollution of the public water supply or ground water.

c) Will adequately provide for the disposal of all wastewater;

The Applicant does not propose to modify the existing water supply and/or quality as part of the project.

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

The dock has been positioned to provide reasonable tidal access to the resource. The stairs and pier are located over ledge and will not have an adverse impact to the environment. The ramp and float are seasonal and the float is constructed with float skids to elevate the float over the substrates during all tides to minimize impacts to the mudflats.

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

The Applicant is proposing to stabilize the shoreline and the Applicant intends to plant native vegetation at the completion of the shoreline stabilization construction. This includes native plantings to be placed three (3) feet on center along the entire shoreline. Existing trees will remain along the top of the bank in order to conserve shore cover. There are no public points of access within the vicinity of the project site.

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

The project has been reviewed by the Maine Historic Preservation Commission (MHPC) and the five Indian tribes. There were no archaeological or historic resources identified at the project site.

- g) Will not adversely affect existing commercial fishing or maritime activities in the Maritime Waterfront district;

The project is not located in the Maritime Waterfront district and the proposed dock will not adversely affect existing commercial fishing or maritime activities.

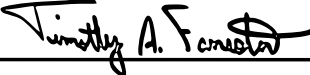
- h) Will avoid problems associated with floodplain development and use; and

The Applicant intends to use standard marine construction practices for the construction of the proposed dock. The dock does not pose a risk to floodplain development.

- i) Is in conformance with the provisions of the Town of Freeport Zoning Ordinance, verification from the CEO is required.

The Applicant intends to submit a building permit to the Town for review by the CEO.

1. I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this application is to the best of my knowledge to be true and accurate. I agree to comply with all of the Town of Freeport's ordinances and the State of Maine's statues regulating the activities sought in this application as well as any permit(s) that may be approved with this application.
2. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.
3. I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines.
4. I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar ties.
5. I understand that all necessary **Building and Use Permits** shall be secured from the Codes Enforcement Officer if the Coast Waters Commission grants approval of this application.
6. I understand that the approval becomes invalid if construction or use has not commenced within twelve (12) months of the approval date or it is found that false statements have been furnished in this application.
7. I understand that if I fail to comply with the aforementioned statements, a **"STOP WORK"** order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.
8. I understand that failure to follow these requirements may lead to **Violation**. The notice may result in referring the matter to the Town's attorney for legal action and possible civil penalties as provided in Ch. 21 Art. VI § 601.B & C of the Zoning Ordinance and Title M.R.S.A 30-A 4452. Fines of \$100.00 to \$2,500.00 per violation per day may be imposed.
9. I understand that all state and federal permits are my responsibility as the applicant and/or owner.
10. I understand that the Codes Enforcement Officer and Harbor Master shall have the authority to enter all areas covered by this application at any reasonable hour to enforce the provisions of the codes and ordinances applicable to this application.
11. An appeal may be taken from a decision of the Coastal Waters Commission, within thirty (30) days after the decision is rendered, to Superior Court in accordance with rule 80-B of the Maine Rules of Civil Procedure.

Applicant Signature:		Date: March 21, 2022
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This application was first reviewed by the Coast Waters Commission (CWC) on _____ / ____ / ____ .

By vote of the CWC this application requires an on-site inspection: _____ Yes _____ No

If yes, an onsite inspection is scheduled for _____ / ____ / ____ at ____ : ____ AM PM

By vote of the CWC this application requires a public hearing: _____ Yes _____ No

If yes, public hearing is scheduled for _____ / ____ / ____ at ____ : ____ AM PM

Conditions of Approval:



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

January 21, 2022

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 24 Merganser Way 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.

John Camelio

Print Name

John Camelio

Signature

1/21/2022

Date

Sincerely,
Atlantic Environmental LLC.

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

Timothy A. Forrester, Owner

EXHIBIT 1.0: ACTIVITY DESCRIPTION

The Applicant owns an approximate 0.36 acre parcel of land located on Merganser Way 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 Applicant is in the process of redeveloping the site and the existing house will be renovated. There is currently an existing set of access stairs that provides access to the intertidal zone for foot traffic; however, those stairs are in disrepair and there is no formal access to the resource for boating from the Applicant's property. Therefore, the Applicant proposes to construct a dock in order to provide safe and reasonable access to Casco Bay and adjacent waters for recreational purposes. In addition, the shoreline is exhibiting erosion and the Applicant proposes to stabilize this area with riprap.

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 stabilizing a portion of the shoreline to 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.

DOCK PROJECT DESCRIPTION

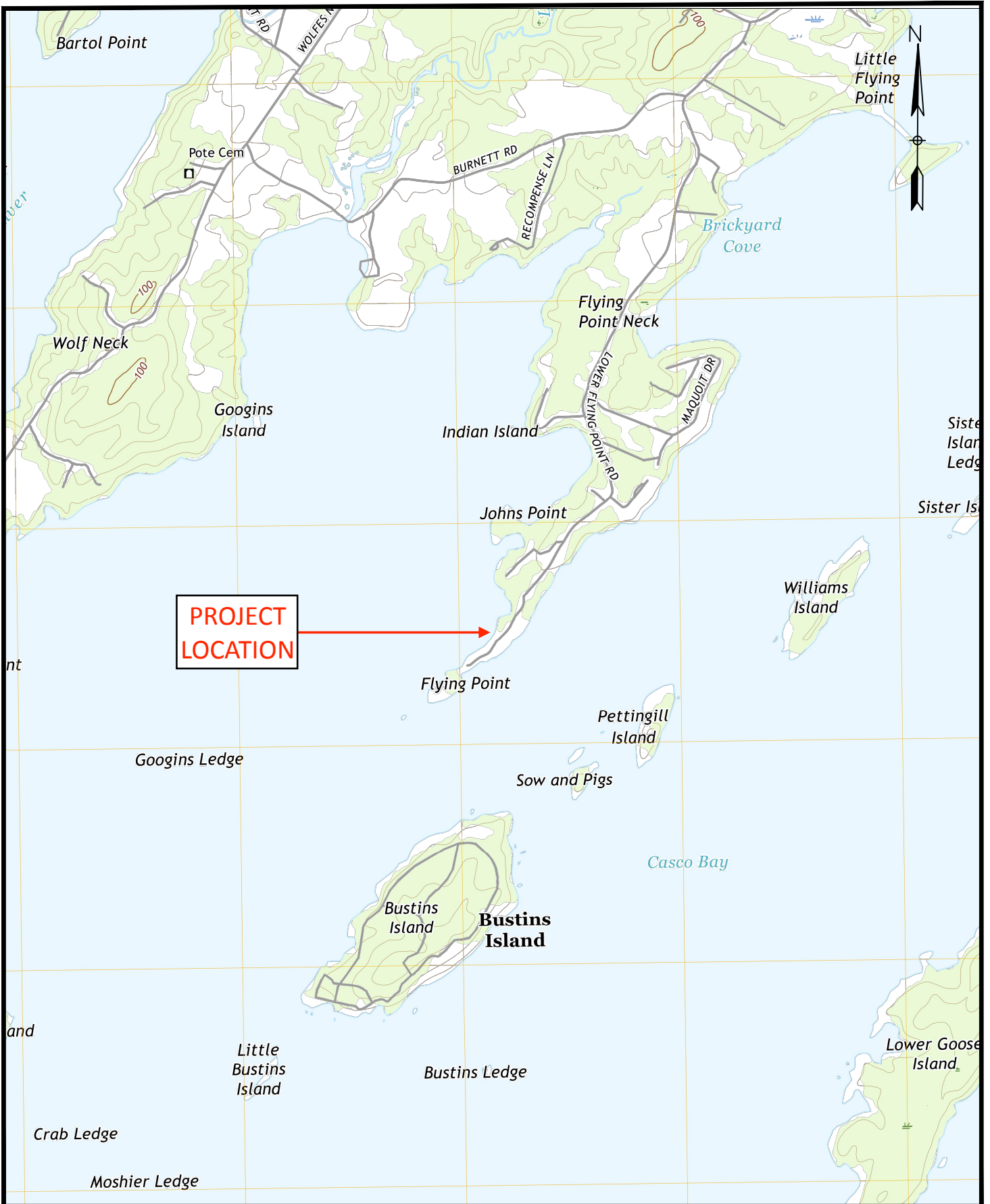
In order to reach navigable waters on a partial-tide basis, the Applicant proposes to construct a four (4) foot wide by six (6) foot long landing that will connect to a four (4) foot wide by eight (8) foot long set of access stairs. The stairs will connect to a five (5) by thirty-two (32) foot long pier that will extend in an westerly direction. The pier will be supported with ten (10), eight (8) inch by eight (8) inch pilings that will be pinned to ledge. As a result of the pilings,

there will be approximately ten (10) square feet of direct impacts to the coastal wetland. The pier will connect to a four (4) foot wide by thirty-two (32) foot long ramp and a ten (10) foot wide by twenty (20) foot long float. The project includes the construction of four (4) foot wide by eight (8) foot long set of access stairs to the intertidal area. The Applicant intends to remove the existing stairs during construction. The float will be constructed with float skids and secured in place with float cross chains pinned to ledge on the landward side. 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.

SHORELINE STABILIZATION PROJECT DESCRIPTION

There is demonstrated erosion along the Applicant's shoreline and in order to address the safety issue of ongoing erosion and to protect the existing structures, the Applicant proposes to place irregular stones that measure approximately two (2) to four (4) feet in diameter along approximately one hundred (100) feet of the shoreline. The bank will be graded to achieve to 1H: 1V slope and filter fabric will be installed below the riprap. The riprap will extend approximately four (4) above the Highest Annual Tide (HAT) and two (2) feet below the HAT and the bottom row of riprap will be pinned to ledge or buried in a trench. The overall direct impacts to the coastal wetland as a result of the placement of the riprap below the HAT will be approximately two hundred (200) square feet. Approximately six (6) trees greater than 3" dbh will be removed. Native plantings will be placed at the top of the riprap as further described in **Exhibit 6.0**.

EXHIBIT 2.0: LOCATION MAP



**PROJECT
LOCATION**


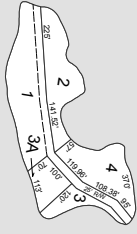
 <p>ATLANTIC ENVIRONMENTAL LLC. Environmental Consultants 135 River Road, Woolwich, ME 04579 (207) 837-2199 tim@atlanticenviromaine.com</p>	<p>Date: 1/26/2022 Revised: Project: Camelio, Freeport</p>	<p>PROJECT LOCATION 24 Merganser Way Freeport, ME 04032 43.811816, -70.067286</p>	<p>Sheet 1 of 1</p>
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EXHIBIT 3.0:TAX MAP



**PROJECT
LOCATION**



MAP: 5A

2021



Scale: = 150'

These maps are intended to be used for conveyances. Tax Assessments and should not be used for other purposes. Revised to April 1st

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



TOWN OF FREEPORT, MAINE
PROPERTY MAPS



EXHIBIT 4.0: PHOTOGRAPHS

The following photographs are taken from the site of the project and represent the existing conditions of the site at 24 Merganser Way in the Town of Freeport, ME.



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



Photograph Two. Facing westerly – view of intertidal at project site. Photographer: Tim Forrester, Atlantic Environmental, LLC Date: September 16, 2021.



Photograph Three. View of shoreline showing existing erosion at site. Photographer: Tim Forrester, Atlantic Environmental, LLC Date: September 16, 2021.



Photograph Four. Additional view of erosion along shoreline. Note – construction will avoid marsh vegetation. Photographer: Tim Forrester, Atlantic Environmental, LLC Date: September 16, 2021.



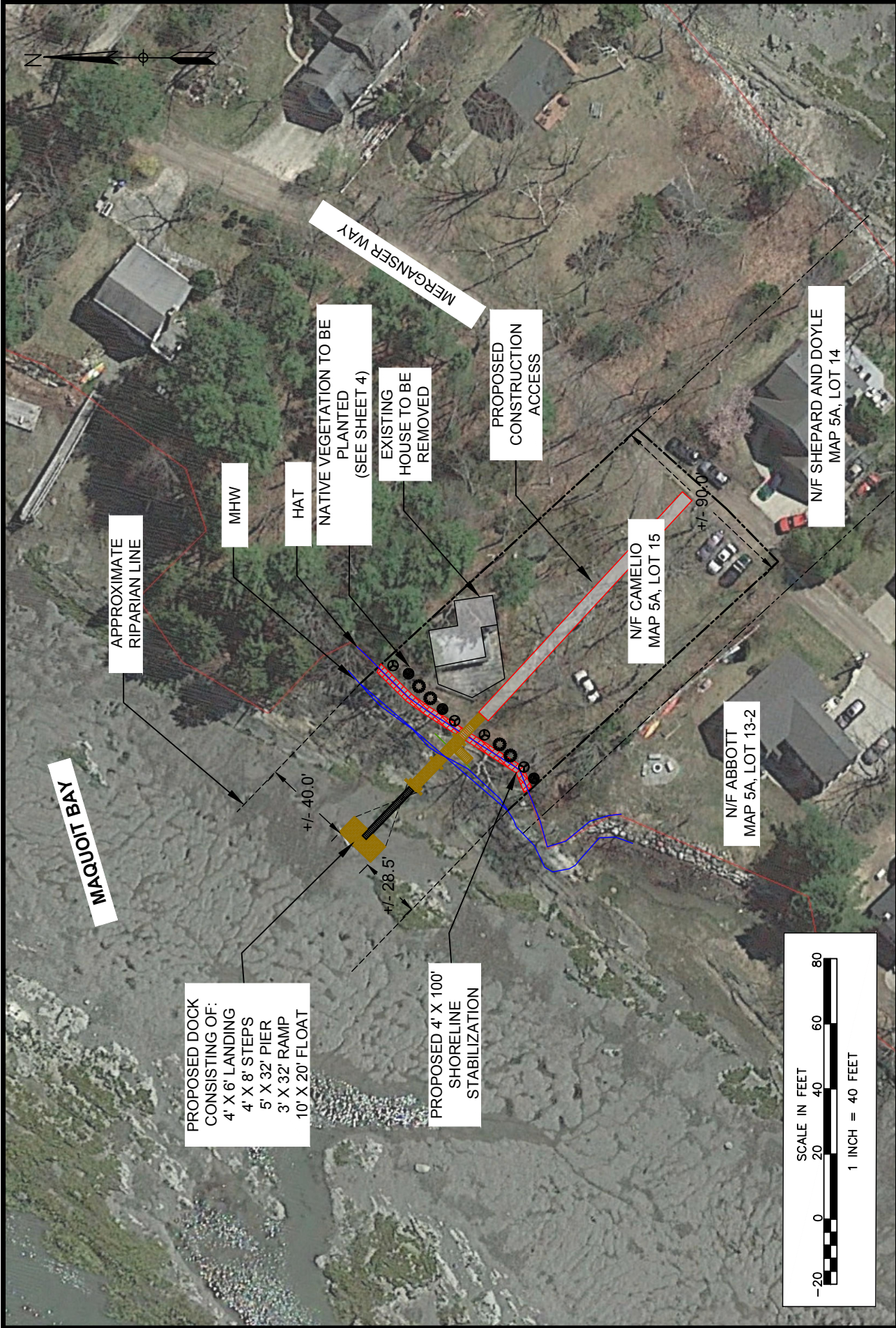
Photograph Five. Facing northerly – view of lower intertidal area where float will land. Photographer: Tim Forrester, Atlantic Environmental, LLC Date: September 16, 2021.



Photograph Six. Facing southerly – view of ledge where pilings will be pinned. Photographer: Tim Forrester, Atlantic Environmental, LLC Date: September 16, 2021.



Photograph Seven. View of existing stairs that will be removed. Tape measure shows location of proposed pier. Photographer: Tim Forrester, Atlantic Environmental, LLC Date: September 16, 2021.



<p>ATLANTIC ENVIRONMENTAL LLC. Environmental Consultants 135 River Road, Woolwich, ME 04579 (207) 837-2199 tim@atlanticensviomaine.com</p>	<p>Date: 1/26/2022 Revised: Project: Camelio, Freeport Drafted By: TAF/LCV</p>	<p>Plan View of the Proposed Dock and Shoreline Stabilization for John and Patricia Camelio located at 24 Merganser Way in Freeport Maine.</p>	<p>Sheet 1 of 4</p> <p>FOR PERMITTING PURPOSES</p>
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WOLWITCH BAY

APPROXIMATE RIPARIAN LINE

PROPOSED DOCK CONSISTING OF:
4' X 6' LANDING
4' X 8' STEPS
5' X 32' PIER
3' X 32' RAMP
10' X 20' FLOAT

+/- 40.0'

+/- 28.5'

PROPOSED 4' X 100' SHORELINE STABILIZATION

MHW

HAT

NATIVE VEGETATION TO BE PLANTED (SEE SHEET 4)

EXISTING HOUSE TO BE REMOVED

PROPOSED CONSTRUCTION ACCESS

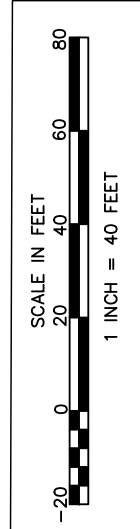
MERGANSER WAY

N/F CAMELIO MAP 5A, LOT 15

+/- 90.0'

N/F SHEPARD AND DOYLE MAP 5A, LOT 14

N/F ABBOTT MAP 5A, LOT 13-2



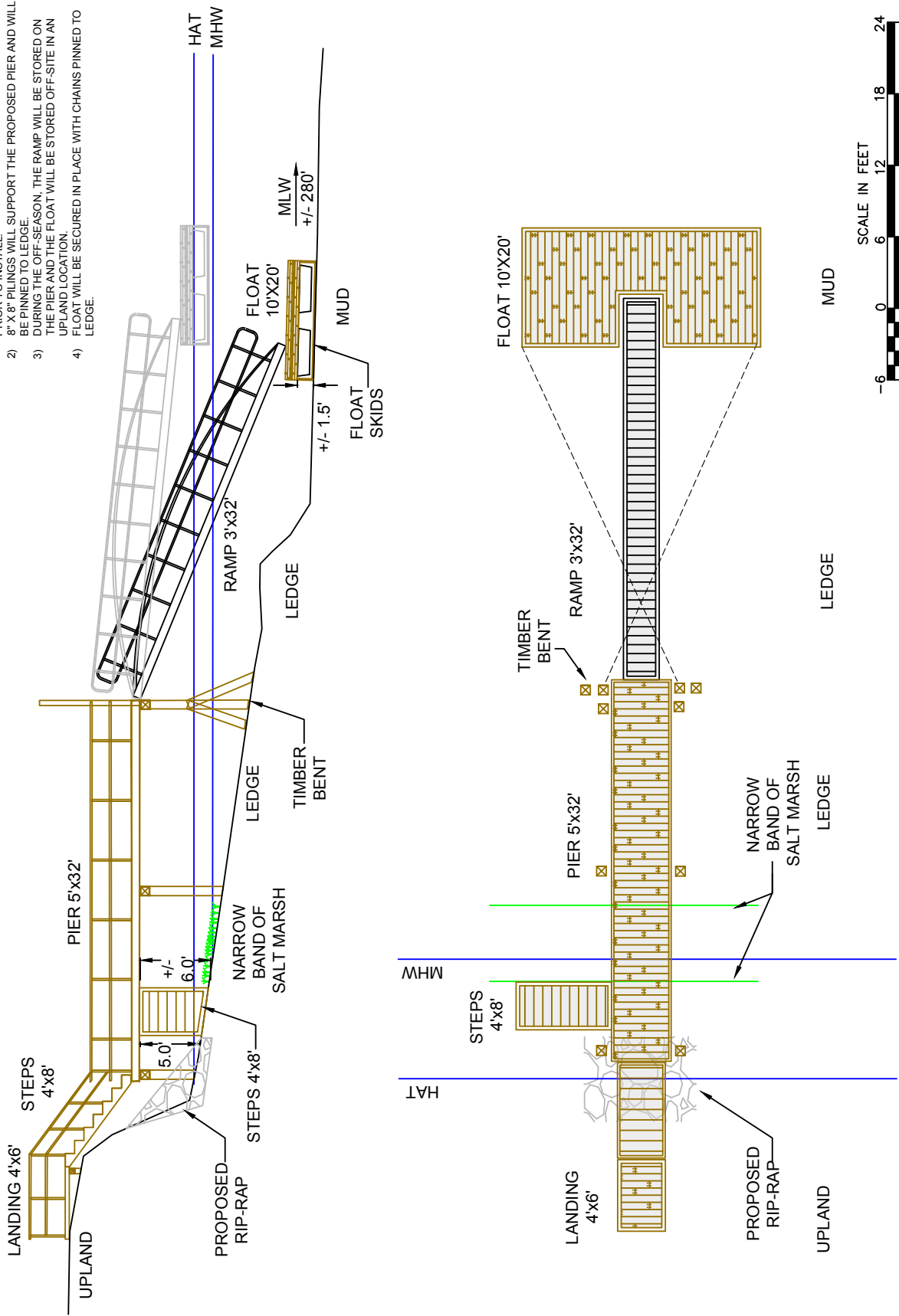
Plan View of the Proposed Dock and Shoreline Stabilization for John and Patricia Camelio located at 24 Merganser Way in Freeport Maine.

Date: 1/26/2022
Revised:
Project: Camelio, Freeport
Drafted By: TAF/LCV

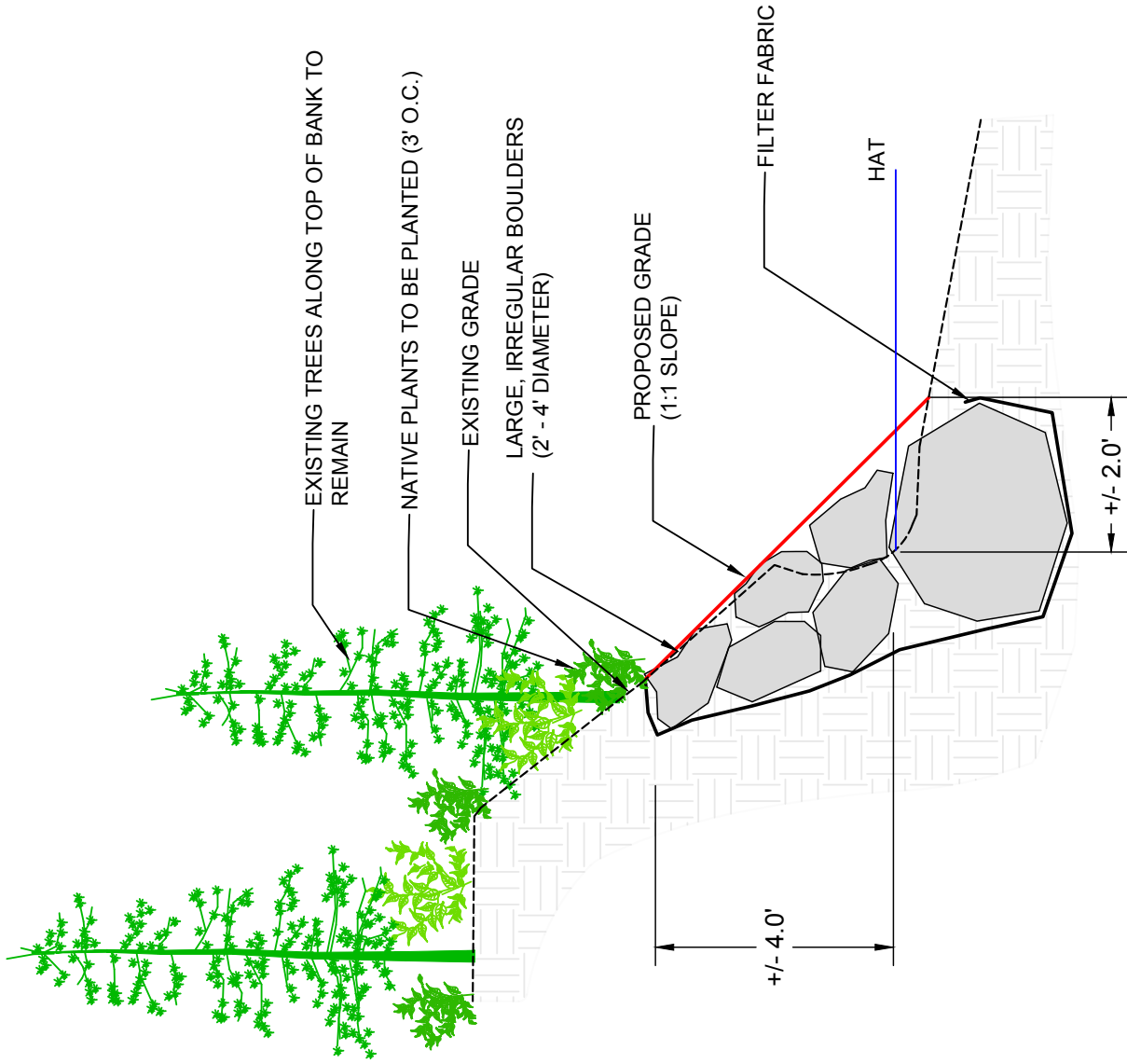
ATLANTIC ENVIRONMENTAL LLC.
Environmental Consultants
135 River Road, Woolwich, ME 04579
(207) 837-2199
tim@atlanticenviromaine.com

FOR PERMITTING PURPOSES

- NOTES:
- 1) ALL PT LUMBER WILL BE CURED IN THE UPLAND FOR 21 DAYS PRIOR TO INSTALL.
 - 2) 8" X8" PILINGS WILL SUPPORT THE PROPOSED PIER AND WILL BE PINNED TO LEDGE.
 - 3) DURING THE OFF-SEASON, THE RAMP WILL BE STORED ON THE PIER AND THE FLOAT WILL BE STORED OFF-SITE IN AN UPLAND LOCATION.
 - 4) FLOAT WILL BE SECURED IN PLACE WITH CHAINS PINNED TO LEDGE.

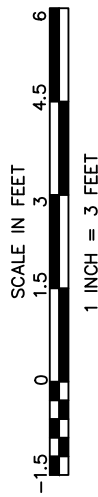
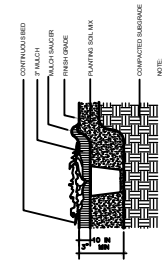
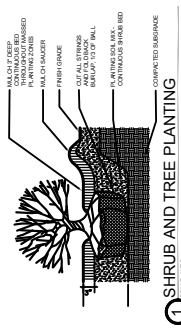


<p>ATLANTIC ENVIRONMENTAL LLC. Environmental Consultants 135 River Road, Woolwich, ME 04579 (207) 837-2199 tim@atlanticevmaine.com</p>	<p>Date: 1/25/2022 Revised: Project: Camelio, Freeport Drafted By: TAF/LCV</p>	<p>Plan View and Cross Section View of the Proposed Dock for John and Patricia Camelio located at 24 Merganser Way in Freeport, Maine.</p>	<p>Sheet 3 of 4 FOR PERMITTING PURPOSES</p>
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- 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 1/2 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' - 4'.
 - 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 3' O.C.

BOTANICAL NAME AND SYMBOL	REVEGETATION PLAN COMMON NAME	SIZE	SPACING
MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	#3	3' O.C.
JUNIPERUS HORIZONTALIS	BAR HARBOR JUNIPER	#3	3' O.C.
PRUNUS MARITIMA	BEACH PLUM	#3	3' O.C.



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

Date: 1/26/2022
 Revised:
 Project: Camelio, Freeport
 Drafted By: TAF/LCV

Cross Section View of the Proposed Shoreline Stabilization for John and Patricia Camelio located at 24 Merganser Way in Freeport, Maine.

FOR PERMITTING PURPOSES ONLY

EXHIBIT 6.0: CONSTRUCTION PLAN

DOCK CONSTRUCTION

The existing stairs will be removed and disposed of in compliance with the Solid Waste rules. The pier will be supported with pilings as described in **Exhibit 1.0**. Any CCA-treated lumber used for the construction of the pier will be cured on dry land for 21 days prior to the start of construction. The ramp and float will be constructed off-site and set in place once the pier is constructed.

All materials will be transported to the site from the upland and construction access will take place from the upland. It is not anticipated that measureable soil disturbance will occur as a result of the construction of the dock. The construction of the dock should take approximately one (1) to two (2) weeks.

SHORELINE STABILIZATION

The Applicant intends to access the site from the upland via the construction access shown in **Exhibit 5.0**. The construction access does not require trees to be removed as the area is already developed. The contractor will work from the top of the bank and the construction does not require intertidal access. The work will be done in sections each day so as to not expose large areas of soil. The shoreline will be graded to achieve a 1H : 1V slope. Geotextile fabric will be placed behind the stone and large diameter, irregular stones (approximately 2 – 4 feet) will be dug into a trench or pinned to ledge at the base of the slope, where applicable, and placed approximately two (2) feet below the HAT. Upon completion of the riprap, the Applicant proposes to place plants at the top of the riprap and in areas that are disturbed during construction. The plants will be spaced approximately three (3) feet on center, depending on the size and type of plant. Native plant species may include but not be limited to the following:

Bar Harbor Juniper (*Juniperus horizontalis*), Northern Bayberry (*Myrica pensylvanica*), and Beach Plum (*Prunus maritima*). The final number of plants will be determined once the riprap is installed and will be installed during the growing season at the completion of the work.

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

The site will be accessed from the upland. The intertidal at the site consists of mixed coarse and fines and ledge with a small area of fringing marsh vegetation. The construction of the dock and placement of riprap will not result in measurable erosion or sedimentation to this area. 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.

EXHIBIT 8.0: LIST OF ABUTTERS WITHIN 250 FEET

Name	Map, Block, Lot	Address	City, State/County	Zip Code
Claire Martin	Map 5A, Lot 11A	6 Goodrich Drive	Naples, ME	04055
Abigail and Donnelly Douglas	Map 5A, Lot 11 ETC	38 Merganser Way	Freeport, ME	04032
Jeff and Allison Smith	Map 5A, Lot 13-1	29 Merganser Way	Freeport, ME	04032
Clifford and Karen Abbott	Map 5A, Lot 13-2	28 Merganser Way	Freeport, ME	04032
Peter Shepard and Karen Doyle	Map 5A, Lot 14	25 Merganser Way	Freeport, ME	04032
Douglas and Tamara Hoehle	Map 5A, Lot 17	20 Merganser Way	Freeport, ME	04032
Theresa and Brian Bubar	Map 5A, Lot 18	17 Merganser Way	Freeport, ME	04032
Michael and Susan Ogar	Map 5A, Lot 19	9 Wheelwright Drive	Northborough, MA	01532
Paul and Regina Castronovo	Map 5A, Lot 19A	601 Phillips Drive	Boca Raton, FL	33432

EXHIBIT 9.0: COPY OF DEED

DLN: 1002140158134

SHORT FORM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, I Garry W. Croudís, an individual with a mailing address of 211 Elmwood Drive, Pownal, Maine, 04069, FOR CONSIDERATION PAID, grants to John S. Camelio and Patricia L. Camelio, as joint tenants, individuals with a mailing address of 15 Merganser Way, Freeport, Maine, 04032, with WARRANTY COVENANTS, the following described real property located in Freeport, County of Cumberland, and State of Maine:

A certain parcel of land situated on Flying Point, so-called, in the Town of Freeport, County of Cumberland and State of Maine, and being more particularly described as follows:

BEGINNING at a point in the centerline of a private way at the westerly line of land of Garry W. Croudís as described in Book 4480, Page 219, Cumberland County Registry of Deeds, which said point marks the northwesterly corner of land conveyed to Barbara Tsonis by Garry W. Croudís by deed dated March 9, 1993 recorded in said Registry of Deeds in Book 10648, Page 312;

Thence South 68° 14' 30" West along the centerline of said private way a distance of 38.57 feet to a point;

Thence North 19° 55' 20" West by land of Barbara Tsonis a distance of 22.75 feet to a 5/8 inch iron rod set;

Thence continuing North 19° 55' 20" West by land of Barbara Tsonis a distance of 142.00 feet to a 5/8 inch iron rod set at the top of the bank;

Thence continuing on the same course a distance of 13 feet, more or less, to the approximately mean high water line of Casco Bay;

Thence along said Bay in a northeasterly direction a distance of 39 feet, more or less, to the northwesterly corner of land now or formerly of Garry W. Croudís;

Thence South 19° 55' 40" East by land now or formerly of Garry W. Croudís a distance of 14 feet, more or less, to a 5/8 inch iron rod found at the top of the bank (which said iron rod bears North 69° 36' 55" East a distance of 38.54 feet from the last-mentioned iron rod);

Thence continuing South 19° 55' 40" East by land now or formerly of Garry W. Croudís a distance of 163.83 feet to the point of beginning.

EXCEPTING whatever rights others may have in the above-referenced private way.

MAINE REAL ESTATE TAX-Paid

Including any rights in the flats lying seaward of the mean high water line of Casco Bay.

Reference is made to a certain Plan made for Barbara Tsonis by John T. Cothern dated January, 1993 recorded in said Registry of Deeds in Plan Book 19, Page 104.

Being the same premises granted to Garry W. Croudin by Warranty Deed of Barbara Tsonis dated March 9, 1993 and recorded at the Cumberland County Registry of Deeds in Book 10648, Page 312.

Also another certain lot or parcel of land with the Buildings thereon, situated on Flying Point, so-called, in the Town of Freeport, County of Cumberland and State of Maine, bounded and described as follows:

Being Lot No. 12 as delineated on Plan of Flying Point Shore, prepared by Harlan H. Sweetser, Engineer, dated September 15, 1944 and recorded in the Cumberland County Registry of Deeds in Plan Book 31, Page 31, to which reference is hereby made for a more particular description as affected by Deed of Garry W. Croudin to Barbara Tsonis dated March 23, 1993 recorded in the said Registry of Deeds in Book 10648, Page 307.

Reference is made to a warranty deed from Garry W. Croudin to Garry W. Croudin and Ruby Croudin dated June 5, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17728, Page 144. Garry W. Croudin is the surviving joint tenant, his wife, Ruby Croudin, predeceased him in Brunswick, Maine on June 9, 2004.

For sources of title, reference is made to:

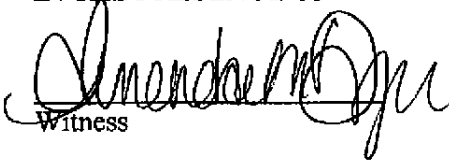
1. Warranty Deed from Marion O. Croudin to Garry W. Croudin dated August 22, 1979 and recorded in the said Registry of Deeds in Book 4480, Page 219, as affected by an out conveyance from Garry W. Croudin to Barbara Tsonis dated March 12, 1993 and recorded in the said Registry of Deeds in Book 10648, Page 307.

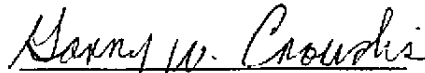
2. Warranty Deed from Barbara Tsonis to Garry W. Croudin dated March 9, 1993 and recorded in the said Registry of Deeds in Book 10648, Page 312.

3. Warranty Deed from Garry W. Croudin to Garry W. Croudin and Ruby Croudin dated June 5, 2002 and recorded in the said Registry of Deeds in Book 17728, Page 144.

WITNESS my hand and seal this 13 day of August, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF


Witness

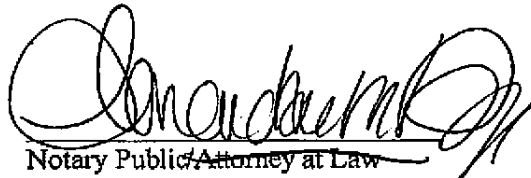

Garry W. Croudin

STATE OF MAINE
Cumberland, ss.

August 13, 2021

Personally appeared the above named Garry W. Croudin and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law

AMANDA M. DYER

Notary Public, Maine

Typed or Printed Name:

My Commission Expires July 20, 2025

My Commission Expires: _____

EXHIBIT 10.0: COPY OF THE ACOE APPROVAL



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

MAINE GENERAL PERMITS (GPs) AUTHORIZATION LETTER AND SCREENING SUMMARY

JOHN & PATRICIA CAMELIO
15 MERGANSEY WAY
FREEPORT, MAINE 04032

CORPS PERMIT # NAE-2022-00332
CORPS GPs 3 & 7
STATE ID# NRPA

DESCRIPTION OF WORK:

To construct and maintain a 4' x 6' landing leading to a 4' x 8' series of stairs above the mean high water line leading to a 5' x 32' pile supported pier with a 3' x 32' ramp leading to a 20' x 10' float below the mean high water line in addition to the placement of fill below the high tide line of Maquoit Bay in conjunction with the construction of a 100 linear foot bank stabilization project off 15 Merganser Way, Map 5A Lot#15 at Freeport, Maine as described on the state of Maine NRPA application entitled "John and Patricia Camelio" and as shown on plans on 4 sheets dated "1-25 and 1-26, 2022" respectively. Approximately 200SF (0.005acres) of intertidal area will be permanently impacted by the riprap project.

ADDITIONAL GENERAL & SPECIAL CONDITIONS: SEE ATTACHED SHEET

LAT/LONG COORDINATES: 43.811816° N -70.067286° W USGS QUAD: FREEPORT, ME

I. CORPS DETERMINATION:

Based on our review of the information you provided, we have determined that your project will have only minimal individual and cumulative impacts on waters and wetlands of the United States. **Your work is therefore authorized by the U.S. Army Corps of Engineers under the Federal Permit, the Maine General Permits (GPs) which can be found at: <https://www.nae.usace.army.mil/Missions/Regulatory/State-General-Permits/Maine-General-Permit/>.** Accordingly, we do not plan to take any further action on this project.

You must perform the activity authorized herein in compliance with all the terms and conditions of the GP [including any attached Additional Conditions and any conditions placed on the State 401 Water Quality Certification including any required mitigation]. Please review the enclosed GPs, including the GPs conditions beginning on page 5, to familiarize yourself with its contents. You are responsible for complying with all of the GPs requirements; therefore you should be certain that whoever does the work fully understands all of the conditions. You may wish to discuss the conditions of this authorization with your contractor to ensure the contractor can accomplish the work in a manner that conforms to all requirements.

If you change the plans or construction methods for work within our jurisdiction, please contact us immediately to discuss modification of this authorization. This office must approve any changes before you undertake them.

Condition 45 of the GPs (page 19) provides one year for completion of work that has commenced or is under contract to commence prior to the expiration of the GPs on October 14, 2025. You will need to apply for reauthorization for any work within Corps jurisdiction that is not completed by October 14, 2026.

This authorization presumes the work shown on your plans noted above is in waters of the U.S. Should you desire to appeal our jurisdiction, please submit a request for an approved jurisdictional determination in writing to the undersigned.

No work may be started unless and until all other required local, State and Federal licenses and permits have been obtained. **This includes but is not limited to a Flood Hazard Development Permit issued by the town if necessary.**

II. STATE ACTIONS: PENDING [], ISSUED [], DENIED [] DATE _____

APPLICATION TYPE: PBR: , TIER 1: , TIER 2: , TIER 3: , LURC: DMR LEASE: NA:

III. FEDERAL ACTIONS:

JOINT PROCESSING MEETING: 02/17/2022 LEVEL OF REVIEW: SELF-VERIFICATION: PRE-CONSTRUCTION NOTIFICATION:

AUTHORITY (Based on a review of plans and/or State/Federal applications): SEC 10 , 404 10/404 , 103

EXCLUSIONS: The exclusionary criteria identified in the general permit do not apply to this project.

FEDERAL RESOURCE AGENCY OBJECTIONS: EPA NO , USF&WS NO , NMFS NO

If you have any questions on this matter, please contact my staff at 1-978-318-8498 at our Augusta, Maine Project Office. In order for us to better serve you, we would appreciate your completing our Customer Service Survey located at: http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0

Digitally signed by LeeAnn B. Neal
Date: 2022.03.02 11:05:52 -05'00'

LEEANN B. NEAL
SENIOR PROJECT MANAGER
MAINE PROJECT OFFICE

Frank J Del
Giudice

Digitally signed by Frank J Del
Giudice
Date: 2022.03.03 07:20:00
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FRANK J. DEL GIUDICE
CHIEF, PERMITS & ENFORCEMENT BRANCH
REGULATORY DIVISION



US Army Corps
of Engineers®
New England District

**PLEASE NOTE THE FOLLOWING GENERAL AND SPECIAL CONDITIONS FOR
DEPARTMENT OF THE ARMY
MAINE GENERAL PERMITS 3 & 7
PERMIT NO. NAE-2022-00332**

GENERAL CONDITIONS

3. Other Permits. Permittees shall obtain other Federal, State, or local authorizations as required by law. Permittees are responsible for applying for and obtaining all required State of Maine or local approvals including a Flood Hazard Development Permit issued by the town/city. Work that is not regulated by the State of Maine, but is subject to Corps jurisdiction, may still be eligible for authorization under these GPs.

11. Navigation. a. There shall be no unreasonable interference with general navigation by the existence or use of the activity authorized herein, and no attempt shall be made by the permittee to prevent the full and free use by the public of all navigable waters at or adjacent to the activity authorized herein. b. Work in, over, under, or within a distance of three times the authorized depth of an FNP shall specifically comply with GC 10. c. Any safety lights and/or signals prescribed by the U.S. Coast Guard, State of Maine or municipality, through regulations or otherwise, shall be installed and maintained at the permittee's expense on authorized facilities in navigable waters of the U.S. d. The permittee understands and agrees that, if future operations by the U.S. require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the U.S. No claim shall be made against the U.S. on account of any such removal or alteration.

31. Storage of Seasonal Structures. Seasonal or recreational structures such as pier sections, floats, aquaculture structures, etc. that are removed from the waterway for a portion of the year shall be stored in an upland location and not in wetlands, tidal wetlands, their substrate, or on mudflats. These seasonal structures may be stored on the fixed, pile-supported portion of a structure that is waterward of the mean high water mark or the ordinary high water mark, e.g. the storage of a ramp or gangway on the pile-supported pier. Seasonal storage of structures in navigable waters, e.g., in a protected cove, requires prior Corps approval and local harbormaster approval.

33. Permit(s)/Authorization Letter On-Site. The permittee shall ensure that a copy of the terms and conditions of these GPs and any accompanying authorization letter with attached plans are at the site of the work authorized by these GPs whenever work is being performed and that all construction personnel performing work which may affect waters of the U.S. are fully aware of the accompanying terms and conditions. The entire permit authorization shall be made a part of any and all contracts and subcontracts for work that affects areas of Corps jurisdiction at the site of the work authorized by these GPs. This shall be achieved by including the entire permit authorization in the specifications for work. The term "entire permit authorization" means all terms and conditions of the GPs, the GPs, and the authorization letter (including its drawings, plans, appendices and other attachments) and subsequent permit modifications as applicable. If the authorization letter is issued after the construction specifications, but before receipt of bids or quotes, the entire permit authorization shall be included as an addendum to the specifications. If the authorization letter is issued after receipt of bids or quotes, the entire permit authorization shall be included in the contract or subcontract. Although the permittee may assign various aspects of the work to different contractors or subcontractors, all contractors and subcontractors shall be obligated by contract to comply with all environmental protection provisions contained within the entire GP authorization,

34. Inspections. The permittee shall allow the Corps to make periodic inspections at any time deemed necessary in order to ensure that the work is eligible for authorization under these GPs, is being, or has been performed in accordance with the terms and conditions of these GPs. To facilitate these inspections, the permittee shall complete and return to the Corps the Work-Start Notification Form and the Compliance Certification Form when either is provided with an authorization letter. **These forms are attached after the plans.**

SPECIAL CONDITIONS

1. Any float(s) that do not extend beyond mean low water shall be constructed in such a way as to keep them elevated above the tidal bottom. Techniques include but are not limited to float stops, skids, blocks, or other practicable means.
2. Any pier or ramp that extends across tidal marsh shall be elevated above the marsh by 1' in height for each foot in width. Example: A 3' wide ramp shall be elevated 3' above the marsh. Note that the height shall be measured from the marsh substrate to the bottom of the longitudinal support beam of the pier or ramp (e.g. the bottom of the stringer) and not to the top of the deck.
3. This permit does not eliminate the need to obtain local harbormaster approval or conform to local harbor management plans.