



LANDMARK CORPORATION

SURVEYORS & ENGINEERS

K. MARK BARBOUR, PLS

MICHAEL J. SABATINI, P.E.

January 4, 2019

Dawn Hallowell
Maine DEP
17 State House Station
Augusta, ME 04333-0017

Re: Site Law/Stormwater and NRPA Pre-Application Meeting Request
Marina Expansion by Yachting Solutions
Water and Ocean Streets
Rockland, Maine
LC Proj. No. 16-012

Dear Ms. Hallowell:

On behalf of Yachting Solutions, tenants of the Marina on a property owned by Rockland Harbor Park, LLC, we are writing to request a Site Law/Stormwater and NRPA Pre-Application meeting with the Department.

The project includes a marina expansion (floats and piers), dredging, fuel tank and pump system, parking expansion, upgraded electrical service, and conversion of the exterior pavilion to interior space.

Attached please find the following supporting information:

- Stormwater Pre-Application Form
- Site Plan showing marina expansion, parking layout, topography, and land cover types
- Subwatershed map of subject area showing proposed BMP's and soil type
- USGS Location Map

This property, formally owned by Bracebridge Corporation, has gone through numerous permitting iterations. A summary is as follows:

Permit Number	Date	Project Description
L-20386-26-A-N L-20386-4E-B-N	10-24-2000	Office Building, Day Care Center, Boat House, Pavilion, Boardwalk for total of 5.44 ac impervious (reduced from 6.44 ac). Seawall reconstruction and boardwalk construction with coastal wetland impact of 18 sf
L-20386-4C-C-N	12-20-2000	Breakwater Restoration, Pier Construction, and Dredge. 1,050 sf of impact to coastal wetland
L-20386-4C-D-T	3-11-2008	Transfer from Bracebridge Corporation to Rockland Harbor Park, LLC
L-20386-26-E-M L-20386-2F-N	5-2-2008	Boathouse Conversion and Expansion. 1,386 sf of decking and paved area, 4 new pilings
L-20386-26-G-B L-20386-4E-H-N	7-23-2008	Expand Marina 98sf direct impact and 17,010sf indirect impact, expand parking creating 0.52 acres impervious and developed area
L-20386-26-I-M L-20386-2F-J-M	7-23-2009	Construct 85sf bathroom area on previously constructed pier. Minor Change
L-20386-26-I-M L-20386-2F-J-M	1-26-2010	Reconfigure marina expansion reduced to 65sf of direct impact and 13,160sf of indirect impact
L-20386-26-M-M	3-4-2010	Building Use Change Day Care to Maine Coastal Islands

The proposed work will create 0.18 acres of impervious area and approximately include 38,164 sf of floats and piers, 280 sf of impact from piles, and 147,300 cy of dredging in two phases. Please let us know of your earliest meeting availability, we look forward to discussing this exciting project with you.

Sincerely,
Landmark Corporation Surveyors & Engineers



Michael J. Sabatini., P.E.

Attachments

Maine Department of Environmental Protection

May 2007

STORMWATER PRE-APPLICATION FORM

(for all Stormwater Management Law projects requiring full permits under Chapter 500 and for the stormwater component of Site Location of Development projects. Pre-application meetings will not be scheduled until the Department has received this form and required attachments. If you have questions about the required attachments, please discuss them with the Licensing Coordinator in Augusta or Portland)

Name of project: YACHTING SOLUTIONS MARINA EXPANSION

Name of applicant: YACHTING SOLUTIONS

Project location (town): ROCKLAND Size of parcel: _____

Watershed: ROCKLAND HARBOR Phosphorus plan required: Yes _____ No

Square feet/acres of proposed new impervious area and developed area: 0.29 AC

Square feet/acres of proposed new developed area: 0.11 AC

Prior/Current permit? Yes No _____ If Yes, DEP permit #: SEE COVER LETTER

Redevelopment? Yes _____ No _____

Existing square feet/acres of impervious area created prior to 11-16-05: 5.44 AC.

Existing square feet/acres of impervious area created after 11-16-05: 0.52 AC.

Describe existing development and when it was constructed:

SEE LETTER

Description of proposed project: _____

SEE LETTER

Maine Department of Environmental Protection

If **infiltration** of stormwater is being considered, please check here _____ and include as much information as possible related to depth to seasonal high groundwater and bedrock.

N/A

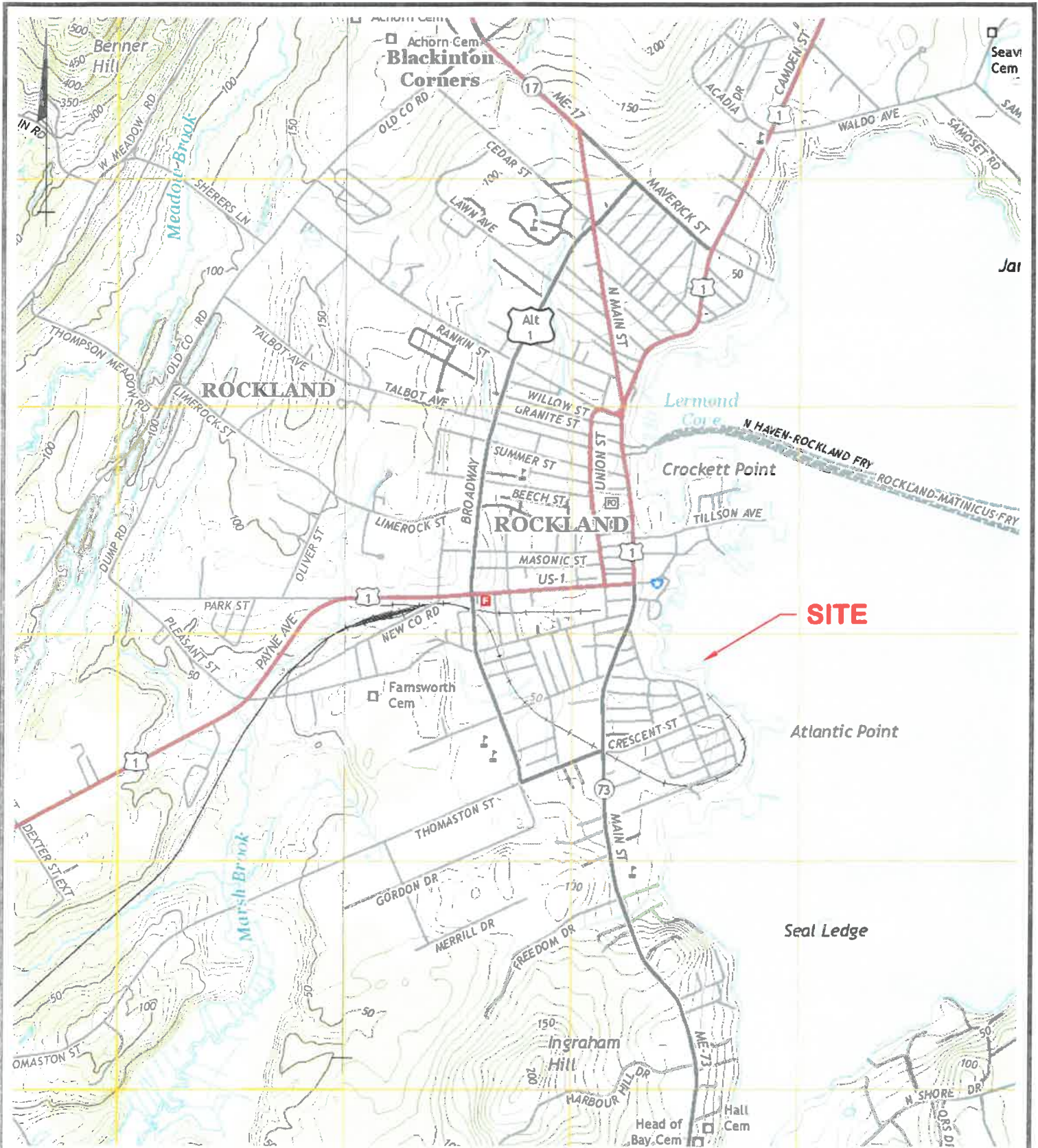
Impacts to Protected Natural Resources or Significant Wildlife Habitat? _____ If yes, please explain: _____

N/A

Submit the following information with the pre-application form for all projects:

- Site layout and topography with two-foot contour lines
- Subwatershed maps
- Streams, wetlands, and other waterbodies with identified setbacks
- Land cover types
- Proposed BMP's and approximate locations
- On-site soil types

Please submit two copies of this form and all attachments.



FROM THE ROCKLAND AND THOMASTON, MAINE 7.5 MINUTE USGS QUADRANGLES

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YACHTING SOLUTIONS - MARINA EXPANSION
USGS LOCATION MAP
ROCKLAND, MAINE

SCALE: 1"=2000'

JANUARY 2019