



Town of Damariscotta
Planning Board Meeting Agenda
Monday, August 07, 2023 – 6:00PM
Hybrid Meeting: Town Office & via Zoom

Join Zoom Meeting: <https://us02web.zoom.us/j/88985249796>

Meeting ID: 889 8524 9796

Passcode: DamaPB

1. Pledge of Allegiance
2. Call to Order
3. Review of Meeting Minutes:
 - a. July 11, 2023
4. Public Hearing:
 - a. 108 Hoffses Beach Lane (Map 17, Lot 002 – Karen Johnson)
5. Other Business:
 - a. Questions from the public
(This is an opportunity for the public to ask questions on items not on the agenda)
 - b. Planner's Report
 - c. Housekeeping
 - Next Planning Board meeting is scheduled for Tuesday, September 12
6. Adjournment

PLANNING BOARD MEETING MINUTES
TOWN of DAMARISCOTTA
Tuesday, July 11, 2023 – 6:00PM

Hybrid Meeting: Town Office & via Zoom

MEMBERS PRESENT: Jonathan Eaton, Chairperson; Jenny Begin, Neil Genthner, and Ann Jackson
ALTERNATES PRESENT: Danial Day (Alternate)
ABSENTEES: Wilder Hunt, Gary Rosenthal (Alternate)
STAFF PRESENT: Michael Martone, Town Planner

1. Pledge of Allegiance

Chairperson Eaton led the Pledge at 6:00p.m.

2. Call to Order

The meeting was called to order at 6:01p.m. by Chairperson Eaton

3. Review of Meeting Minutes

On motion (Genthner/ Begin) to approve the minutes of June 5, 2023, as presented.

Vote: 4-0-0

4. Public Hearing

(none)

5. Other Business

a. Site Plan Review Ordinance Amendments

The Board continued the conversation begun at the June 5th Planning Board meeting regarding potential amendments to the Site Plan Review Ordinance. Isabelle Oechsle a consultant working with the Town on the project joined the meeting virtually and began the discussion with a presentation.

Neighborhood Meetings

Change heading of §102.5 from 'General Pre-Application' to 'Site Plan Review Procedures'

The pre-application meeting could be combined with the neighborhood meeting and required for all non-residential development and 5+ dwelling units located in or directly abutting rural, residential, or medical zoning districts.

Removal of all non-local permitting from the ordinance was discussed.

Traffic

Retain current traffic standards and add "the proposed development will not cause unreasonable public road congestion with respect to the use of public or private ways which will serve the users of the proposed development"

Add "Condition of adjacent streets and intersections, estimated traffic flow to be generated by proposed development, existing and proposed turning lanes, existing or proposed traffic signalization within the vicinity."

Design Standards

Discussion of building orientation and how the current standards are problematic. Clearer standards are needed for building footprint, orientation, scale, roof shape, height, and parking location.

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Tuesday, July 11, 2023 – 6:00PM

Michael Martone said this was a large part of the work Newcastle did when creating their current code which is largely form-based now. Rather than regulating the “feel” of an area or development, design standards should set clear regulations for form—including things like massing, height, façade articulation—which is the intent of form-based codes.

Jenny Begin asked about the limit of 32 units on one foundation and the Board discussed the historic makeup of development in the C-2 District which is understood to be a mixed of old farms and residences.

Michael Martone suggested that standards can be graduated so smaller buildings will be less regulated but standards can increase as building size increases. This can reduce barriers for owners of smaller properties but make sure large developments with their larger impacts fit the Town’s vision.

Reorganization of Ordinance and Work Structure

The standards for §102.6 Performance Standards and §102.7 Large Scale Development are largely unchanged but are being reorganized into §102.6 Standards of Review, §102.7 Design Standards, and §102.8 Additional Standards for Large Scale Development. New section 102.8 incorporates “large scale building projects” (20,000 sf) with additional requirements. Two smaller units on one site fall into this category. More requirements are spelled out for 7500 sf or less and mirror the larger scale standards.

Michael Martone commented that two separate issues are being discussed, administrative and qualitative. Administrative is mostly cleaning up and clarifying where qualitative issues are typically derived from a comprehensive plan or at least with some public input.

Jenny Begin said that there should be lots of opportunities for the public to weigh in and determining changes should be part of the Comprehensive Plan process.

Isobelle Oechsle stated that this is intended to be a stop-gap measure until the Comprehensive Plan is approved and wholesale revisions can be made.

Michael Martone and Isobelle Oechsle will discuss the process and path forward with the Town Manager as well.

Landscaping

Landscape standards have been consolidated in to one section and revised to include a table defining minimum Landscape Screening Requirements showing five levels (Basic, L-1 low screen; L-2 High screen; L-3 high wall and L-4 full screen fence. Isobelle Oechsle asked the Board to review and offer suggestions at the next meeting.

Jenny Begin asked if the standard of one tree every 30 ft. was adequate; she would like to see it every 20 ft. Isobelle Oechsle offered to develop visuals showing tree spacing of 30 ft, 20 ft, and 15 ft. One requirement the Board asked to see added is to discourage or prohibit the linear planting of trees.

Time Limits

Neil Genthner asked about time limits on approval of projects and public improvements which Isobelle Oechsle said should be addressed when considering condition on any approvals.

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Neil Genthner identified two projects that currently have not completed improvements that were agreed upon at the time they were approved. Michael Martone said requiring new projects to obtain a certificate of occupancy before the development can be used can be a good way to ensure new development completes any conditions of approval or other agreed upon items. However, because the Town's population is under 4,000 issuing such certificates of occupancy is not required by the State, but the Town can consider incorporating that requirement on its own.

For projects with a single building phase improvements would need to be completed before occupancy, but standards can be made to be flexible to account for multi-phased projects or other circumstances.

Rooftop Solar

Jenny Begin asked how roof-top solar affects big projects. Isobelle Oechsle stated that this issue is being considered as part of the Comprehensive Plan process. The Town already has a solar ordinance so it is a matter of updating the existing ordinance, not creating a whole new one.

The next steps are for the Board to review the current proposed changes to continue the discussion at the next meeting.

b. Questions from the Public

Mr. Peter Wells, a new resident and retired landscape architect, asked about an application he had submitted to replace the deck on the back of his house. Michael Martone said he had reviewed the application and while it did fall within the Shoreland Zone, it could be approved by the Code Enforcement Officer and did not require Planning Board review.

Jenny Begin said that with Peter Wells' background, she would love to have him weigh in on the landscaping aspect of the proposed changes to the Site Plan Review Ordinance. Peter Wells suggesting considering increasing the minimum tree trunk diameter to 2.5 inches and to require a root ball in burlap which should grow quicker than a 6' tree. He also stated the proposed tree spacing was sufficient. He said he would be happy to help with such issues going forward.

c. Planner's Report

Michael Martone informed the Board that he has officially began working as the Town Planner and is an employee of the Town of Damariscotta. The position included working at the Town Planner for Newcastle two days a week as well. Tentatively he is in Damariscotta Mondays and Wednesdays and Newcastle Tuesdays and Thursdays which is the same as the Code Enforcement Officer. Michael Martone's office hours are before noon or by appointment.

Ann Jackson asked about the 435 Main Street project and when they are coming back. Michael Martone said he has been in touch with the developer who is working through issues with MEDOT. One point that had been discussed was the possible incorporation of housing into the project. Jenny Begin expressed how hard it is currently to leave the site and drive onto Main Street.

The Board also discussed Dunkin Donuts across the street which often has cars waiting in line for the drive through that goes out into Main Street creating a dangerous situation.

It was noted that Camden National Bank currently has a large surplus of parking, much of which were originally intended to be shared with other buildings proposed on the site and Jenny Begin pointed out that the retention pond created for the development empties into the woods. Michael Martone said he would review the standards and what was approved.

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The question of how much the Town and specifically the Code Enforcement Officer takes note of new construction and whether that work was permitted. It was noted that the Code Enforcement Officer is only contracted for part time work and seeking out violations would require more resources than the Town currently has. Any member of the public or a member of the Planning Board—acting as a private citizen—could report any issues they see and should, but Board Members do not have any additional authority to Code or Zoning issues.

Jenny Begin asked why Sullivan Tire’s remodel project had not come to the Planning Board for review. There is no swale or other vegetation to mitigate runoff included in the project. Michael Martone noted that the project review likely went through the Code Enforcement Officer and may have also been before he had started with the Town. He will look into it and see if anything was missed in the approval of that work.

Housekeeping

Next Planning Board meeting is August 7, 2023.

6. Adjournment

On motion (Begin/Jackson) to adjourn the meeting at 7:35 p.m.

Vote: 4-0-0

We the undersigned approve the minutes for the Planning Board Meeting of July 11, 2023.

Jonathan Eaton, Chairperson

Date

Jenny Begin

Date

Neil Genthner

Date

Ann Jackson

Date

Findings of Fact and Conclusions of Law for:

Shoreland Zoning Permit and Land Use Review

Tax Map 017, Lot 002

Karen Johnson, 108 Hoffses Beach Ln (*Pemaquid Pond*)

The Planning Board considered the application, the staff reports, and considered all written and oral public comments on the Project which were submitted up to and at the time of the meeting for the application.

The Town of Damariscotta Planning Board issues the following Findings of Fact and Conclusions of Law at its duly-noticed meeting of Monday, August 7, 2023.

FINDINGS OF FACT

PROJECT OVERVIEW

Applicant

Karen Johnson, 108 Hoffses Beach Ln, Damariscotta

Agent

Lauren Stockwell, Stockwell Enviro. Consulting, Inc., 972 Cross Point Rd, Edgecomb

Property Owner

Karen Johnson, 108 Hoffses Beach Ln, Damariscotta

Project Location

Tax Map 017, Lot 002 (108 Hoffses Beach Ln, Damariscotta, ME 04543).

Proposed Development

Shoreline stabilization along 99' of shoreline through the installation of riprap.

Land Use Zoning District

Rural Zoning District

Applicable Shoreland Zoning District

Residential Shoreland Zoning District

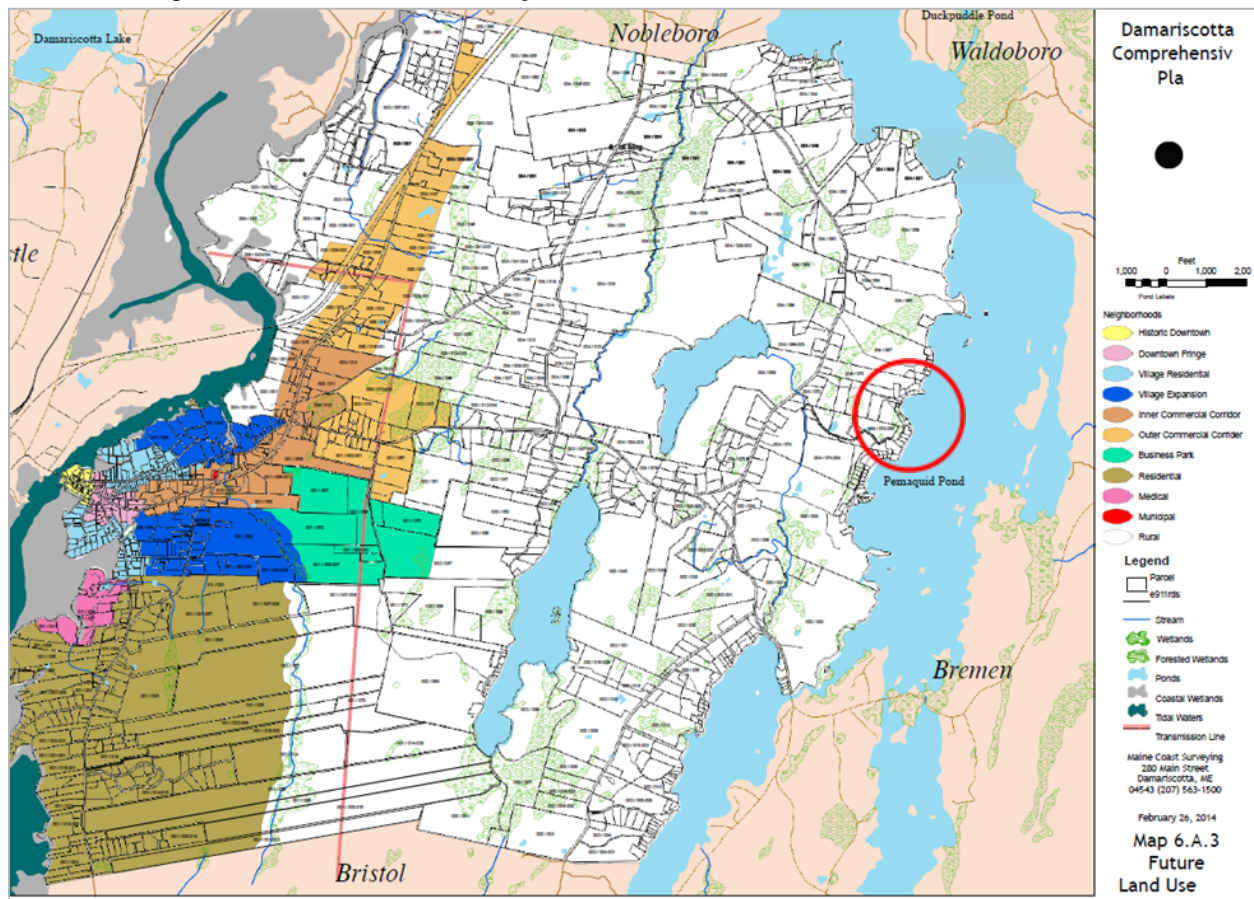
Ch. 101, LAND USE ORDINANCE

NOTE: No changes to the existing land use or other attributes of the property regulated by the Town's Land Use Ordinance are proposed. Below is a summary of the existing property attributes and current land use standards, with any existing non-conformities identified.

Per *§101.1 Authority*, the Land Use Ordinance is enacted pursuant to *M.R.S.A. Title 30-A §4352*.

Per *§101.2 Purpose*, the purpose of the Land Use Ordinance is to further the maintenance of safe and healthful conditions and the general welfare within Damariscotta. Additionally, the Ordinance is intended to achieve the objectives of the community as determined by its citizens and outlined in the Town's Comprehensive Plan.

Consistency with the Town's Comprehensive Plan



The 2014 Comprehensive Plan (adopted June 2014 and subsequently revised in February 2015) shows the subject property within the Rural area, one of the Town's Growth Areas (per the Future Land Use Map, page 34 and below).

Within the Town's Comprehensive Plan, the Rural area is intended for "[m]aintaining the rural character of these areas while allowing more flexibility for landowners to provide housing for their children...". Maintaining and stabilizing of the shoreline of water bodies is a vital part of preserving and maintaining the existing character and quality of rural areas and specifically shoreland areas. The proposed project is consistent with the Comprehensive Plan.

Per *§101.3 Applicability*, the Town's Land Use Ordinance applies to all of the land area within Damariscotta.

§101.5 Land Use Districts

According to the *Zoning Map* for the Town of Damariscotta, referenced in *§101.5(B)* and *Appendix A of Chapter 101, Land Use Ordinance*, the entirety of Tax Map 017, Lot 002 (108 Hoffses Beach Ln) falls within the Town's Rural Zoning District.

Per the table under *§101.5 D.1. Schedule of Land Uses, Single-family detached dwellings on individual residential lots* are allowed as a permitted use in the Rural zoning district.

§101.5.D.2. Dimensional Standards

The required minimum street frontage for non-sewered parcels in the Rural district is 200 ft.

The existing tax parcel Map 017, Lot 002 (108 Hoffses Beach Ln) has 110 feet of frontage along a private section of Hoffses Beach Ln.

Note: No changes are proposed and this is an existing non-conformity which predates the current zoning standard.

The required minimum setbacks for buildings in the Rural district are—

Front setback: 20 ft Side setbacks: 15 ft Rear setback: 15 ft

The existing setbacks for buildings on the property are not proposed to be changed.

Note: No changes are proposed and these are existing non-conformities which predate the current zoning standard.

A non-sewered lot in the Rural zoning district requires at least 80,000 sq. ft. (1.84 acres) per principal building or dwelling unit.

The existing tax parcel Map 017, Lot 002 (108 Hoffses Beach Ln) is approximately 17,900 sq. ft. (0.41 acres).

Note: No changes are proposed and this is an existing non-conformity which predates the current zoning standard.

§101.6 General Provisions

Per §101.6.A.a., a non-conforming building or structure may be repaired, maintained, and improved, provided that there is no expansion of the non-conforming use.

Ch. 105, SHORELAND ZONING ORDINANCE

According to the Shoreland Zoning Map for the Town of Damariscotta, the entirety of Tax Map 017, Lot 002 (108 Hoffses Beach Ln) falls within the Residential Shoreland Zoning District.

§105.1 Authority

The Shoreland Zoning Ordinance is authorized and enacted in accordance with *M.R.S.A. Title 38 Sections 435-449.*

§105.3 Applicability

The Shoreland Zoning Ordinance for the Town of Damariscotta applies to all land areas within 250 feet, horizontal distance, of the normal high-water line of any great pond, which includes Pemaquid Pond.

§105.4 Definitions

The following relevant terms are defined as follows:

Non-conforming condition - non-conforming lot, structure or use which is allowed solely because it was in lawful existence at the time this Ordinance or subsequent amendment took effect.

Non-conforming lot - a single lot of record which, at the effective date of adoption or amendment of this Ordinance, does not meet the area, frontage, or width requirements of the district in which it is located.

Non-conforming structure - a structure which does not meet any one or more of the following dimensional requirements; setback, height, or lot coverage, but which is allowed solely because it was in lawful existence at the time this Ordinance or subsequent amendments took effect.

Riprap - rocks, irregularly shaped, and at least six (6) inches in diameter, used for erosion control and soil stabilization, typically used on ground slopes of two (2) units horizontal to one (1) unit vertical or less.

§105.5 Shoreland Districts

Per *§105.5.I Official Shoreland Zoning Map* and as shown on the Town's Shoreland Zoning Map, Tax Map 017, Lot 002 (108 Hoffses Beach Ln) falls entirely within the Residential shoreland district within an area adjacent to a non-tidal area.

Per *§105.5.III(C.)*, the Residential shoreland district includes areas suitable for residential and recreational development.

§105.6.II Table of Land Uses

One and 2-family residential principal structures and uses are allowed within the Residential shoreland district with a permit issued by the Code Enforcement Officer.

Structures accessory to allowed uses are allowed with a permit issued by the Code Enforcement Officer.

Filling and earth moving of >10 cubic yards is allowed within the Residential shoreland district with a permit issued by the Code Enforcement Officer.

§105.6.III Land Use Standards

Per *§105.6.III(A.) Minimum Lot Standards*, a minimum of 80,000 sq ft of lot area is required per dwelling unit, when the dwelling unit is located within any Shoreland zoning district which is adjacent to non-tidal areas.

Tax Map 017, Lot 002 (108 Hoffses Beach Ln) has a total lot area of 17,900 sq ft.

Note: No changes are proposed and this is an existing non-conformity which predates the current zoning standard.

Per *§105.6.III(A.) Minimum Lot Standards*, a minimum of 200 ft of shore frontage is required per dwelling unit, when the dwelling unit is located within any shoreland zoning district which is adjacent to non-tidal areas.

Tax Map 017, Lot 002 (108 Hoffses Beach Ln) is located in a shoreland zoning district which is adjacent to non-tidal areas and has a total shore frontage of 130 ft.

Note: No changes are proposed and this is an existing non-conformity which predates the current zoning standard.

§105.6.III (Q.) Erosion and Sedimentation Control

1. All activities which involve filling, grading, excavation or other similar activities which result in unstabilized soil conditions and which require a permit shall require a written soil erosion and sedimentation control plan. The plan shall be submitted to the permitting authority for approval and shall include, where applicable, provisions for:
 - a. Mulching and revegetation of disturbed soil.
 - b. Temporary runoff control features such as hay bales, silt fencing or diversion ditches.
 - c. Permanent stabilization structures such as retaining walls or riprap.
3. Erosion and sedimentation control measures shall apply to all aspects of the proposed project involving land disturbance, and shall be in operation during all stages of the activity. The amount of exposed soil at every phase of construction shall be minimized to reduce the potential for erosion.
4. Any exposed ground area shall be temporarily or permanently stabilized within one (1) week from the time it was last actively worked, by use of riprap, sod, seed, and mulch, or other effective measures.

§105.7 Non-conformance

Per *§105.7(A.)*, non-conforming conditions that existed before the effective date of the Town's Shoreland Zoning Ordinance or amendments thereto are allowed to continue, subject to several requirements or conditions and provided any non-conforming condition does not become more non-conforming.

CONCLUSIONS OF LAW

The development proposed in this application is consistent with the Comprehensive Plan of the Town of Damariscotta as adopted and revised through 2015.

The development proposed in this application fits the definition of RipRap under §105.4 of the Shoreland Zoning Ordinance, and shall be considered and regulated as filling and earth moving of >10 cubic yards.

In addition and in accordance with *§105.8(D) Procedure for Administering Permits*, the Planning Board finds the proposed project–

- Will maintain safe and healthful conditions;
- Will not result in water pollution, erosion, or sedimentation to surface waters;
- Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
- Will conserve shore cover and visual, as well as actual, points of access to inland waters; and
- Is in conformance with the provisions of §105.6.III Land Use Standards.

DECISION:

Based on its review of the entire record herein, including the ~~April 05, 2023~~ Planning Board staff report; all supporting, referenced, and incorporated documents; and all comments received; dated through August 7, 2023, the Shoreland Zoning Permit application of Karen Johnson as represented by Lauren Stockwell, Stockwell Enviro. Consulting, Inc.; for shoreline stabilization through the installation of riprap located at Tax Map 017, Lot 002 (108 Hoffses Beach Ln); is hereby **Approved With Conditions** following a vote of the Damariscotta Planning Board as detailed below.

On the vote to **Approve With Conditions**, the-Shoreland Zoning Permit application, submitted by Lauren Stockwell, Stockwell Enviro. Consulting, Inc. on behalf of Karen Johnson, for shoreline stabilization through the installation of riprap proposed on Tax Map 017, Lot 002 (108 Hoffses Beach Ln), held on August 7, 2023, the Damariscotta Planning Board voted as follows:

| | | |
|---------|----------|---|
| Motion: | Yae: | 0 |
| Second: | Nae: | 0 |
| | Abstain: | 0 |
| | Absent: | 0 |

Conditions of Approval

All conditions of approval must be satisfied before a building permit can be issued, unless specifically stated otherwise.

Any exposed ground area shall be temporarily or permanently stabilized within one (1) week from the time it was last actively worked, by use of riprap, sod, seed, mulch, or other effective measures.

Additional Terms And Limitations

All approvals are dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals and supporting documents are subject to the review and approval of the Planning Board prior to implementation.

This Planning Board approval is valid for 12 months from the date of approval by the Planning Board and shall expire if work has not substantially commenced within that time period.

The applicant may only secure a Building Permit from the Code Enforcement Officer in coordination with the Town Planner, Fire Department, and all relevant review authorities, prior to commencing any construction activities.

Jonathan Eaton, Chair

Date



Town of Damariscotta
Code Enforcement Department
21 School St., Damariscotta, ME 04543
Tel. (207) 563-5168
APPLICATION FOR PERMIT
www.damariscottame.com

Date received: _____
 Building Permit # _____
 Fee: _____

PROPERTY INFORMATION

Address of Proposed Construction: _____
 Tax Map & Lot Number: _____
 Applicant's Name: _____
 Applicant Mailing Address: _____

 Applicant's Tel. # _____
 Owner's Name: _____
 Owner's Mailing Address: _____

 Deed Book & Page: _____

Is this property located in any of these overlay districts? (Please check all that apply and attach any applicable permits)
 Shoreland Historic Flood Zone (designation: _____)

Is the proposed improvement located within 100 feet of a wetland, stream, river, brook or tidal area? Yes No

Is the property located within a subdivision approved after September 23, 1971? Yes No

Will any work be done within the State right-of-way? Yes No
 **If yes, attach copy of MDOT approved road opening permit.

Is this project subject to review by the State of Maine? (If so, attach copy of any applicable permits)
 State Fire Marshall DEP None

Will any building or portion of a building be removed as part of this project? Yes No

PROPOSED CONSTRUCTION ACTIVITY
(Check all that apply)

Commercial Residential
 Addition or Alteration New Structure
 Demolition Pool Other (describe below)

Footprint of proposed structure (sq. ft.): _____
 Height of proposed structure (measured from average ground level at foundation to highest point of roof): _____
 Total floor area (all floors finished): _____
 Setback of proposed construction from the...
 Front property line: _____ Right side: _____
 Left side: _____ Rear property line: _____

CONTRACTOR INFORMATION

Contractor's Name: _____
 Mailing address: _____

 Tel. _____ Email: _____

To the best of my knowledge and belief, all information submitted on this application is true and correct. All proposed uses will be in conformance with this application and with all applicable ordinances of the Town of Damariscotta. The person indicated as the contractor will perform all of the work described and will be held responsible for correcting any deficiencies.

 Signature of Applicant Date

 Signature of Property Owner Date

For Office Use Only: Findings of Fact

**Use back of page for any additional written findings, referencing Ordinance standards.*

Zoning District: _____
 Proposed Use of Structure/Land: _____
 Conforming Use? Yes No
 Conforming Building? Yes No
 Frontage Required: _____ Actual Frontage: _____
 Lot Size Required: _____ Actual Lot Size: _____
 Maximum Lot Coverage: _____%
 Lot Coverage Proposed: _____%
 Parking Spaces Required by Land Use Ord. Sec. 101.6(C) and/or Site Plan Review Ord. Sec. 102.6(H): _____
 Total Parking Spaces Proposed: _____
 Sewage Disposal: Public (GSBSD) Septic N/A
 Water Supply: Public (GSBSD) Well N/A
 Did this project require Planning Board review (either based on use (see Sec. 101.5(D) of the Land Use Ordinance) or Site Plan Review criteria (see Sec. 102.3 of the Site Plan Review Ordinance))?
 Yes No
 If so, date of Planning Board approval: _____
 *Attach Planning Board Findings of Fact.

This permit application is hereby:
 Approved
 Approved with Conditions (see attached)
 Denied

 Signature of Code Enforcement Officer Date

Stockwell Environmental Consulting, Inc.

972 Cross Point Road
Edgecomb, ME 04556

207-542-2421

E-mail: stockenv@gmail.com
www.stockenv.com

July 12, 2023

Town of Damariscotta Planning Board
Delivered by hand to Damariscotta Town Office

Re: Application for Karen Johnson Shoreline Stabilization Project at 108 Hoffses Beach Lane in Damariscotta, Maine: Map 17 Lot 002

Dear Damariscotta Planning Board,

Please find attached the application on the behalf of Karen Johnson for a shoreline stabilization project along 99 linear feet of shoreline in front of her cottage at 108 Hoffses Beach Lane on the western shore of Pemaquid Pond. The property is in the Rural Residential District and within the Shoreland Overlay. Erosion has been continuing along the shore of this property. Karen Johnson has planted shrubs as recommended to curtain the erosion. There was an erosion event during the April 30, 2023 storm when rainfall amounts were about 5 inches. About 2' of the bank along her shoreline sloughed off when it was saturated. To prevent future erosion and to protect her cottage and guest house, which are 3' at the closest point to the bank, this riprap project is proposed.

Work will be done by Dale Wright of H. Chester Wright, Inc. designed the project. His Erosion and Sedimentation Control Certificate No. is 1800. A trench will be dug in the location of the bank prior to the April storm. Filter fabric and crushed stone will be installed on the bank and throughout the trench. Toe stones, 2 to 3' in diameter will be placed in the trench. Angular 6" minus riprap will be placed between the toe stones and the top of the bank. The riprap will be 2.5 to 3' in overall height. The total amount of stone will be 15 cubic yards. The riprap will include 17' at the northern boundary to the pin, a 4' gap where the existing path to the lake exists and 82' more feet in front of the cottage to about the middle of the guest house. All work will be done in the dry when lake levels are low. Equipment will work from the top of the bank. Erosion control socks will be installed between the work area and the lake to prevent sedimentation into the lake and protect water quality.

A PBR from Maine DEP, #77123, is attached. A permit was also applied for from the Army Corp of Engineers since the Ordinary High Water Mark is at the bank at the northern end of the proposed riprap. That permit should be issued in the very near future and I will send it to you as soon as I receive it.

I am applying on her behalf; please see the Shoreland Zoning Application Form and the Application for Permit Form attached as well as an authorization letter. Also included in the package is the fee, a copy of her deed, a location map, a copy of the Survey by Lincoln Engineering with the current location of the shore bank and the proposed project shown, a cross section plan of the proposed riprap and photographs. A copy of the DEP-approved PBR and Army Corp permits are attached.

Please feel free to contact me if you have any questions or would like further information.

Sincerely,

Stockwell Environmental Consulting, Inc.

Lauren J. Stockwell

Lauren T. Stockwell

Wetland Scientist/Botanist

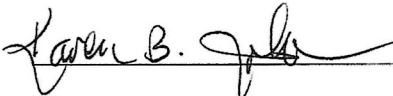
Stockwell Environmental Consulting, Inc.

972 Cross Point Road
Edgecomb, Maine 04556
207-542-2421
E-mail: stockenv@gmail.com
www.stockenv.com

To Whom It May Concern:

I hereby authorize Lauren Stockwell of Stockwell Environmental Consulting, Inc. to act on my behalf as my agent in the processing of permit applications for the Maine Department of Environmental Protection, Army Corp of Engineers and Town of Damariscotta and to furnish, upon request, supplemental information in support of permit applications.

Applicant's Printed Name KAREN B. JOHNSON

Applicant's Signature  Date 5/13/23

For Office Use Only:

Permit # _____

Issue Date: _____

Fee Amount: _____

Town of Damariscotta Shoreland Zoning Application Form

General Information

1. Applicant
Stockwell Environmental
Consulting, Inc.

2. Applicant's Address
972 Cross Point Road
Edgecomb, ME 04556

3. Applicant's Tel # and Email
207-542-2421
stockenv@gmail.com

4. Property Owner
Karen B. Johnson

5. Owner's Address
108 Hoffses Beach Lane
Damariscotta, ME 04543

6. Owner's Tel # and Email
207-563-6707
karenebj@aol.com

7. Contractor
Dale Wright of H. Chester
Wright Inc.

8. Contractor's Address
29 Morgan Hill Road
Nobleboro, ME 04555

9. Contractor's Tel # and Email
207-563-8921
digmidcoast@twc.com

10. Location/Address of
Property
108 Hoffses Beach Lane
Damariscotta, ME 04543

11. Tax Map/Lot & Date Lot
Created
Map 17 Lot 2

12. Zoning District
Rural Residential

13. Description of Property Including a Description of all Proposed Construction, (e.g. Land Clearing, Road Building, Septic System, & Wells - Please Note that a Site Sketch is Required on Page 3).
Shoreline stabilization along 99' of shoreline by the installation of riprap. There was an erosion event during the April 30, 2023 storm of 5" of rainfall when 2' of the bank sloughed off due to saturation. To prevent future erosion and to protect the cottage and guest house, riprap will be installed. First a trench for the toe stones will be dug in the location of the shore prior to the erosion event. Filter fabric will be placed on the bank and trench. Toe stones 2-3' in diameter will be placed in the trench. Angular 6" minus stone will be placed between the toe stones and top of the bank to armor the shoreline.
The work will be done in the dry, when water levels are low and preferably when the ground is frozen. Heavy equipment will be kept at the top of the bank. Erosion control socks will be used for erosion and sedimentation control. Their DEP E&S Certificate No. is 1800.

14. Proposed Use of Project
Residential

15. Estimated Cost of Construction
8,000

Shoreland and Property Information

16. Lot Area (sq. ft.)
0.41

17. Frontage on Road (ft.)
110

18. Sq. Ft. of Lot to be covered
by Non-Vegetated Surfaces

No change

19. Elevation Above 100-year
Flood

No change

20. Frontage on Water Body
(ft.) 130'

21. Height of Proposed
Structure

2.5 - 3'

22. Existing Use of Property
Residential

23. Proposed Use of Property
Residential

Note: Question 24 Applies Only to Expansions of Portion of Existing Structures which are Less than the Required Setback

24.A Total Floor Area of Portion of Structure
which is Less than the Required Setback as of
1/1/1989 No change _____ S.F.

24.B Floor Area of Expansions of Portion of
Structure which is Less than the Required Setback
from 1/1/1989 to Present
No change _____ S.F.

24.C Floor Area of Proposed Expansion of Portion
of Structure which is Less than the Required
Setback _____ S. F.

24.D Percentage (%) Increase of Floor Area of
Actual and Proposed Expansions of Portion of
Structure which are Less than the Required
Setback since 1/1/1989
_____ S.F.

$$\begin{aligned} & (\% \text{ Increase} = (B+C)/A \times 100) \\ & \underline{0} \quad \quad \quad \% \end{aligned}$$


Site Plan

Please Include: Lot Lines; Area to be Cleared of Trees and Other Vegetation; the Exact Position of Proposed Structures, Including Decks, Porches and Outbuildings with Accurate Setback Distances from the Shoreline; Side and Rear Property Lines; the Location of Proposed Wells, Septic Systems and Driveways; and Areas and Amounts to be Filled or Graded. If the Proposal is for Expansion of an Existing Structure, Please Distinguish between the Existing Structure and the Proposed Expansion. **Note: For All Projects Involving Filling, Grading or other Soil Disturbance You Must Provide a Soil Erosion Control Plan Describing the Measures to be Taken to Stabilize Disturbed Areas Before, During and After Construction (see Shoreland Zoning Ordinance Guidelines).**

Scale _____ = _____ ft.

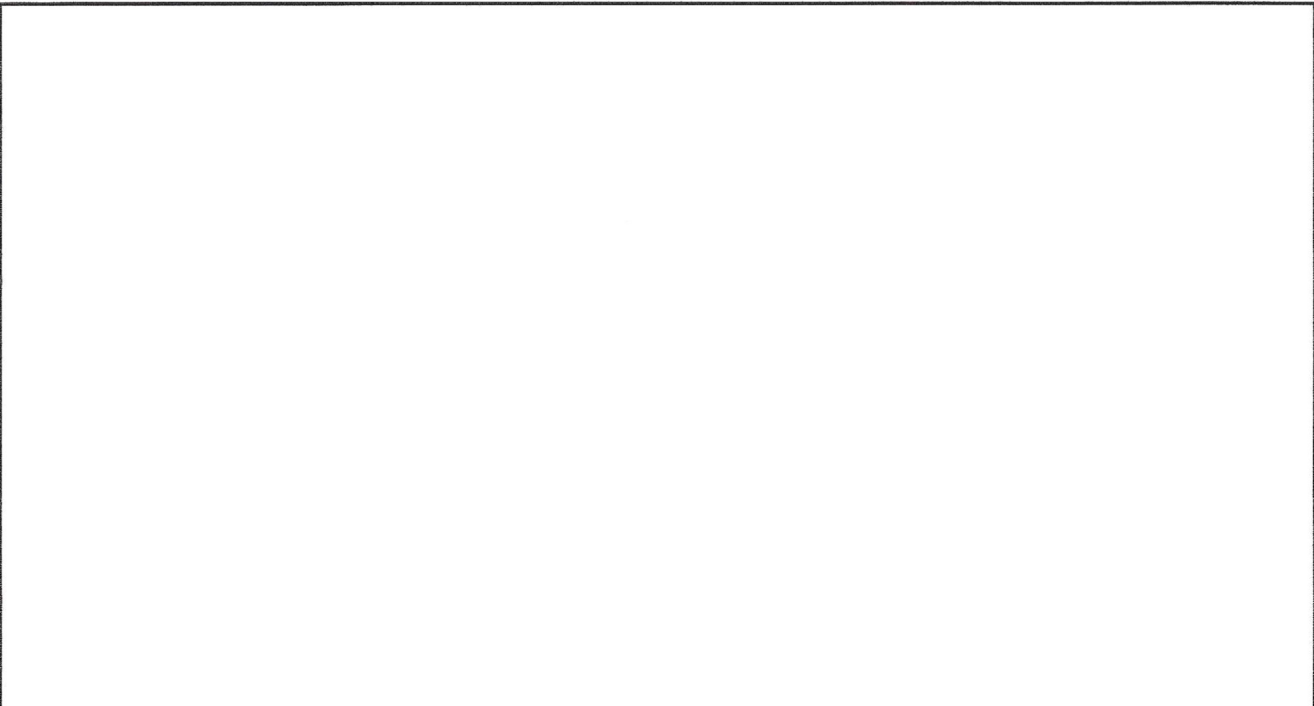
See attached survey with proposed riprap added by Stockwell Environmental Consulting, Inc. on May 16, 2023.

Front or Rear Elevation



Note : Draw a Simple Sketch Showing Both the Existing and Proposed Structures with Dimensions. Please attach any Photos (with Labels) to back of Application

Side Elevation



Note: Draw a Simple Sketch Showing Both the Existing and Proposed Structures With Dimensions. Please Attach any Photos (with Labels) to Back of Application.

Additional Permits, Approvals and/or Reviews Required

Check if Required

Planning Board Review/Approval (e.g. Subdivision, Site Plan Review)

Board of Appeals Review/Approval

Flood Hazard Development Permit

Exterior Plumbing Permit (Approved HHE-200 Application Form)

Interior Plumbing Permit

DEP Permit (Site Location, NRPA)

Army Corps of Engineers (Sec. 404 of Clean Water Act)

Others:

Note: Applicant is Advised to Consult with the Code Enforcement Officer and Appropriate State and Federal Agencies to Determine Whether Additional Permits, Approvals and/or Reviews are Required

I Certify That All Information Given in this Application is Accurate. All Proposed Uses Shall be in Conformance with this Application and the Town of Damariscotta Shoreland Zoning Ordinance. I Agree to Future Inspections by the Code Enforcement Officer at Reasonable Hours.

Applicant's Signature

Lauren J. Stockwell

Agent's Signature (if applicable)

Date

7/12/2023

Date



Town of Damariscotta
Code Enforcement Department
21 School St., Damariscotta, ME 04543
Tel. (207) 563-5168
APPLICATION FOR PERMIT
www.damariscottame.com

Date received: _____
 Building Permit # _____
 Fee: _____

PROPERTY INFORMATION

Address of Proposed Construction: 108 Hoffses Beach Lane
 Tax Map & Lot Number: Map 17 Lot 2
 Applicant's Name: Stockwell Environmental Consulting, Inc.
 Applicant Mailing Address: 972 Cross Point Road
Edgecomb, ME 04556
 Applicant's Tel. # 207-542-2421
 Owner's Name: Karen B. Johnson
 Owner's Mailing Address: 108 Hoffses Beach Lane
Damariscotta, ME 04543
 Deed Book & Page: Bk 4193 Pg 304

PROPOSED CONSTRUCTION ACTIVITY

(Check all that apply)
 Commercial Residential
 Addition or Alteration New Structure
 Demolition Pool Other (describe below)

Riprap along 99' of shoreline

Footprint of proposed structure (sq. ft.): _____
 Height of proposed structure (measured from average ground level at foundation to highest point of roof): 2.5 - 3'
 Total floor area (all floors finished): NA
 Setback of proposed construction from the...
 Front property line: _____ Right side: _____
 Left side: _____ Rear property line: _____

CONTRACTOR INFORMATION

Contractor's Name: H. Chester Wright Inc.
 Mailing address: 29 Morgan Hill Rd
Nobleboro, ME 04555
 Tel. (207) 563-8921 Email: digmidcoast@twc.com

To the best of my knowledge and belief, all information submitted on this application is true and correct. All proposed uses will be in conformance with this application and with all applicable ordinances of the Town of Damariscotta. The person indicated as the contractor will perform all of the work described and will be held responsible for correcting any deficiencies.

Lauren J. Stockwell 7/12/2023
 Signature of Applicant (Agent) Date

 Signature of Property Owner Date

Is this property located in any of these overlay districts? (Please check all that apply and attach any applicable permits)
 Shoreland Historic Flood Zone (designation: AE el 80)

Is the proposed improvement located within 100 feet of a wetland, stream, river, brook or tidal area? Yes No

Is the property located within a subdivision approved after September 23, 1971? Yes No

Will any work be done within the State right-of-way? Yes No
 **If yes, attach copy of MDOT approved road opening permit.

Is this project subject to review by the State of Maine? (If so, attach copy of any applicable permits)
 State Fire Marshall DEP None

Will any building or portion of a building be removed as part of this project? Yes No

For Office Use Only: Findings of Fact
**Use back of page for any additional written findings, referencing Ordinance standards.*

Zoning District: _____

Proposed Use of Structure/Land: _____
 Conforming Use? Yes No
 Conforming Building? Yes No

Frontage Required: _____ Actual Frontage: _____

Lot Size Required: _____ Actual Lot Size: _____

Maximum Lot Coverage: _____%
 Lot Coverage Proposed: _____%

Parking Spaces Required by Land Use Ord. Sec. 101.6(C) and/or Site Plan Review Ord. Sec. 102.6(H): _____
 Total Parking Spaces Proposed: _____

Sewage Disposal: Public (GSBSD) Septic N/A

Water Supply: Public (GSBSD) Well N/A

Did this project require Planning Board review (either based on use (see Sec. 101.5(D) of the Land Use Ordinance) or Site Plan Review criteria (see Sec. 102.3 of the Site Plan Review Ordinance))?
 Yes No

If so, date of Planning Board approval: _____
 *Attach Planning Board Findings of Fact.

This permit application is hereby:
 Approved
 Approved with Conditions (see attached)
 Denied

 Signature of Code Enforcement Officer Date

QUITCLAIM DEED BY RECEIVER
(Release without Covenant)

KNOW ALL PERSONS BY THESE PRESENTS, that I, Frank K. N. Chowdry, in my capacity as a Receiver pursuant to an Order of the Maine District Court dated April 15, 2009 in the case of *Howard v. Howard*, Maine District Court, District Ten, Div. of Eastern York, Docket No. FM-02-69, a true, complete and conforming copy of which is recorded in the York County Registry of Deeds under affidavit dated May 8, 2009 at Book 15626, Page 857 do hereby **RELEASE** to Karen B. Johnson, whose mailing address is 1 Irish Court, Gaithersburg, Maryland 20878, the following described real estate in Damariscotta, Maine:

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

BEGINNING near the southerly shore of a cove on the westerly side of Pemaquid Pond at an Iron pipe near a pine tree standing by two adjacent boulders near said shore at land now or formerly of Cleveland A. Page et ux;

THENCE South $73^{\circ} 14'$ West one hundred (100) feet to an iron pipe at a corner at land now or formerly of Frank J. Hoffses;

THENCE North $16^{\circ} 46'$ West by said Hoffses land one hundred thirty (130) feet to an iron pipe;

THENCE in a northeasterly direction one hundred (100) feet, more or less to an iron pipe driven in the ground at a pine tree which pipe is situated one hundred fifty (150) feet, more or less, North of the point of beginning;

THENCE continuing same course to the waters of Pemaquid Pond;

THENCE running southeasterly along the shore of said Pond to the land formerly of said Page;

THENCE South $73^{\circ} 14'$ West twenty (20) feet, more or less, to the point of beginning.

TOGETHER WITH a right to pass and repass by foot, team or other vehicle over land now or formerly of Frank J. Hoffses from the highway past said Frank J. Hoffses' dwelling house, through his field and pasture, to the land now or formerly of Nathaniel B. Wade, thus over the high ground along the shore to the lot of land described herein, giving the Grantees the right to build a road over said high land so that vehicles may pass and repass.

TOGETHER WITH also the right to use the spring on the shore of the property of said Nathaniel B. Wade.

TOGETHER WITH also the right to construct light and telephone lines over the land of said Wade.

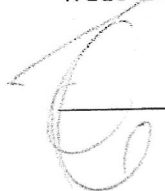
SUBJECT TO existing rights of way of record.

TOGETHER WITH and SUBJECT TO the land conveyed by boundary line deeds dated April 26, 1980 and recorded in the Lincoln County Registry of Deeds in Book 1028, Pages 52 and 54.

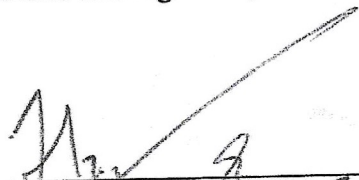
Meaning and intending to release and hereby releasing that same premises described in a Warranty Deed from Scott D. Howard and Valerie L. Howard to Andrew J. Howard and Linda J. Howard dated April 1, 1996 and recorded in said Registry of Book 2135, Page 23.

IN WITNESS WHEREOF, I, the said Frank K. N. Chowdry, in my aforesaid capacity as Receiver, have hereunto set my hand and seal on August 27, 2009.

WITNESS



MAINE REAL ESTATE
TRANSFER TAX PAID



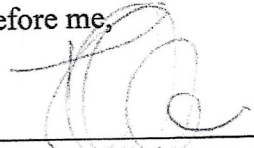
FRANK K. N. CHOWDRY in his Capacity as Receiver, pursuant to an order of appointment entered by the Maine District Court, dated April 15, 2009 in the case of *Howard v. Howard*

STATE OF MAINE
COUNTY OF LINCOLN, ss.

August 27, 2009

Then personally appeared the above-named Frank K. N. Chowdry, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed.


Before me,

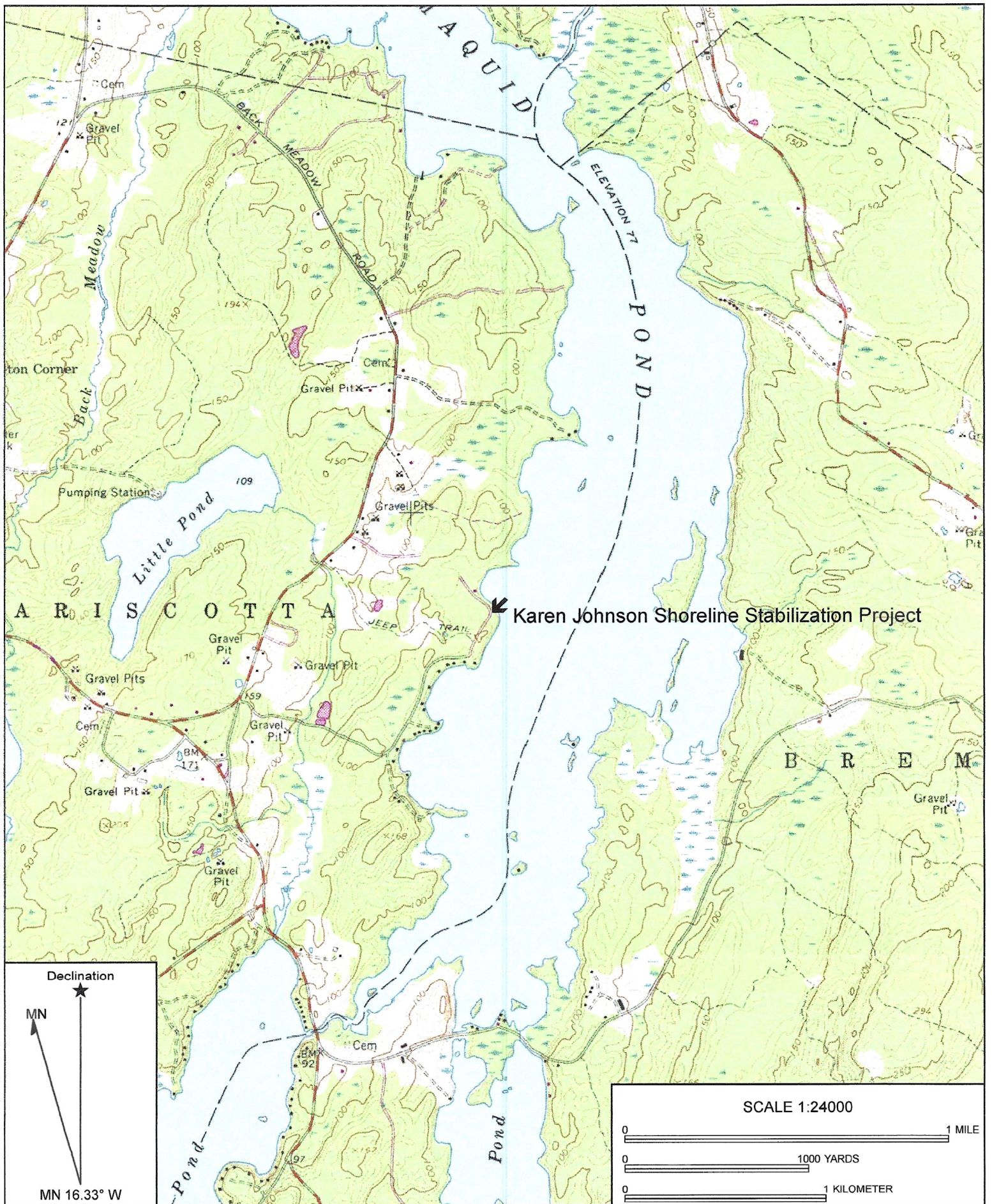


Notary Public/Attorney-at-Law

Print name: Robert B. Gregory Esq.

Lincoln County Registry of Deeds


Marcia P. Silva Registrar



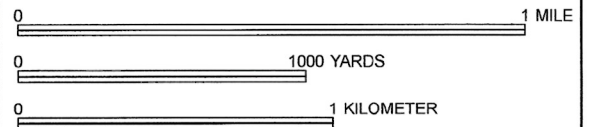
Karen Johnson Shoreline Stabilization Project

Declination

MN

MN 16.33° W

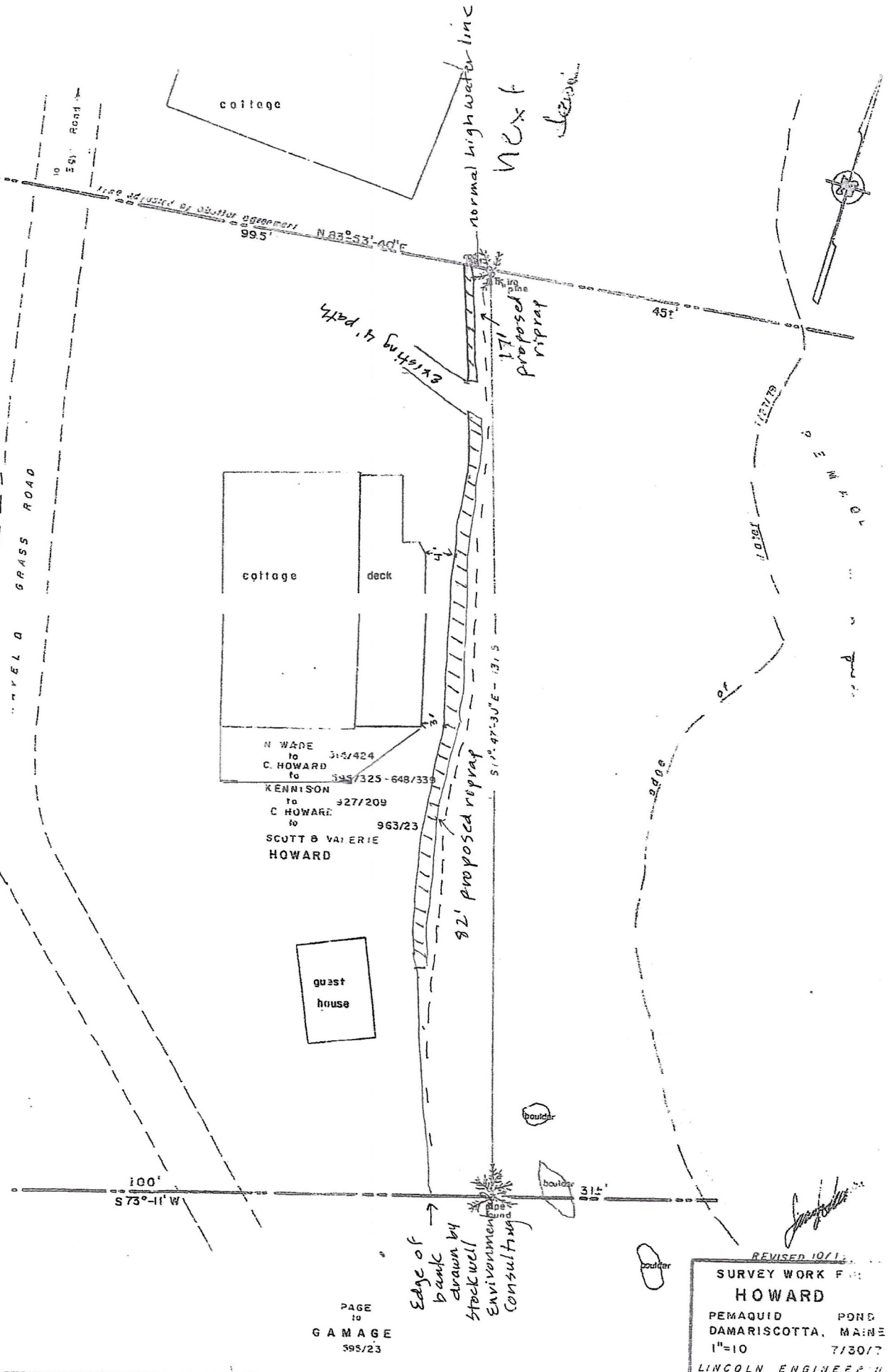
SCALE 1:24000



Topo: WALDOBORO WEST; Date: 06/02/23
 Karen Johnson Shoreline Stabilization Project, 108 Hoffses
 Beach Lane, Damariscotta, Maine
 Scale: 1 inch = 2,000 ft.

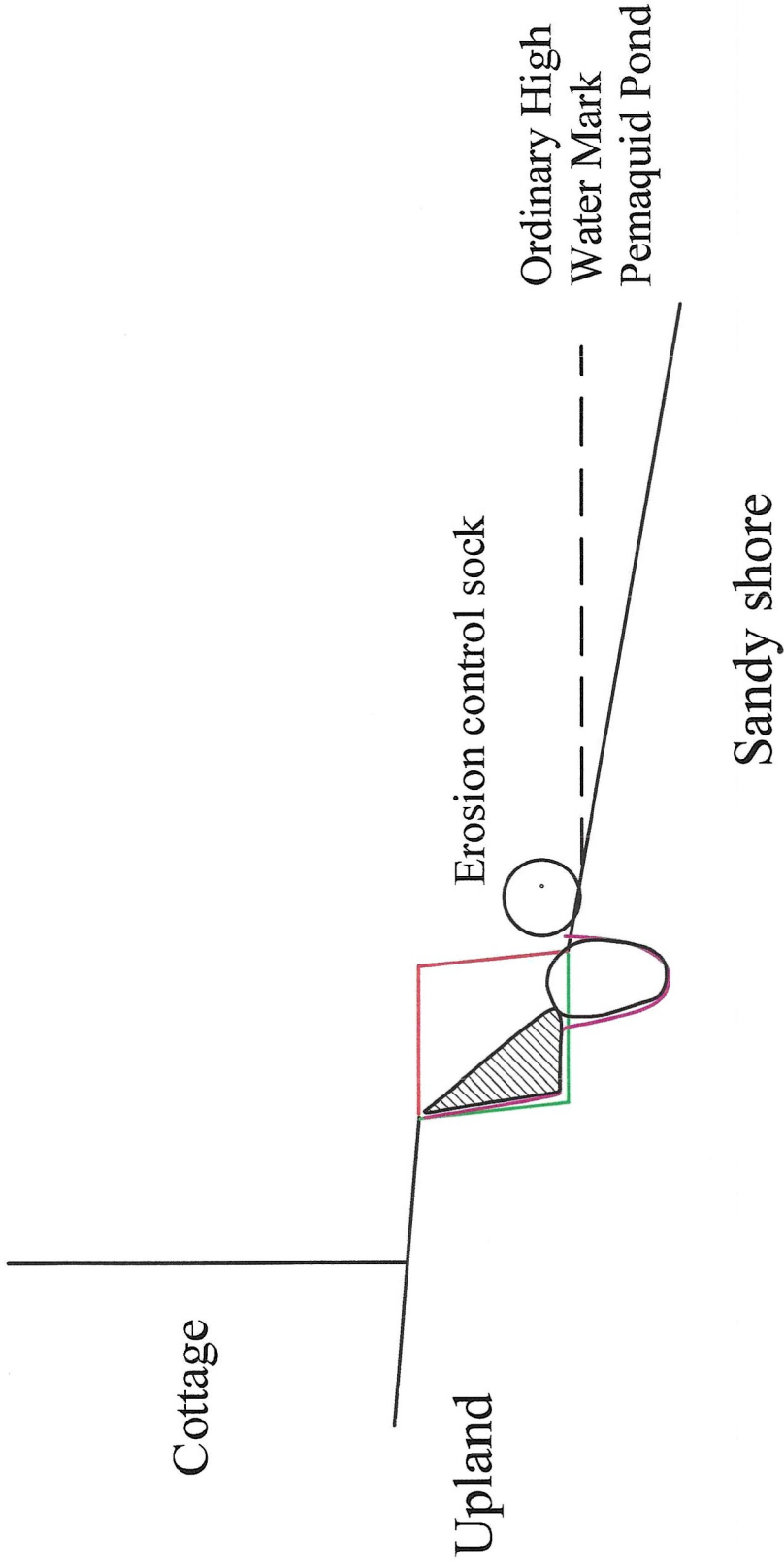
Location: 044° 02.2417' N 069° 27.1924' W

Copy of old survey with current edge of shore drawn in based on measurements from the cottage and guest house taken on May 16, 2023 by Stockwell Environmental Consulting, Inc. The location of the proposed riprap at the edge of the bank is shown on this shoreline. The total riprap will be 99' linear feet including 17' to the northern pin, a gap of 4' at the existing path to shore and another 82' to the south in front of the cottage and the corner of the guest house. The survey was done for a previous owner, Howard, dated 7/30/72? (the year is not readable) by Lincoln Engineering. 1" = 20'



PAGE 10
 GAMAGE
 595/23

0.5" = 10'



Cross Section Plan of Riprap for the
 Karen Johnson Shoreland Stabilization Project
 108 Hoffses Beach Lane, Damariscotta, Maine
 Red = shoreline before 4/30/2023 storm; Green = shoreline after storm
 Black = proposed riprap; Purple = Crushed stone and filter fabric
 Design by Hc Wright Inc. Nobleboro
 Drawn by Stockwell Environmental Consulting, Inc.
 June 2, 2023 Scale 1" = 2'



Photo 1. View looking south of the waterfront of Karen Johnson's property on Pemaquid Pond located at 108 Hoffses Beach Lane in Damariscotta, Maine after the heavy rains and erosion.



Photo 2. View looking north. The proposed riprap at the shore will extend 99' from the tree with the Lake Smart Award north to the property line with a 4' wide break at the footpath.



Photo 3. Close up view of the sweet fern shrubs on the shore that eroded from the bank during the heavy rain event on April 30, 2023.

Photographer: Lauren Stockwell

Date: May 16, 2023



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Permit-by-Rule & Notice of Intent Review Form

Natural Resources Protection Act
Stormwater Management Law
Maine Construction General Permit

PBR # 77123
PBR #
NOI #

Applicant: 20236JohnsonKaren108HoffsesBeachLNPBR77123
Project Address: 108 Hoffses Beach Lane

Town: Damariscotta
Tax Map/Lot #: 17 2

NRPA PBR Sections – Ch. 305

- | | | |
|--------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> Sec. 2 Act. Adj. to Prot. Natural Res. | <input type="checkbox"/> Sec. 9 Utility Crossing | <input type="checkbox"/> Sec. 16 Coastal Sand Dune Project |
| <input type="checkbox"/> Sec. 3 Intake Pipes | <input type="checkbox"/> Sec. 10 Stream Crossing | <input type="checkbox"/> Sec. 17 Transfer/Permit Extension |
| <input type="checkbox"/> Sec. 4 Replacement of Structures | <input type="checkbox"/> Sec. 11 State Transport. Facilities | <input type="checkbox"/> Sec. 18 Maintenance Dredging |
| <input type="checkbox"/> Sec. 6 Movement of Rocks or Veg. | <input type="checkbox"/> Sec. 12 Restoration Natural Areas | <input type="checkbox"/> Sec. 19 Act. Near SVP Habitat |
| <input type="checkbox"/> Sec. 7 Outfall Pipes | <input type="checkbox"/> Sec. 13 F&W Creat./Water Quality | <input type="checkbox"/> Sec. 20 Act. Near Waterfowl/Bird Habitat |
| <input checked="" type="checkbox"/> Sec. 8 Shoreline Stabilization | <input type="checkbox"/> Sec. 15 Public Boat Ramps | |

Notes:
 Permit has been accepted as presented, Department staff may inspect for compliance upon completion

Reviewer:
Reviewer: Cameron Dufour

Deficient Date:
Accepted Date: 6/5/2023

- NRPA SW NOI
 NRPA SW NOI

For Office Use Only:
Permit # _____
Issue Date: _____
Fee Amount: _____

Town of Damariscotta Shoreland Zoning Application Form

General Information

1. Applicant
Stockwell Environmental
Consulting, Inc.

2. Applicant's Address
972 Cross Point Road
Edgecomb, ME 04556

3. Applicant's Tel # and Email
207-542-2421
stockenv@gmail.com

4. Property Owner
Karen B. Johnson

5. Owner's Address
108 Hoffses Beach Lane
Damariscotta, ME 04543

6. Owner's Tel # and Email
207-563-6707
karenebj@aol.com

7. Contractor
Dale Wright of H. Chester
Wright Inc.

8. Contractor's Address
29 Morgan Hill Road
Nobleboro, ME 04555

9. Contractor's Tel # and Email
207-563-8921
digmidcoast@twc.com

10. Location/Address of
Property
108 Hoffses Beach Lane
Damariscotta, ME 04543

11. Tax Map/Lot & Date Lot
Created
Map 17 Lot 2

12. Zoning District
Rural Residential

13. Description of Property Including a Description of all Proposed Construction, (e.g. Land Clearing, Road Building, Septic System, & Wells - Please Note that a Site Sketch is Required on Page 3).
Shoreline stabilization along 99' of shoreline by the installation of riprap. There was an erosion event during the April 30, 2023 storm of 5" of rainfall when 2' of the bank sloughed off due to saturation. To prevent future erosion and to protect the cottage and guest house, riprap will be installed. First a trench for the toe stones will be dug in the location of the shore prior to the erosion event. Filter fabric will be placed on the bank and trench. Toe stones 2-3' in diameter will be placed in the trench. Angular 6" minus stone will be placed between the toe stones and top of the bank to armor the shoreline.
The work will be done in the dry, when water levels are low and preferably when the ground is frozen. Heavy equipment will be kept at the top of the bank. Erosion control socks will be used for erosion and sedimentation control. Their DEP E&S Certificate No. is 1800.

14. Proposed Use of Project
Residential

15. Estimated Cost of Construction
8,000

Shoreland and Property Information

16. Lot Area (sq. ft.)
0.41

17. Frontage on Road (ft.)
110

18. Sq. Ft. of Lot to be covered
by Non-Vegetated Surfaces

No change

19. Elevation Above 100-year
Flood

No change

20. Frontage on Water Body
(ft.) 130'

21. Height of Proposed
Structure

2.5 - 3'

22. Existing Use of Property
Residential

23. Proposed Use of Property
Residential

Note: Question 24 Applies Only to Expansions of Portion of Existing Structures which are Less than the Required Setback

24.A Total Floor Area of Portion of Structure
which is Less than the Required Setback as of
1/1/1989 No change S.F.

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No change S.F.

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of Structure which is Less than the Required
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24.D Percentage (%) Increase of Floor Area of
Actual and Proposed Expansions of Portion of
Structure which are Less than the Required
Setback since 1/1/1989
_____ S.F.

(% Increase = (B+C)/A x 100)
0 %

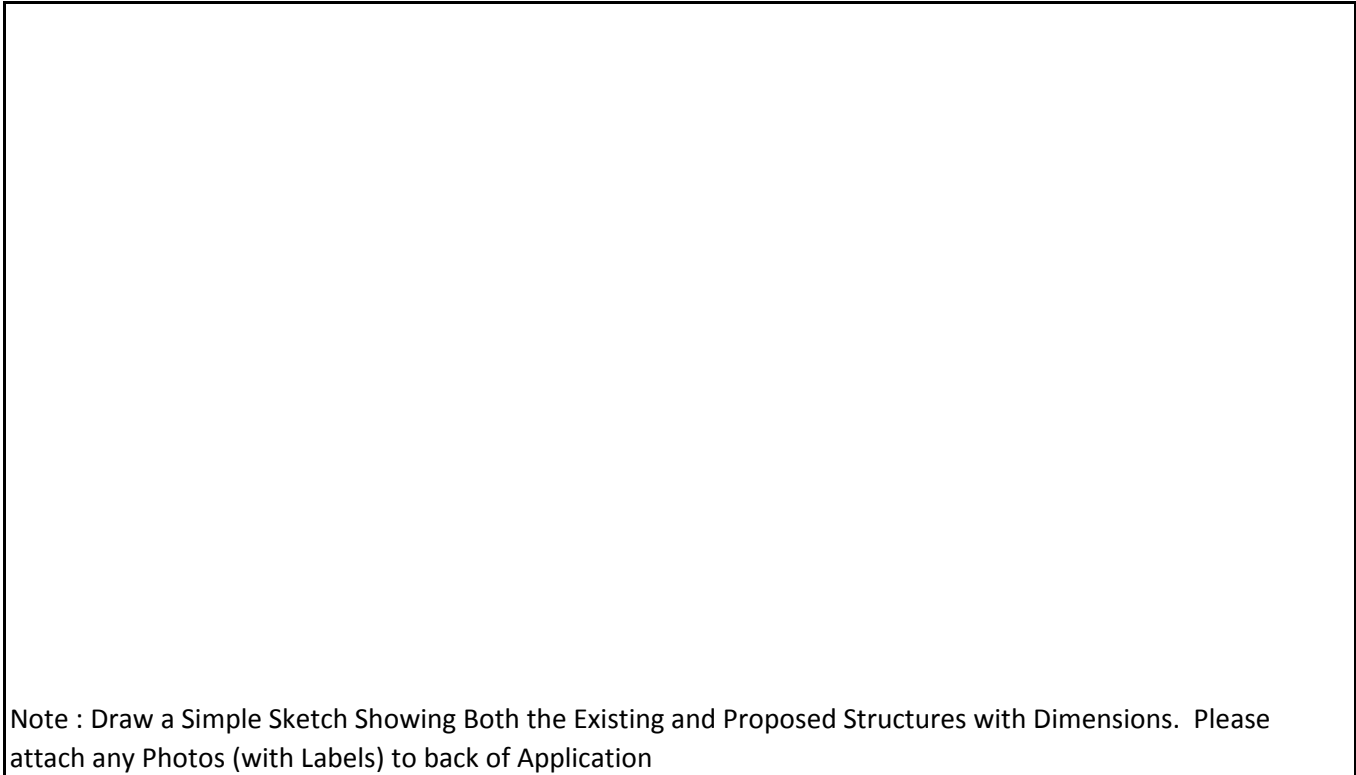
Site Plan

Please Include: Lot Lines; Area to be Cleared of Trees and Other Vegetation; the Exact Position of Proposed Structures, Including Decks, Porches and Outbuildings with Accurate Setback Distances from the Shoreline; Side and Rear Property Lines; the Location of Proposed Wells, Septic Systems and Driveways; and Areas and Amounts to be Filled or Graded. If the Proposal is for Expansion of an Existing Structure, Please Distinguish between the Existing Structure and the Proposed Expansion. **Note: For All Projects Involving Filling, Grading or other Soil Disturbance You Must Provide a Soil Erosion Control Plan Describing the Measures to be Taken to Stabilize Disturbed Areas Before, During and After Construction (see Shoreland Zoning Ordinance Guidelines).**

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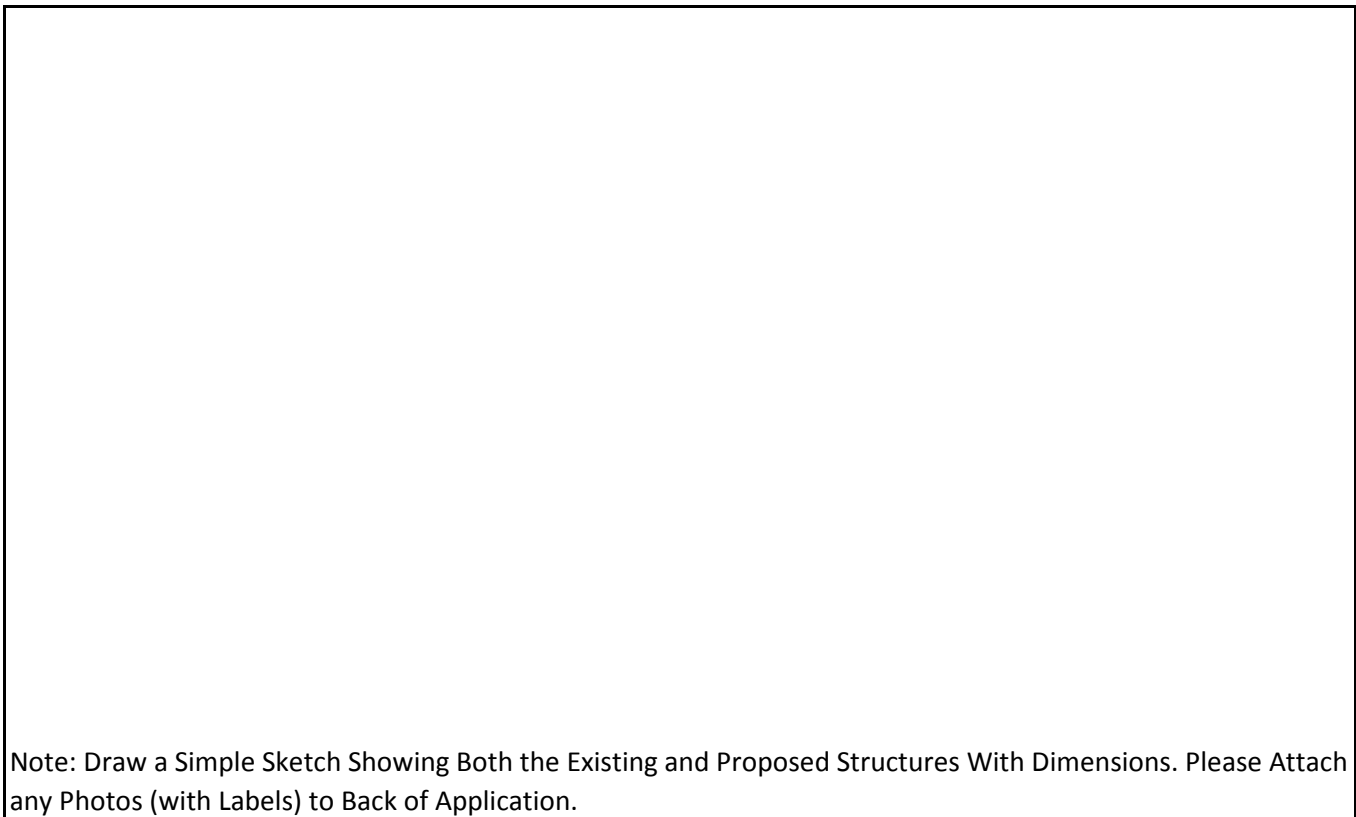
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Front or Rear Elevation



Note : Draw a Simple Sketch Showing Both the Existing and Proposed Structures with Dimensions. Please attach any Photos (with Labels) to back of Application

Side Elevation



Note: Draw a Simple Sketch Showing Both the Existing and Proposed Structures With Dimensions. Please Attach any Photos (with Labels) to Back of Application.

Additional Permits, Approvals and/or Reviews Required

Check if Required

Planning Board Review/Approval (e.g. Subdivision, Site Plan Review)

Board of Appeals Review/Approval

Flood Hazard Development Permit

Exterior Plumbing Permit (Approved HHE-200 Application Form)

Interior Plumbing Permit

DEP Permit (Site Location, NRPA)

Army Corps of Engineers (Sec. 404 of Clean Water Act)

Others:

Note: Applicant is Advised to Consult with the Code Enforcement Officer and Appropriate State and Federal Agencies to Determine Whether Additional Permits, Approvals and/or Reviews are Required

I Certify That All Information Given in this Application is Accurate. All Proposed Uses Shall be in Conformance with this Application and the Town of Damariscotta Shoreland Zoning Ordinance. I Agree to Future Inspections by the Code Enforcement Officer at Reasonable Hours.

Applicant's Signature

Date

Agent's Signature (if applicable)

Date

Stockwell Environmental Consulting, Inc.

972 Cross Point Road
Edgecomb, ME 04556
207-542-2421
E-mail: stockenv@gmail.com
www.stockenv.com

June 14, 2023

Town of Damariscotta Planning Board
Delivered by hand to Damariscotta Town Office

Re: Application for Karen Johnson Shoreline Stabilization Project at 108 Hoffses Beach Lane in Damariscotta, Maine: Map 17 Lot 002

Dear Damariscotta Planning Board,

Please find attached the application on the behalf of Karen Johnson for a shoreline stabilization project along 99 linear feet of shoreline in front of her cottage at 108 Hoffses Beach Lane on the western shore of Pemaquid Pond. The property is in the Rural Residential District and within the Shoreland Overlay. Erosion has been continuing along the shore of this property. Karen Johnson has planted shrubs as recommended to curtain the erosion. There was an erosion event during the April 30, 2023 storm when rainfall amounts were about 5 inches. About 2' of the bank along her shoreline sloughed off when it was saturated. To prevent future erosion and to protect her cottage and guest house, which are 3' at the closest point to the bank, this riprap project is proposed.

Work will be done by Dale Wright of H. Chester Wright, Inc. designed the project. His Erosion and Sedimentation Control Certificate No. is 1800. A trench will be dug in the location of the bank prior to the April storm. Filter fabric and crushed stone will be installed on the bank and throughout the trench. Toe stones, 2 to 3' in diameter will be placed in the trench. Angular 6" minus riprap will be placed between the toe stones and the top of the bank. The riprap will be 2.5 to 3' in overall height. The riprap will include 17' at the northern boundary to the pin, a 4' gap where the existing path to the lake exists and 82' more feet in front of the cottage to about the middle of the guest house. All work will be done in the dry when lake levels are low. Equipment will work from the top of the bank. Erosion control socks will be installed between the work area and the lake to prevent sedimentation into the lake and protect water quality.

A PBR from Maine DEP, #77123, is attached. A permit was also applied for from the Army Corp of Engineers since the Ordinary High Water Mark is at the bank at the northern end of the proposed riprap.

I am applying on her behalf; please see the Shoreland Zoning Application Form and the Application for Permit Form attached as well as an authorization letter. Also included in the package is a copy of her deed, a location map, a copy of the Survey by Lincoln Engineering with the current location of the shore bank and the proposed project shown, a cross section plan of the proposed riprap, photographs and a copy of the approved PBR.

Deadline

Type Development. ?
Numbers of copies?
Abutters?

Do I need to fill out the Site Plan Application check list

Other

Please feel free to contact me if you have any questions or would like further information.

Sincerely,
Stockwell Environmental Consulting, Inc.

Lauren T. Stockwell
Wetland Scientist/Botanist

Stockwell Environmental Consulting, Inc.

972 Cross Point Road
Edgecomb, Maine 04556
207-542-2421
E-mail: stockenv@gmail.com
www.stockenv.com

To Whom It May Concern:

I hereby authorize Lauren Stockwell of Stockwell Environmental Consulting, Inc. to act on my behalf as my agent in the processing of permit applications for the Maine Department of Environmental Protection, Army Corp of Engineers and Town of Damariscotta and to furnish, upon request, supplemental information in support of permit applications.

Applicant's Printed Name KAREN B. JOHNSON

Applicant's Signature  Date 5/13/23

QUITCLAIM DEED BY RECEIVER
(Release without Covenant)

KNOW ALL PERSONS BY THESE PRESENTS, that I, Frank K. N. Chowdry, in my capacity as a Receiver pursuant to an Order of the Maine District Court dated April 15, 2009 in the case of *Howard v. Howard*, Maine District Court, District Ten, Div. of Eastern York, Docket No. FM-02-69, a true, complete and conforming copy of which is recorded in the York County Registry of Deeds under affidavit dated May 8, 2009 at Book 15626, Page 857 do hereby **RELEASE** to Karen B. Johnson, whose mailing address is 1 Irish Court, Gaithersburg, Maryland 20878, the following described real estate in Damariscotta, Maine:

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THENCE South $73^{\circ} 14'$ West one hundred (100) feet to an iron pipe at a corner at land now or formerly of Frank J. Hoffses;

THENCE North $16^{\circ} 46'$ West by said Hoffses land one hundred thirty (130) feet to an iron pipe;

THENCE in a northeasterly direction one hundred (100) feet, more or less to an iron pipe driven in the ground at a pine tree which pipe is situated one hundred fifty (150) feet, more or less, North of the point of beginning;

THENCE continuing same course to the waters of Pemaquid Pond;

THENCE running southeasterly along the shore of said Pond to the land formerly of said Page;

THENCE South $73^{\circ} 14'$ West twenty (20) feet, more or less, to the point of beginning.

TOGETHER WITH a right to pass and repass by foot, team or other vehicle over land now or formerly of Frank J. Hoffses from the highway past said Frank J. Hoffses' dwelling house, through his field and pasture, to the land now or formerly of Nathaniel B. Wade, thus over the high ground along the shore to the lot of land described herein, giving the Grantees the right to build a road over said high land so that vehicles may pass and repass.

TOGETHER WITH also the right to use the spring on the shore of the property of said Nathaniel B. Wade.

TOGETHER WITH also the right to construct light and telephone lines over the land of said Wade.


SUBJECT TO existing rights of way of record.

TOGETHER WITH and SUBJECT TO the land conveyed by boundary line deeds dated April 26, 1980 and recorded in the Lincoln County Registry of Deeds in Book 1028, Pages 52 and 54.

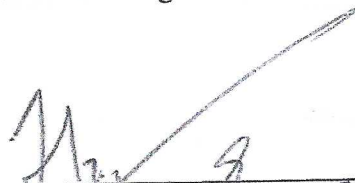
Meaning and intending to release and hereby releasing that same premises described in a Warranty Deed from Scott D. Howard and Valerie L. Howard to Andrew J. Howard and Linda J. Howard dated April 1, 1996 and recorded in said Registry of Book 2135, Page 23.

IN WITNESS WHEREOF, I, the said Frank K. N. Chowdry, in my aforesaid capacity as Receiver, have hereunto set my hand and seal on August 27, 2009.

WITNESS



MAINE REAL ESTATE
TRANSFER TAX PAID



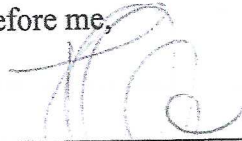
FRANK K. N. CHOWDRY in his
Capacity as Receiver, pursuant to an
order of appointment entered by the
Maine District Court, dated April 15,
2009 in the case of *Howard v.*
Howard

STATE OF MAINE
COUNTY OF LINCOLN, ss.

August 27, 2009

Then personally appeared the above-named Frank K. N. Chowdry, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed.

Before me,



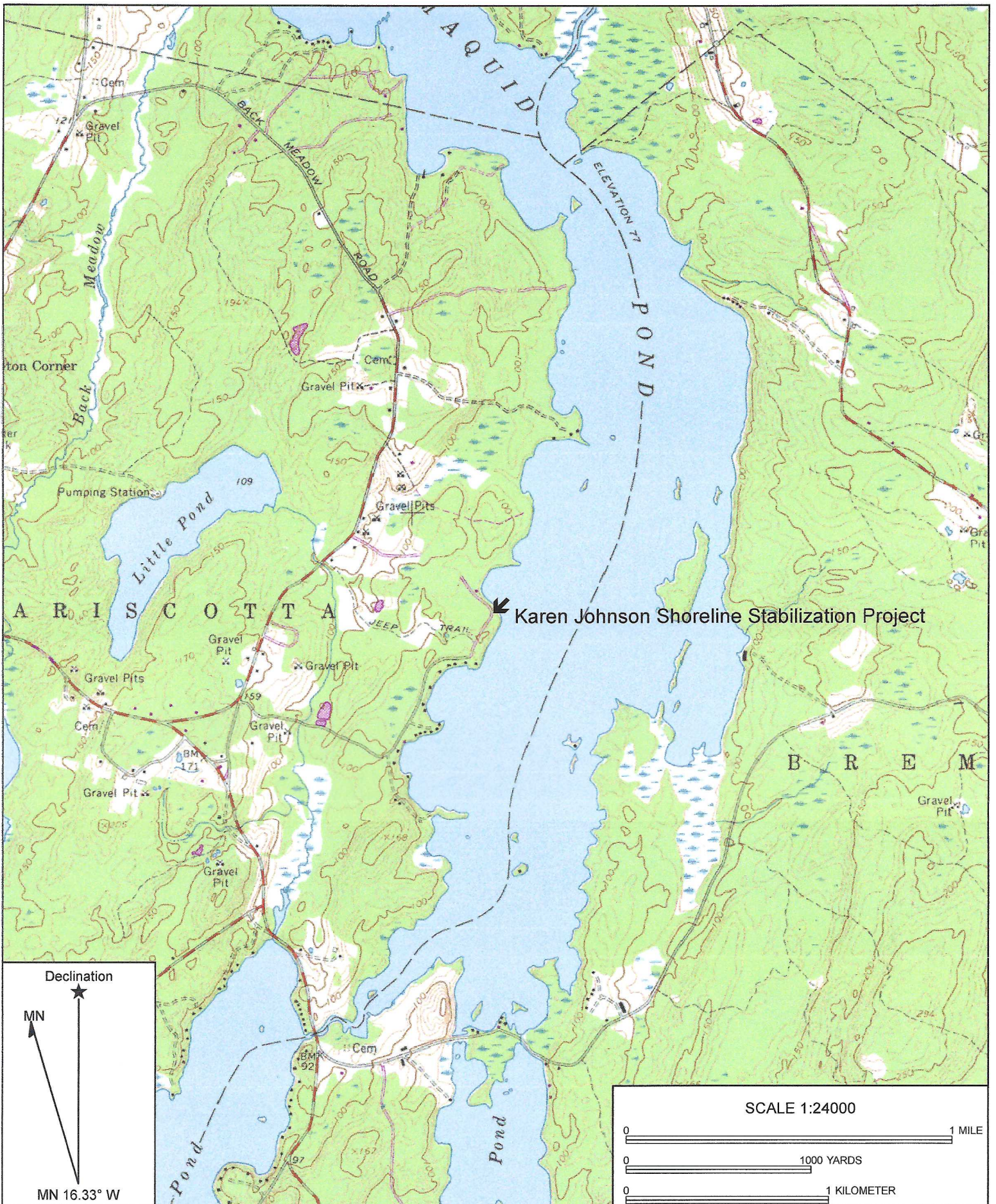
Notary Public/Attorney-at-Law

Print name: _____

Robert B. Gregory Esq.

Lincoln County Registry of Deeds

Marcia P. Silva
Marcia P. Silva Registrar

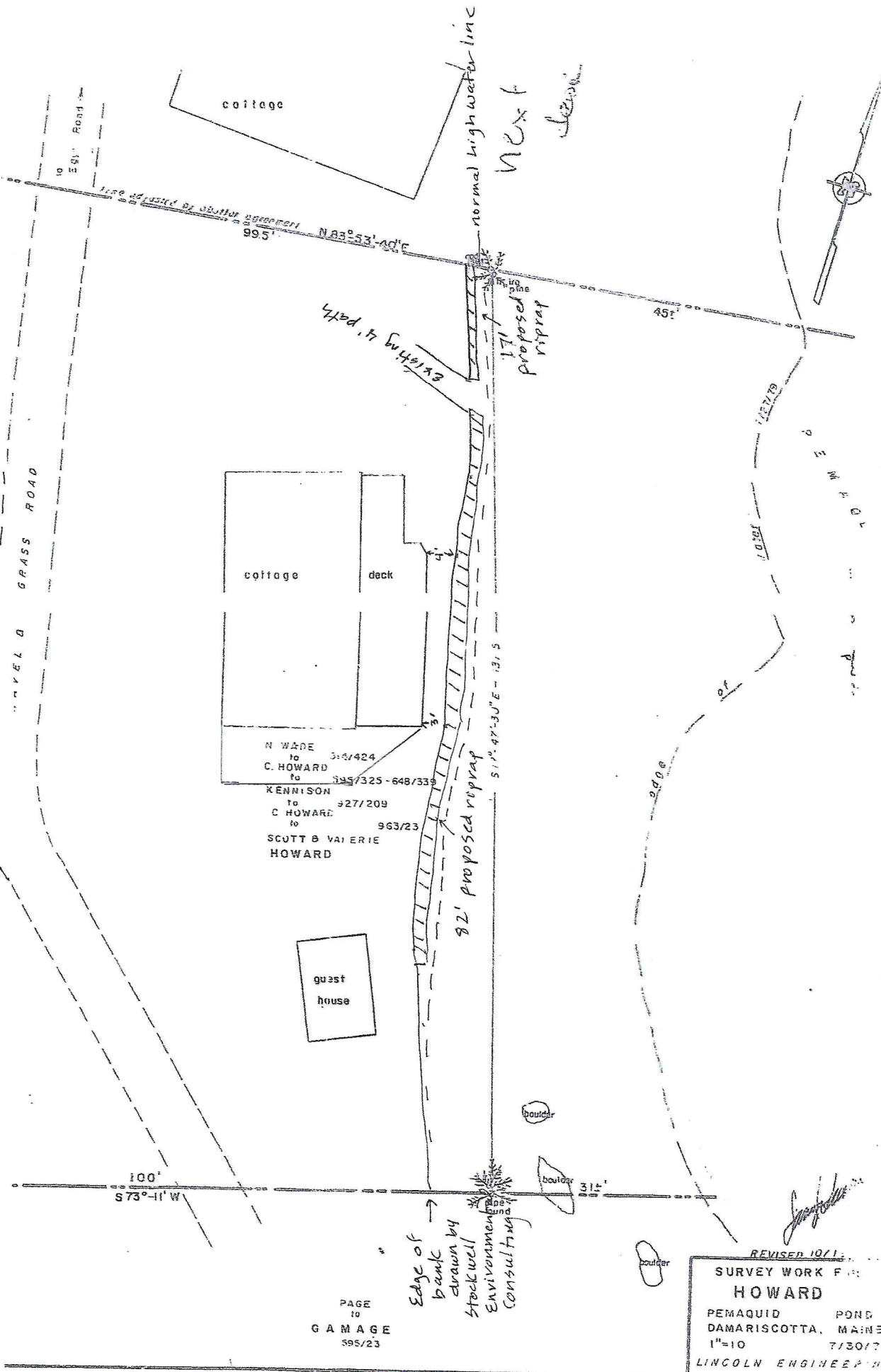


← Karen Johnson Shoreline Stabilization Project

Topo: WALDOBORO WEST; Date: 06/02/23
 Karen Johnson Shoreline Stabilization Project, 108 Hoffses
 Beach Lane, Damariscotta, Maine
 Scale: 1 inch = 2,000 ft.

Location: 044° 02.2417' N 069° 27.1924' W

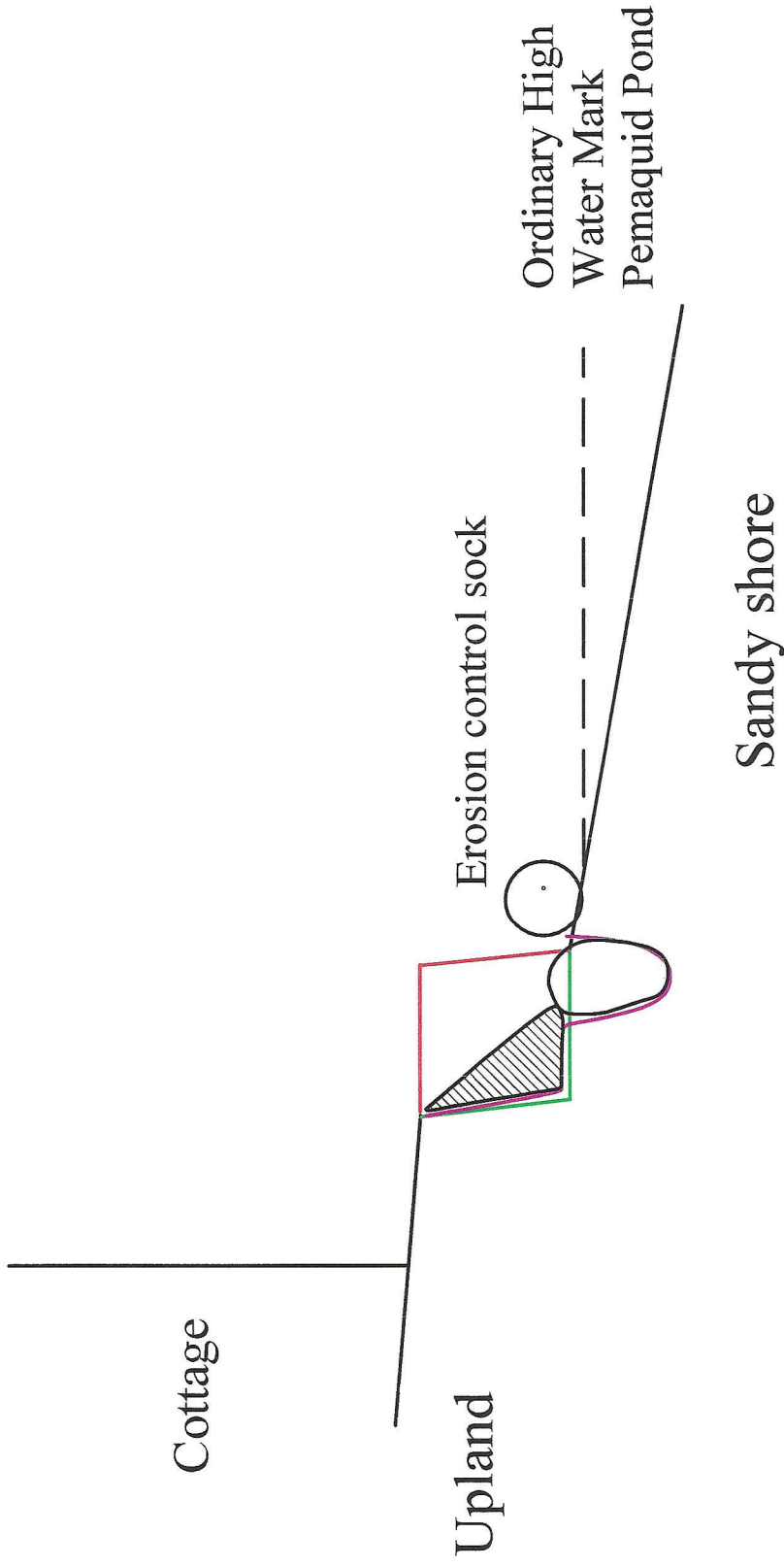
Copy of old survey with current edge of shore drawn in based on measurements from the cottage and guest house taken on May 16, 2023 by Stockwell Environmental Consulting, Inc. The location of the proposed riprap at the edge of the bank is shown on this shoreline. The total riprap will be 99' linear feet including 17' to the northern pin, a gap of 4' at the existing path to shore and another 82' to the south in front of the cottage and the corner of the guest house. The survey was done for a previous owner, Howard, dated 7/30/72? (the year is not readable) by Lincoln Engineering. 1" = 20'



Edge of bank drawn by Stockwell Environmental Consulting, Inc.

REVISED 10/1/23
SURVEY WORK FOR
HOWARD
 PEMAQUID POND
 DAMARISCOTTA, MAINE
 1"=10 7/30/72
 LINCOLN ENGINEERING

0.5" = 10'



Cross Section Plan of Riprap for the
 Karen Johnson Shoreland Stabilization Project
 108 Hoffses Beach Lane, Damariscotta, Maine
 Red = shoreline before 4/30/2023 storm; Green = shoreline after storm
 Black = proposed riprap; Purple = Crushed stone and filter fabric
 Design by Hc Wright Inc. Nobleboro
 Drawn by Stockwell Environmental Consulting, Inc.
 June 2, 2023 Scale 1" = 2'



Photo 1. View looking south of the waterfront of Karen Johnson's property on Pemaquid Pond located at 108 Hoffses Beach Lane in Damariscotta, Maine after the heavy rains and erosion.



Photo 2. View looking north. The proposed riprap at the shore will extend 99' from the tree with the Lake Smart Award north to the property line with a 4' wide break at the footpath.



Photo 3. Close up view of the sweet fern shrubs on the shore that eroded from the bank during the heavy rain event on April 30, 2023.

Photographer: Lauren Stockwell

Date: May 16, 2023



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Permit-by-Rule & Notice of Intent Review Form

Natural Resources Protection Act
Stormwater Management Law
Maine Construction General Permit

PBR # 77123
PBR #
NOI #

Applicant: 20236JohnsonKaren108HoffsesBeachLNPBR77123
Project Address: 108 Hoffses Beach Lane

Town: Damariscotta
Tax Map/Lot #: 17 2

NRPA PBR Sections – Ch. 305

- | | | |
|--------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> Sec. 2 Act. Adj. to Prot. Natural Res. | <input type="checkbox"/> Sec. 9 Utility Crossing | <input type="checkbox"/> Sec. 16 Coastal Sand Dune Project |
| <input type="checkbox"/> Sec. 3 Intake Pipes | <input type="checkbox"/> Sec. 10 Stream Crossing | <input type="checkbox"/> Sec. 17 Transfer/Permit Extension |
| <input type="checkbox"/> Sec. 4 Replacement of Structures | <input type="checkbox"/> Sec. 11 State Transport. Facilities | <input type="checkbox"/> Sec. 18 Maintenance Dredging |
| <input type="checkbox"/> Sec. 6 Movement of Rocks or Veg. | <input type="checkbox"/> Sec. 12 Restoration Natural Areas | <input type="checkbox"/> Sec. 19 Act. Near SVP Habitat |
| <input type="checkbox"/> Sec. 7 Outfall Pipes | <input type="checkbox"/> Sec. 13 F&W Creat./Water Quality | <input type="checkbox"/> Sec. 20 Act. Near Waterfowl/Bird Habitat |
| <input checked="" type="checkbox"/> Sec. 8 Shoreline Stabilization | <input type="checkbox"/> Sec. 15 Public Boat Ramps | |

Notes:

Permit has been accepted as presented, Department staff may inspect for compliance upon completion

Reviewer:
Reviewer: Cameron Dufour

Deficient Date:
Accepted Date: 6/5/2023

NRPA SW NOI
 NRPA SW NOI

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM**

(For use with DEP Regulation, Natural Resources Protection Act - Permit by Rule Standards, Chapter 305)

| APPLICANT INFORMATION (Owner) | | AGENT INFORMATION (If Applying on Behalf of Owner) | |
|-------------------------------|------------------------|----------------------------------------------------|------------------------------------------|
| Name: | Karen B. Johnson | Name: | Stockwell Environmental Consulting, Inc. |
| Mailing Address: | 108 Hoffses Beach Lane | Mailing Address: | 972 Cross Point Road |
| Mailing Address: | | Mailing Address: | |
| Town/State/Zip: | Damariscotta, ME 04543 | Town/State/Zip: | Edgecomb, ME 04556 |
| Daytime Phone #: | (207) 563-6707 Ext: | Daytime Phone #: | (207) 542-2421 Ext: |
| Email Address: | karenebj@aol.com | Email Address: | stockenv@gmail.com |

| PROJECT INFORMATION | | | | | | | |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------|--------------------|---------------|
| Part of a larger project? (check 1): | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | After the Fact? (check 1): | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Project involves work below mean low water? (check 1): | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name of waterbody: | Pemaquid Pond |
| Project Town: | Damariscotta | Town Email Address: | | Map and Lot Number: | | Map 17 Lot 2 | |
| Brief Project Description: | Riprap 99' of shorefront in front of a cottage on Pemaquid Pond. This shoreland eroded during the April 30, 2023 storm; two feet of the shore sloughed off. The project is to armor this shoreline to protect the cottage. | | | | | | |
| Project Location & Brief Directions to Site: | The project is at 108 Hoffses Beach Lane. From Business Rt. 1 in Damariscotta, turn onto Biscay Road. In 2 mi., take a slight left onto Egypt Rd. Turn right onto Hoffses Beach Lane in 0.9 mi. The cottage is on the left in 0.3 mi. | | | | | | |

PERMIT BY RULE (PBR) SECTIONS (Check at least one): I am filing notice of my intent to carry out work that meets the requirements for Permit-by-Rule (PBR) under DEP Rules, [Chapter 305](#). I and my agent(s), if any, have read and will comply with all of the standards in the Sections checked below.

- | | | |
|----------------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Sec. (2) Act. Adj. to Prot. Natural Res. | <input type="checkbox"/> Sec. (9) Utility Crossing | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfer/Permit Extension |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Veg. | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Act. Near SVP Habitat |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (13) F&W Creat./Water Qual. Improv. | <input type="checkbox"/> Sec. (20) Act. Near Waterfowl/Bird Habitat |
| <input checked="" type="checkbox"/> Sec. (8) Shoreline Stabilization | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |

NOTE: Municipal permits also may be required. Contact your local code enforcement office for information. Federal permits may be required for stream crossings and for projects involving wetland fill. Contact the Army Corps of Engineers at the Maine Project Office for information.

NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS AND FEE

- Attach** all required submissions for the PBR Section(s) checked above. The required submissions for each PBR Section are outlined in Chapter 305 and may differ depending on the Section you are submitting under.
- Attach** a location map that clearly identifies the site (U.S.G.S. topo map, Maine Atlas & Gazetteer, or similar).
- Attach** Proof of Legal Name if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>). Individuals and municipalities are not required to provide any proof of identity.

FEE: Pay by credit card at the [Payment Portal](#). The Permit-by-Rule fee may be found here <https://www.maine.gov/dep/feeschedule.pdf> and is currently \$288.

- Attach** payment confirmation from the Payment Portal when filing this notification form.

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| Signature & Certification: | |
| <ul style="list-style-type: none"> • I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. • I understand that this PBR becomes effective 14 calendar days after receipt by the Department of this completed form, the required submissions, and fee, <i>unless the Department approves or denies the PBR prior to that date.</i> | |
| By signing this Notification Form, I represent that the project meets all applicability requirements and standards in Chapter 305 rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place. | |
| Signature of Agent or Applicant (may be typed): | <div style="font-family: cursive; font-size: 1.2em;">Lauren J. Stockwell</div> |
| Date: | 6/2/2023 |

Keep a copy as a record of permit. Email this completed form with attachments to DEP at: DEP.PBRNotification@maine.gov. DEP will send a copy to the Town Office as evidence of DEP's receipt of notification. No further authorization will be issued by DEP after receipt of notice. A PBR is valid for two years, except Section 4, "Replacement of Structures," are valid for three years. **Work carried out in violation of the Natural Resources Protection Act or any provision in Chapter 305 is subject to enforcement.**

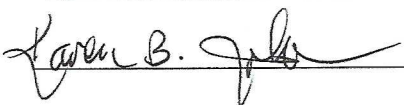
Stockwell Environmental Consulting, Inc.

972 Cross Point Road
Edgecomb, Maine 04556
207-542-2421
E-mail: stockenv@gmail.com
www.stockenv.com

To Whom It May Concern:

I hereby authorize Lauren Stockwell of Stockwell Environmental Consulting, Inc. to act on my behalf as my agent in the processing of permit applications for the Maine Department of Environmental Protection, Army Corp of Engineers and Town of Damariscotta and to furnish, upon request, supplemental information in support of permit applications.

Applicant's Printed Name KAREN B. JOHNSON

Applicant's Signature  Date 5/13/23

Karen Johnson Shoreline Stabilization Project

This application is for PBR #8 for a Shoreline Stabilization Project on behalf of Karen Johnson at her property located at 108 Hoffses Beach Lane in Damariscotta, Maine. This property is on the western shore of Pemaquid Pond.

A. Applicability

1. This project is for installation of riprap along the shoreline of a great pond. Previous efforts to stabilize the shoreline by planting shrubs have been unsuccessful.
2. Erosion is actively occurring, especially after the April 30, 2023, storm this spring with over 5 inches of rainfall.
3. The site is on a great pond not a river as defined by 38 M.R.S.A. Section 436-A(11).
4. The proposed riprap will be to 99' of shoreline, not more than 100'.
5. The property is not within a coastal sand dune system.
6. The activity will conform to local shoreline zoning; the COE George Chase was contacted.

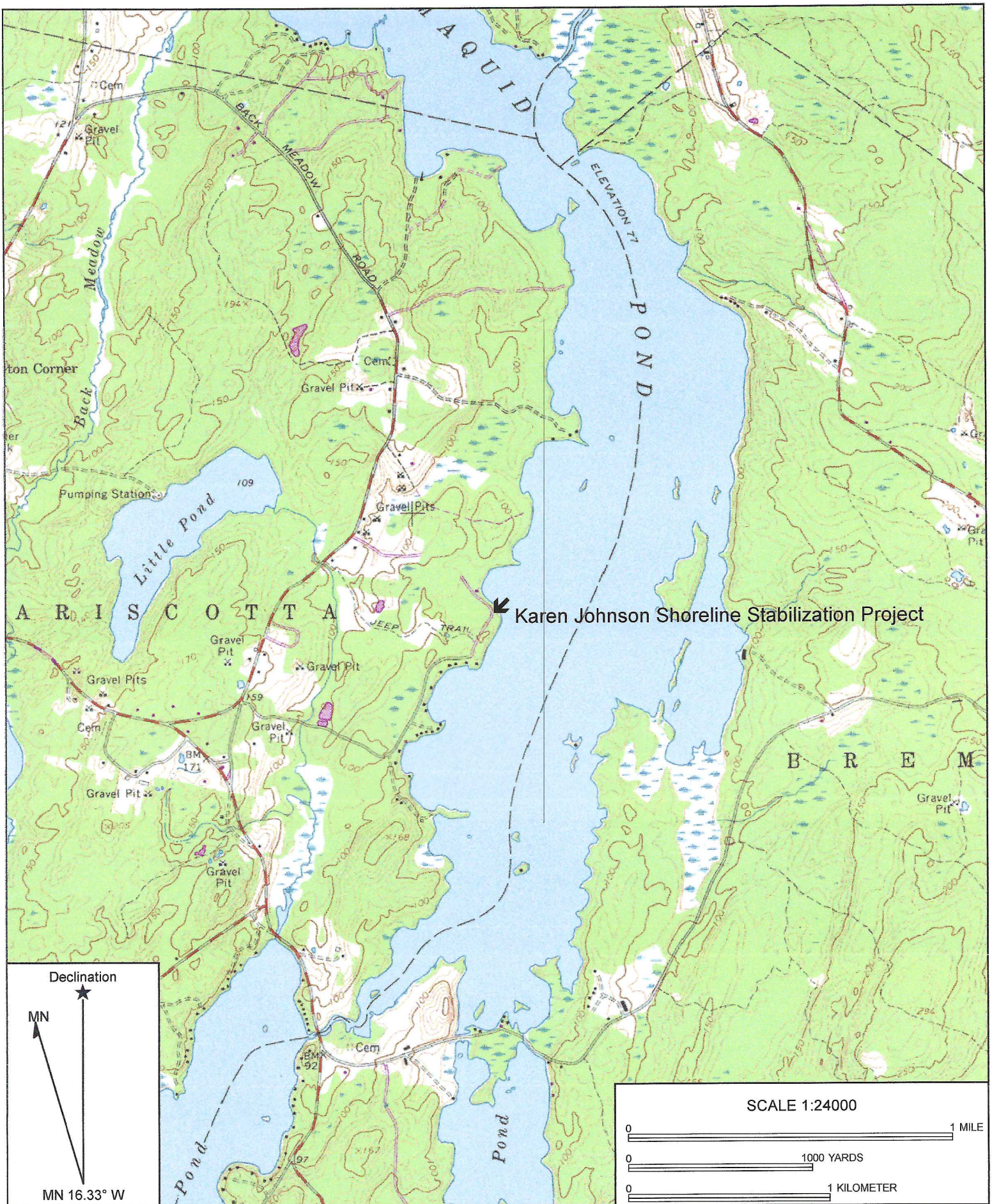
B. Submissions:

1. Photographs - attached
2. Photographs of the completed project – to be submitted after completion of work.
3. Plans –Overhead Plan and Cross-section plans for the Shoreline Stabilization Project are attached.

C. Standards

1. The eroded slope has a slope in excess of 3:1.
2. The riprap will not extend higher than 2' above the normal high water line.
3. Erosion control socks will be used for erosion control. The work will be done in the dry.
4. New soil is not proposed; the bank face will be stabilized with riprap.
5. Rocks will be obtained from a gravel pit, not obtained from the shoreline.
6. The slope of the riprap will not be steeper than 1 horizontal to 1 vertical.
7. The riprap will be anchored at the base of the bank (existing prior to the storm) by placing the bottom row of rocks (toe stones) in a trench. These toe stones will be 2-3' in diameter. The riprap will be 2.5' to 3' overall. The riprap will be angular 6" minus stone. In all, 15 cubic yards of stone will be used.
8. A layer of filter fabric and crushed stone will be placed under the riprap to prevent washing of fine soil particles into the water.
9. No fill material will be placed below the normal high water line of the lake. The riprap will be above the normal high water line.
10. Riprap will not be placed in front of a retaining wall; no retaining wall occurs on this property.
11. There is vegetation within 25' of the shore on this property. The front porch is 3' from the bank at its closest. Sweet fern shrubs were previously planted in front of this deck and some were washed away when the bank sloughed off during the April 30, 2023. Except where developed, the remainder of the lot is forested.
12. This project is riprap on a lake shore not on a stream, so no approval by a Professional Engineer or US Natural Resources Conservation Service is required.
13. No uncured concrete will be placed in the water.

14. This project is not along a river, stream or brook.
15. Work will be done from shore. No wheeled or tracked equipment will operate in the water. This site has a sandy beach 20' in width in front of the bank during the summer.
16. There will be no work done below the high water line of the great pond. The toe of the riprap will be in the location of the bank prior to it sloughing off this spring,
17. There will be no excavated material.
18. Disturbance of vegetation will be avoided to the greatest practicable extent. Work is planned when the shrubs are dormant, so very little damage is expected. Vegetation will be reestablished if necessary.
19. No non-native species will be planted in disturbed areas.
20. The contractor, Dale Wright of H. Chester Wright Inc. designed the project and will follow the plans. His E&S Certificate number is 1800.

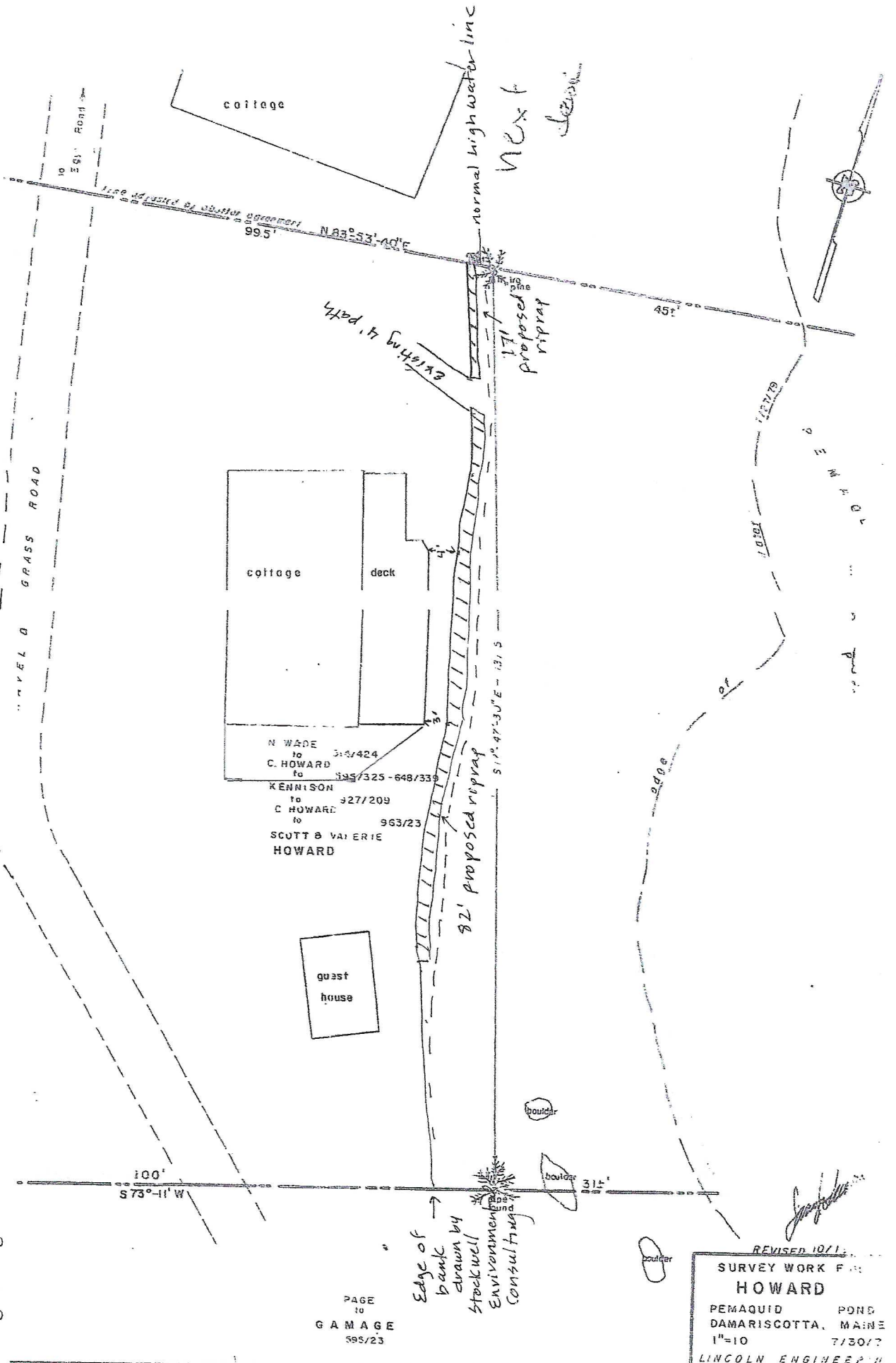


Karen Johnson Shoreline Stabilization Project

Topo: WALDOBORO WEST; Date: 06/02/23
 Karen Johnson Shoreline Stabilization Project, 108 Hoffses
 Beach Lane, Damariscotta, Maine
 Scale: 1 inch = 2,000 ft.

Location: 044° 02.2417' N 069° 27.1924' W

Copy of old survey with current edge of shore drawn in based on measurements from the cottage and guest house taken on May 16, 2023 by Stockwell Environmental Consulting, Inc. The location of the proposed riprap at the edge of the bank is shown on this shoreline. The total riprap will be 99' linear feet including 17' to the northern pin, a gap of 4' at the existing path to shore and another 82' to the south in front of the cottage and the corner of the guest house. The survey was done for a previous owner, Howard, dated 7/30/72? (the year is not readable) by Lincoln Engineering. 1" = 20'

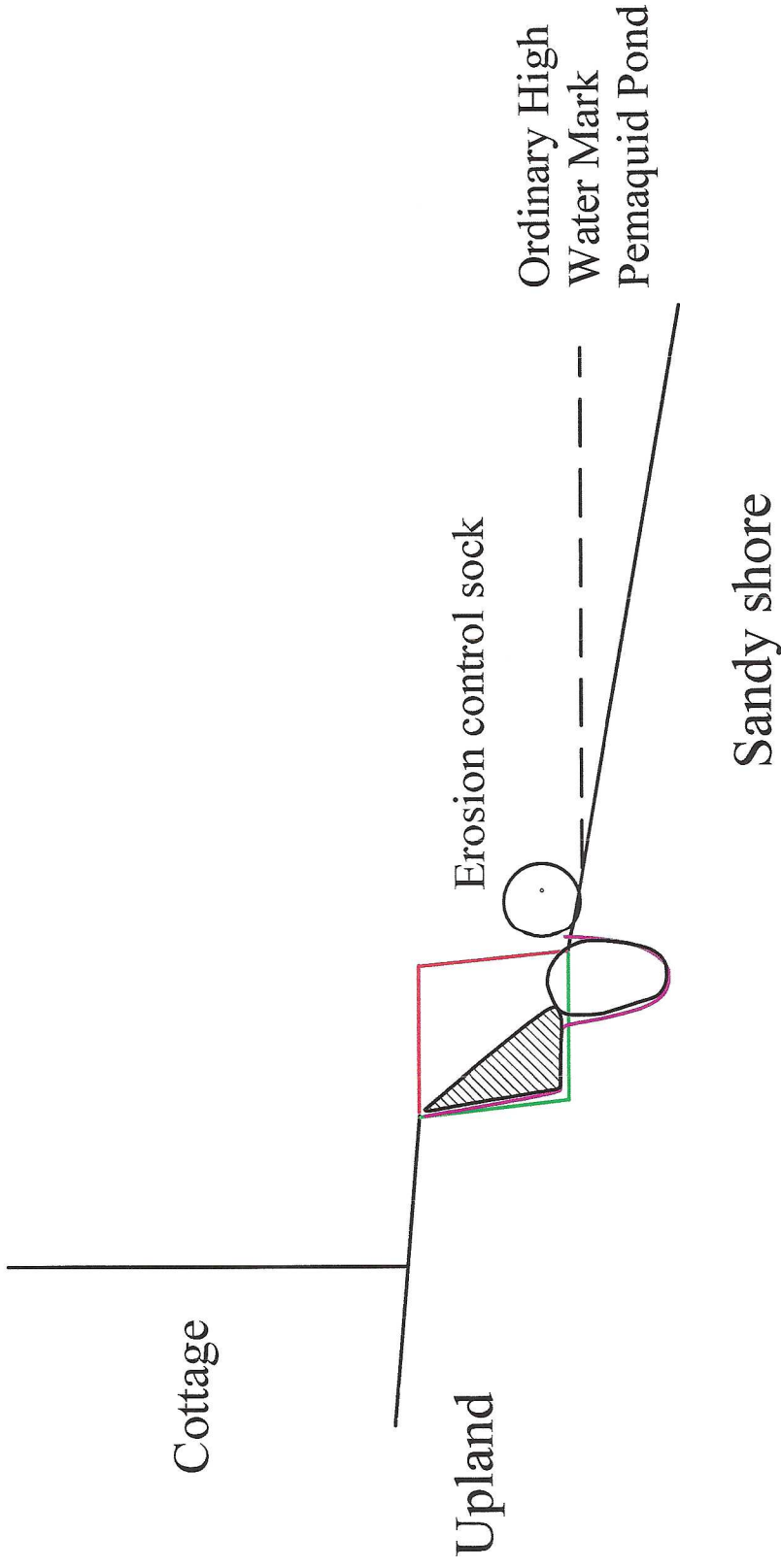


PAGE
to
G A M A G E
595/23

Edge of bank drawn by Stockwell Environmental Consulting

REvised 10/1...
SURVEY WORK FOR
HOWARD
PEMAQUID DAMARISCOTTA, MAINE
1"=10 7/30/72
LINCOLN ENGINEERING

0.5" = 10'



Cross Section Plan of Riprap for the
 Karen Johnson Shoreland Stabilization Project
 108 Hoffses Beach Lane, Damariscotta, Maine
 Red = shoreline before 4/30/2023 storm; Green = shoreline after storm
 Black = proposed riprap; Purple = Crushed stone and filter fabric
 Design by Hc Wright Inc. Nobleboro
 Drawn by Stockwell Environmental Consulting, Inc.
 June 2, 2023 Scale 1" = 2'



Photo 1. View looking south of the waterfront of Karen Johnson's property on Pemaquid Pond located at 108 Hoffses Beach Lane in Damariscotta, Maine after the heavy rains and erosion.



Photo 2. View looking north. The proposed riprap at the shore will extend 99' from the tree with the Lake Smart Award north to the property line with a 4' wide break at the footpath.



Photo 3. Close up view of the sweet fern shrubs on the shore that eroded from the bank during the heavy rain event on April 30, 2023.

Photographer: Lauren Stockwell

Date: May 16, 2023



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

July 14, 2023

Regulatory Division
File Number: NAE-2023-01344

Ms. Karen Johnson
108 Hoffses Beach Lane
Damariscotta, Maine 04543
Sent by email: karenebj@aol.com

Dear Ms. Johnson:

The U.S. Army Corps of Engineers (USACE) has reviewed your application to place and maintain 405 sq. ft. of fill along 99 linear feet below the ordinary high water mark (OHWM) of Pemaquid Pond to facilitate bank stabilization along an eroding bank located at 108 Hoffses Beach Lane in Damariscotta, Maine. The work is shown on the enclosed plans titled "Karen Johnson Shoreland Stabilization Project" on three sheets dated "June 2, 2023".

Based on the information that you have provided, we verify that the activity is authorized under General Permit # 7 of the enclosed October 14, 2020, federal permits known as the Maine General Permits (GPs). The GPs are also available at <https://www.nae.usace.army.mil/Missions/Regulatory/State-General-Permits/Maine-General-Permit>.

Please review the enclosed GPs carefully, in particular the general conditions beginning on page 5, and ensure that you and all personnel performing work authorized by the GPs are fully aware of and comply with its terms and conditions and below special condition. A copy of the GPs and this verification letter shall be available at the work site as required by General Condition 33.

1. The permittee shall conduct all work below the ordinary high water line under "in-the-dry" conditions in order to avoid impacts to Atlantic salmon, other fisheries and local water quality.

You must complete and return the enclosed Work Start Notification Form to this office at least two weeks before the anticipated starting date. You must complete and return the enclosed Compliance Certification Form within one month following the completion of the authorized work.

This authorization expires on October 14, 2025. You must commence or have under contract to commence the work authorized herein by October 14, 2025, and complete the work by October 14, 2026. If not, you must contact this office to determine the need

for further authorization and we recommend you contact us *before* the work authorized herein expires. Please contact us immediately if you change the plans or construction methods for work within our jurisdiction as we must approve any changes before you undertake them. Performing work within our jurisdiction that is not specifically authorized by this determination or failing to comply with the special condition(s) provided above or all of the terms and conditions of the GPs may subject you to the enforcement provisions of our regulations.

This authorization does not obviate the need to obtain other federal, state, or local authorizations required by law. Applicants are responsible for applying for and obtaining any other approvals.

We continually strive to improve our customer service. To better serve you, we would appreciate your completing our Customer Service Survey located at <https://regulatory.ops.usace.army.mil/customer-service-survey/>

Please contact Amanda L. T. Sayles of my staff at Amanda.L.Sayles@usace.army.mil if you have any questions.

Sincerely,

For: Peter D. Olmstead
Chief, Maine Section
Regulatory Division

Enclosures

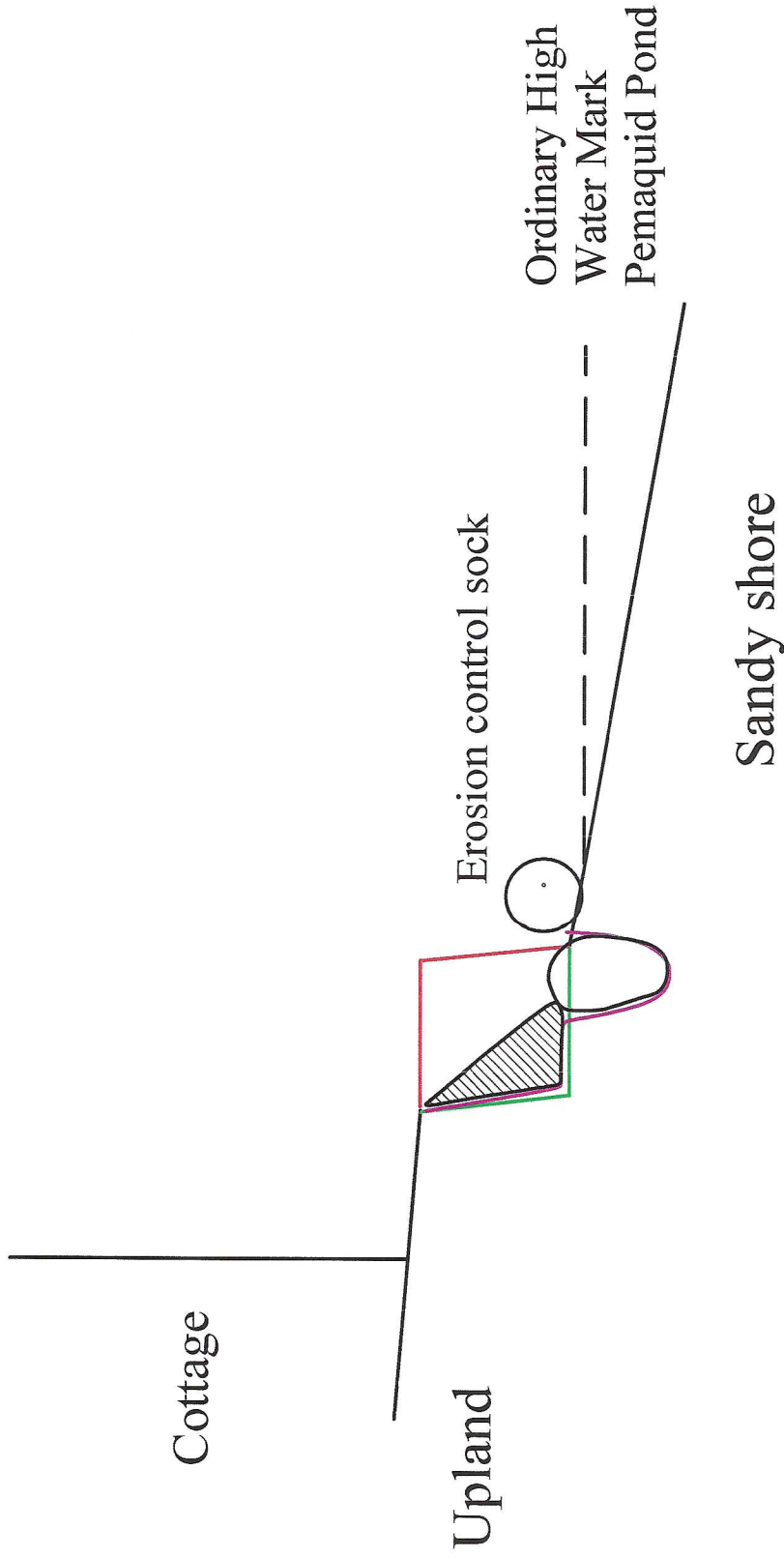
Ms. Karen Johnson, karenebj@aol.com

Ms. Lauren Stockwell, Stockwell Environmental Consulting Inc., stockenv@gmail.com



Topo: WALDOBORO WEST; Date: 06/02/23
 Karen Johnson Shoreline Stabilization Project, 108 Hoffses
 Beach Lane, Damariscotta, Maine
 Scale: 1 inch = 2,000 ft.

Location: 044° 02.2417' N 069° 27.1924' W



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 Design by Hc Wright Inc. Nobleboro
 Drawn by Stockwell Environmental Consulting, Inc.
 June 2, 2023 Scale 1" = 2'



**US Army Corps
of Engineers**®
New England District

(Minimum Notice: Permittee must sign and return notification
within one month of the completion of work.)

COMPLIANCE CERTIFICATION FORM

Corps of Engineers Permit No: NAE-2023-01344

Name of Permittee: Ms. Karen Johnson

Permit Issuance Date: July 14, 2023

Please sign this certification and return it to the following address upon completion of the activity and any mitigation required by the permit. You must submit this after the mitigation is complete, but not the mitigation monitoring, which requires separate submittals.

EMAIL TO: Amanda.L.Sayles@usace.army.mil

OR

MAIL TO: Amanda. L. T. Sayles

U.S. Army Corps of Engineers, New England District

Maine Project Office

442 Civic Center Drive, Suite 350

Augusta, Maine 04330

Please note that your permitted activity is subject to a compliance inspection by an U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above referenced permit was completed in accordance with the terms and conditions of the above referenced permit, and any required mitigation was completed in accordance with the permit conditions.

Signature of Permittee

Date

Printed Name

Date of Work Completion

() _____
Telephone Number

() _____
Telephone Number