

Objectives:

1. A healthy working waterfront supported by adequate commercial access points and related infrastructure
2. Public facilities along the waterfront, interconnected via multi-use trails/paths
3. Public access for active and passive recreation available at multiple locations throughout the waterfront
4. Increased physical access opportunities in the northern half of Rockland's waterfront
5. View corridors to the water throughout the City
6. Important scenic views are identified and protected where feasible
7. Public facilities that are fully accessible, to the extent feasible
8. Funded reserve accounts for maintenance, improvements, or matching for related grants at all key facilities
9. Clean, accessible, and modern restrooms at key waterfront facilities
10. Infrastructure designed to withstand flooding associated with sea level rise and storm surge during its expected useful life
11. Community events and festivals are encouraged at waterfront facilities and managed to maintain access to the water for all

Abbreviation Key:

Harbor Master - HM

Parks & Rec Committee – P&RC

City Staff - S

Wastewater Treatment Plant – WWTP

Harbor Trail Committee – HTC

Harbor Management Commission – HMC

City Council – CC

Comprehensive Plan Commission - CCP

Recommended Actions

Public Access and Municipal Facilities – General			
Objective	Recommended Action	Responsibility	Timeline
1,2,3,4	Improve public access on the northern half of the harbor and when feasible acquire appropriate rights or land	S, HTC	Short Term (1-2 years), Ongoing
1,3,3,4	Consider appropriate uses for the City-owned lot on Samoset Road	S,P&RC	Short Term (1-2 years)
1,2,3,	Support and prioritize obtaining recorded public access rights to the Boardwalk and pedestrian access rights Rockland Breakwater	S	Short Term (1-2 years), Ongoing
1,2,3	Obtain additional rights to improve connectivity of public access along the waterfront	S,HTC	Ongoing
1,2,3,4,5, 6,7,8,9,11	Continuously improve the public's experience along the waterfront	S, HTC, P&RC	Ongoing
1,2,3,4	Continuously evaluate opportunities to enhance the City's portfolio of waterfront properties or rights of way	All	Ongoing

2,3,5,6,7,	Review City ordinances and propose appropriate standards or incentives to encourage public access as part of all waterfront development projects	S	Medium Term (3-5 years)
1,2,6	Conduct a comprehensive review of current and historic public access points	S	Short Term (1-2 years)
1,2,6	Maintain existing and historic rights of access	S	Ongoing
	<u>Preserve opportunities for expansion of City piers and infrastructure; collaborate with adjacent properties to preserve and maximize opportunities for future expansions to meet public and private needs not yet identified</u>	All	Ongoing
8,10	Consider anticipated sea level rise and storm surges during the useful life of the project in all capital investment decisions	All	Ongoing
8,9	Provide public restrooms (ideally flush toilets) at key waterfront properties	HM, P&RC	Medium Term (3-5 years)
7,8	Evaluate ADA accessibility and potential improvements as part of all major repair or improvement project	S	Ongoing
1,3,8	Explore areas within the City which would be appropriate to accommodate overnight parking for harbor boaters; investigate fees and revise parking policies as necessary	S	Short Term (1-2 years)
8	Develop a capital improvement plan for key waterfront infrastructure and associated reserve accounts	HM,S	Medium Term (3-5 years)

Breakwater and Rockland Harbor Light			
Objective	Recommended Action	Responsibility	Timeline
2,3,4	Work with the Samoset and Jameson Point residents to identify a location at or near the end of Samoset Road for a public restroom	S	Ongoing
2,3,4	Work with the Samoset to obtain an easement for the Harbor Trail	S	Short Term (1-2 years)
4,7,8,10	In coordination with relevant committees, review lease, develop a maintenance plan, and coordinate with current lease holders on improvements and operations	S	Short Term (1-2 years)
<i>Actions related to maintenance, improvement and effectiveness of the breakwater are included under the Harbor and Mooring Management section; see page 12.</i>			

Commercial Fish Pier			
Objective	Recommended Action	Responsibility	Timeline
1,8,10	Consider options to maximize flexibility and adapt to changing needs in the commercial fishing industry	HM, S	Ongoing

1,8,10	Add additional floats and ramps as necessary to support the needs of the Fish Pier users	HM	Short Term (1-2 years)
1,8,10	Explore ways to add additional cooler space and move coolers out of the flood zone	HM	Short Term (1-2 years)
1,8,10	Consider whether changes to layout would improve efficiency and add capacity and space for additional uses	HM	Ongoing
1,8,10	Investigate additional areas for adding usable space either through dredging to add berthing and docking space or through construction of new pier or float space	HM	Long Term (5+ years)
	<u>Preserve opportunities for reasonable expansion to meet needs not yet identified</u>	<u>All</u>	<u>Ongoing</u>
1,8,10	Consider opportunities to improve fencing by the trap area that is both functional and attractive; provide public seating and signage where the general public can view the commercial activity on the pier	HM, S	Immediate
1,8,10	Review storage area to evaluate its highest and best use for commercial fishing needs	HM	Ongoing

Public Landing/Middle Pier			
Objective	Recommended Action	Responsibility	Timeline
1,2,3,5,7, 8,9,10,11	Evaluate infrastructure needs and determine scope of improvements, with consideration of past plans and concepts as well as new ideas	S	Immediate
1,3,8,10	Document riparian rights, landside rights, and other site considerations to better understand expansion possibilities	S	Short Term (1-2 years)
1,2,3,8	Purchase the property located between the Public Landing and Middle Pier, if available and feasible	S	Short Term (1-2 years)
1,2,3,8	Obtain ownership or recorded easement to access road that connects Harbor Park with Buoy Park/Middle Pier	C	Short Term (1-2 years)
1,2,3,8	Adequately fund port development account for future needs and grant matching or create reserve account for Public Landing and Middle Pier; consider combining with existing account for Harbor Park	S	Short Term (1-2 years)
1,2,3,8	Improve and possibly relocate the Harbor Master's building – consider floodplain as well as the visual and physical needs of Harbor Master in relation to the harbor and boat traffic	S	Medium Term (3-5 years)
	<u>Preserve opportunities for reasonable expansion to meet needs not yet identified</u>	<u>All</u>	<u>Ongoing</u>
1,2,3,8	Develop policies that provide access to the public ramp, floats and Harbor Trail during events; revise application materials for facility use accordingly	HMC	Short Term (1-2 years)

1,2,3,8	Develop a plan that considers Public Landing, Middle Pier and the adjacent parks together with consideration to the key objectives below	S	Medium Term (3-5 years)
Key Objectives Future Planning at Public Landing/Middle Pier: <ul style="list-style-type: none"> • Accommodate public access (both physical and visual) • Accommodate of the functional needs of the harbor (e.g. water, bathrooms, pump out, Wi-Fi, showers, deliveries, parking, etc.) • Provide connectivity to the boardwalk and Harbor Trail • Consider ideas from past master planning projects (e.g. relocation of the harbor masters building, dock and pier orientation, amphitheater, green space, restrooms, etc.) • Explore obtaining all of the property between Middle Pier and Public Landing • Parking should be incorporated into the design, but the pedestrian experience and waterfront green space should be prioritized • Plan for risks associated with flooding and sea level rise • Plan for flexibility as demands for these sites change or grow over time 			

Sandy Beach			
Objective	Recommended Action	Responsibility	Timeline
8	Adequately fund port development account for future needs and grant matching or create reserve account	S	Short Term (1-2 years)
	<u>Preserve opportunities for reasonable expansion to meet needs not yet identified</u>	All	Ongoing
7	Develop a permanent public restroom	S	Medium Term (2-5 years)

Snow Marine Park			
Objective	Recommended Action	Responsibility	Timeline
2,7,8,11	Plan for appropriate uses and activities and consider this property as an appropriate location for future public events and festivals	P&RC, HMC	Ongoing
2,11	Develop policies that ensure access to the public ramp, floats and Harbor Trail during events; revise event application materials accordingly	HMC	Ongoing
7,8	Explore options and policies for long term or overnight parking for cars and boat trailers	S, P&RC	Immediate
8	Make necessary repairs to the structure currently being leased or provide a lease term sufficient for the tenant to make repairs; preserve mural painted by Carol Sebold	S	Short Term (1-2 years)
8	Adequately fund port development account for future needs and grant matching or create reserve account	S	Ongoing

7,8,10	Add dinghy dock and maintain on-shore storage for personal watercraft	HM	Short Term (1-2 years)
2,6,8	Provide a trail along the waterfront and stairs to the water	S, HTC, P&RC	Medium Term (3-5 years)
7,8,9	Review the need for additional amenities and added restrooms; consider increasing grade for site usability; actively plan for improvements as necessary	S	Long Term (5+ years)
	<u>Preserve opportunities for reasonable expansion to meet needs not yet identified</u>	<u>All</u>	<u>Ongoing</u>
8	Open dialogue with Owls Head over shared interest and needs for Snow Marine Park	HM	Medium Term (3-5 years)

Schooner Wharf (Port District Property)			
Objective	Recommended Action	Responsibility	Timeline
8	Work with Port District on improvement and maintenance plan	S	Ongoing
8	Monitor filling of Lermond Cove from Lindsay Brook sedimentation and develop remediation plan as needed	S	Ongoing
10	Evaluate the risks to investments and infrastructure due to flooding associated with sea-level rise and storm surge in collaboration with the Port District	S	Ongoing