



## Snow Marine Park

Tax Map/Lot: 9-A-11

Snow Marine Park is a public property providing a variety of recreational opportunities and water access.

### Lot Size

- Approx. 13.66 acres

### Zoning

- WF1

### Facilities and Amenities (as of 2018)

- 9 8'x12' floats and dingy access
- Boat ramp with all tide access
- Seasonal restroom (portable toilets)

### Parking Availability

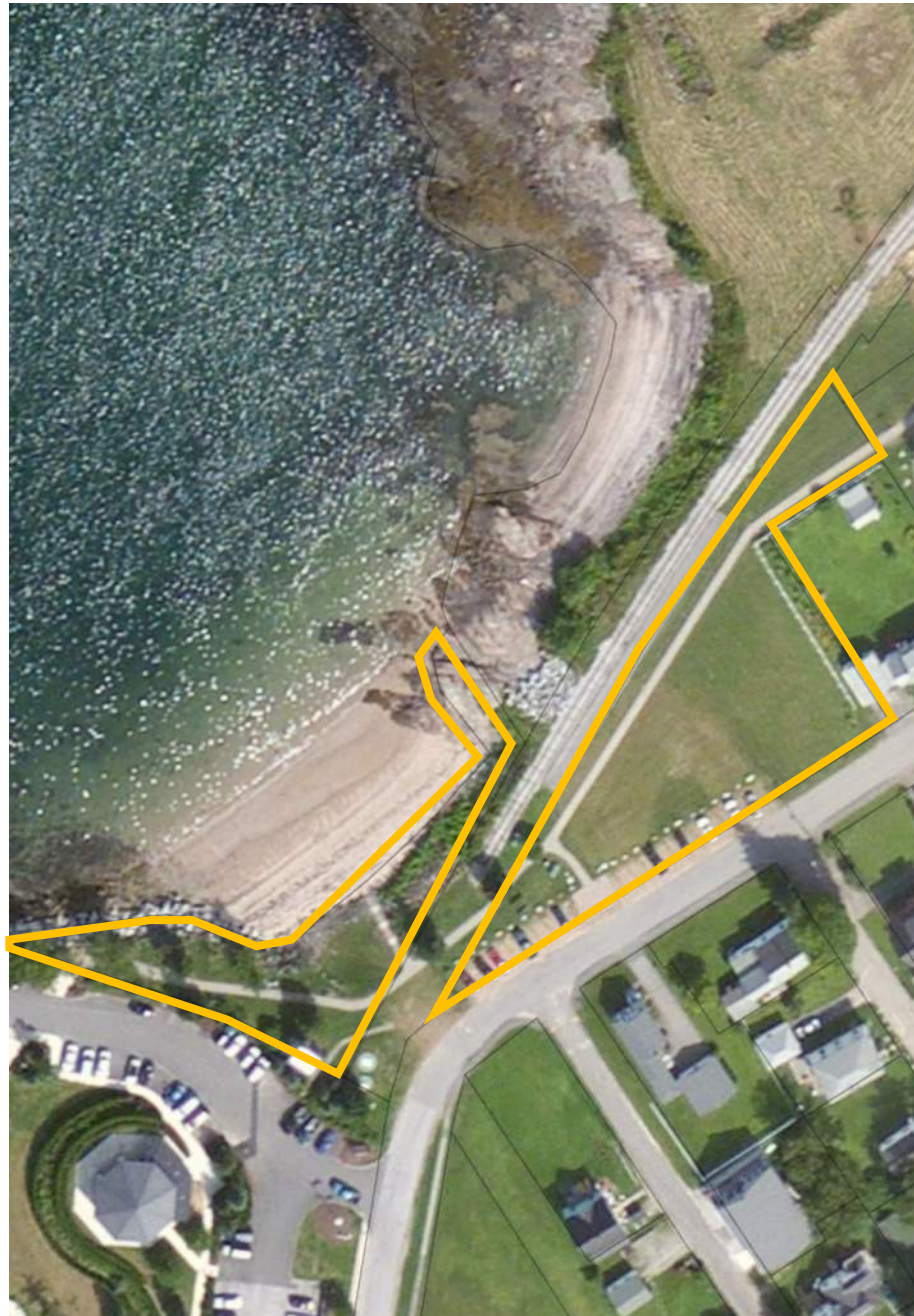
- Approximately 47 spaces

### Existing Conditions

- The floats and ramp were improved in 2018

### Other

- Primary access point to South End mooring area and Owls Head mooring field.
- Snow Marine Park is often considered the informal dog park
- The small building on the property near the parking area is leased by the City to the Sail, Power & Steam Museum on an annual basis (\$3,000/annually)
- Harbor Trail access



## Sandy Beach

**Tax Map/Lot: 6-A-11**

Sandy Beach is a public property providing harbor and beach access. It is one of the only places along the waterfront for swimming.

### **Lot Size**

- Approx. 1.12 acres

### **Zoning**

- WF1

### **Facilities and Amenities (as of 2018)**

- Granite stairs to beach area
- Water
- Seasonal restroom (portable toilets)
- Picnic tables, benches, grills

### **Parking Availability**

- Approximately 10 spaces

### **Existing Conditions**

- Property is in good shape

### **Other**

- Harbor Trail access



## Public Landing/Harbor Park

**Tax Map/Lot:** 5-B-5, 5-B-6

Public Landing and Harbor Park provides a variety of water access opportunities (including visual access). It is a main docking space for off shore island residents and is home to many of the summer festivals.

### Lot Size

- Approx. 3.57 acres

### Zoning

- DT/WF2

### Facilities and Amenities (as of 2018)

- Harbormaster's office
- Public restrooms
- 1400 ft of dockage (using both sides of the floats)
- Draft ranges from 6ft at low tide to 15 ft at high tide
- Dinghy tie-up space
- Rental slips for transient boats
- Commercial carriers/passenger vessels
- Dock access for small cruise ships/tender access for larger ships
- Shower/bathroom facilities
- Yacht club (which is leased space)

### Parking Availability

- Approximately 100 spaces

### Existing Conditions

- Pier itself built in 1930's

### Other

- Primary access point to Central mooring area
- Harbor Master facility in the flood plain
- Rough water with a northeast blow
- Adjacent to Middle Pier/Buoy Park
- Harbor Trail access



## Middle Pier/Buoy Park

Tax Map/Lot: 5-B-3

Middle Pier/Buoy Park provides a water access opportunities for commercial vessels and visual access for the public at large. It is a main docking space for off shore island residents.

### Lot Size

- Approx. 2.61 acres

### Zoning

- WF2

### Facilities and Amenities (as of 2018)

- Approximately 210 LF of pier space (includes both sides)
- 5 commercial float spaces (no transient spaces) – currently used by 3 passenger vessels, mooring inspector boat, 1 empty slot (25 LF)
- Total of 3 food trucks allowed (charged fee of \$3,000/yr plus utilities)
- Kayak launching

### Parking Availability

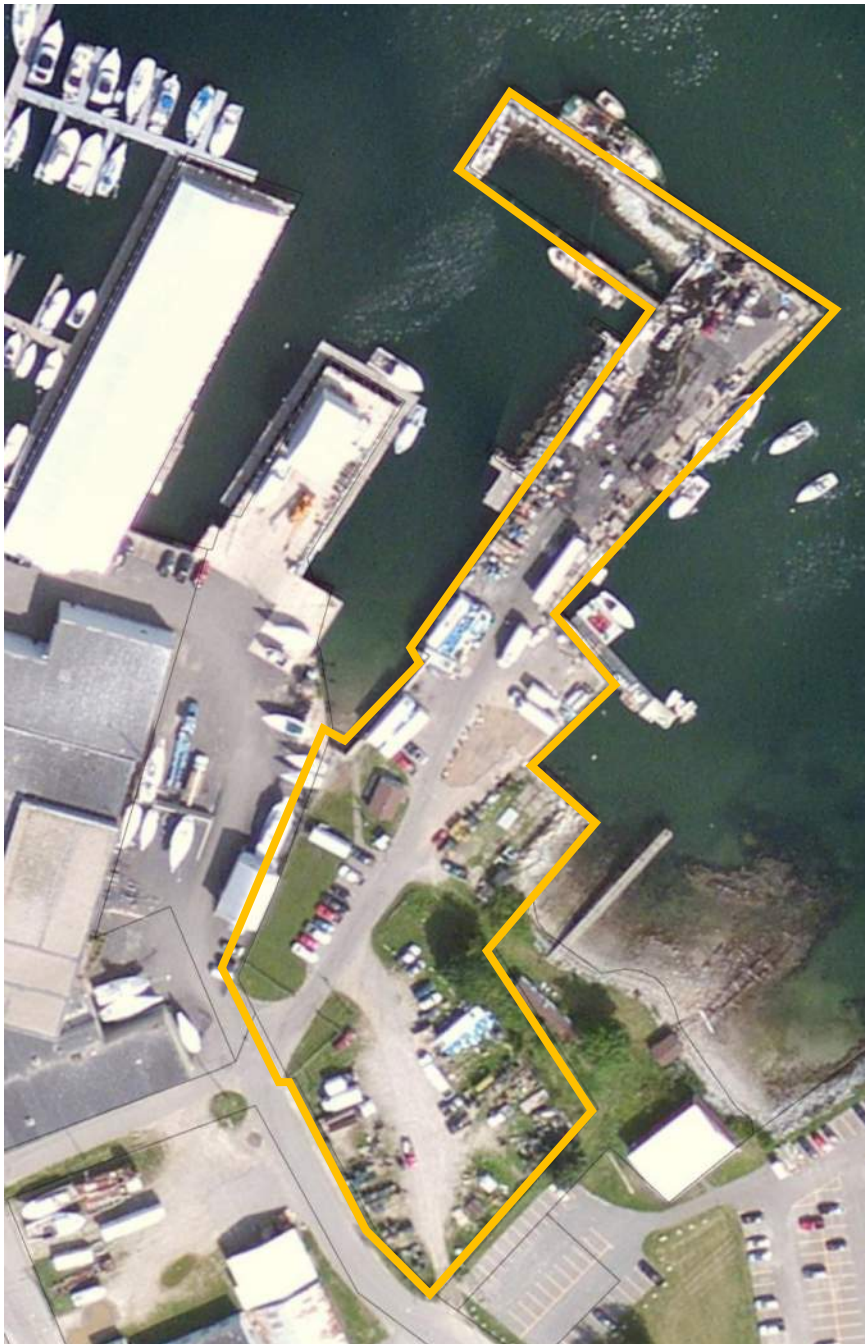
- Approximately 50 spaces

### Existing Conditions

- Aging and in need of repairs (piles, deck, railing, etc.)

### Other

- Security plan allows for cruise ship tenders
- Provides visual access to the harbor
- Rough water with a northeast blow



## Commercial Fish Pier

Tax Map/Lot: 2-A-4

Rockland's Commercial Fish Pier provides water access and landing opportunities for a variety of commercial fishing activities. Approximately 1/3 of herring in Maine comes through this facility.

### Lot Size

- Approx. 2.57 acres

### Zoning

- WF-3/WF-3A

### Facilities and Amenities (as of 2018)

- 150 LF of float space, 500 LF of dock space
- 27 Commercial fishing vessels (lobster, herring, scallop and urchin)
- 4 transient boats tie up space
- 4 lobster and bait buying stations (leased with fee)
- Lobster smacks from Islands access pier to sell product
- 6 hydraulic lift cranes
- 3 boats pay dockage
- 6 trap lots available

### Parking Availability

- Approximately 50 spaces

### Existing Conditions

- Facility is in need of substantial infrastructure upgrades; redevelopment underway as of 2019

### Other

- Utilities are billed out to users
- Fuel station – leased to lobster buyer (.10 gallon)
- Lease space for coolers
- Deed restriction requires site to be used for commercial fishing activities



## 23 Samoset Road

Tax Map/Lot: 32-B-7

This undeveloped property is located on Samoset Road with approximately 300 feet of road frontage.

### Lot Size

- 2.89 acres

### Zoning

- AA zoning district

### Facilities and Amenities (as of 2018)

- Undeveloped

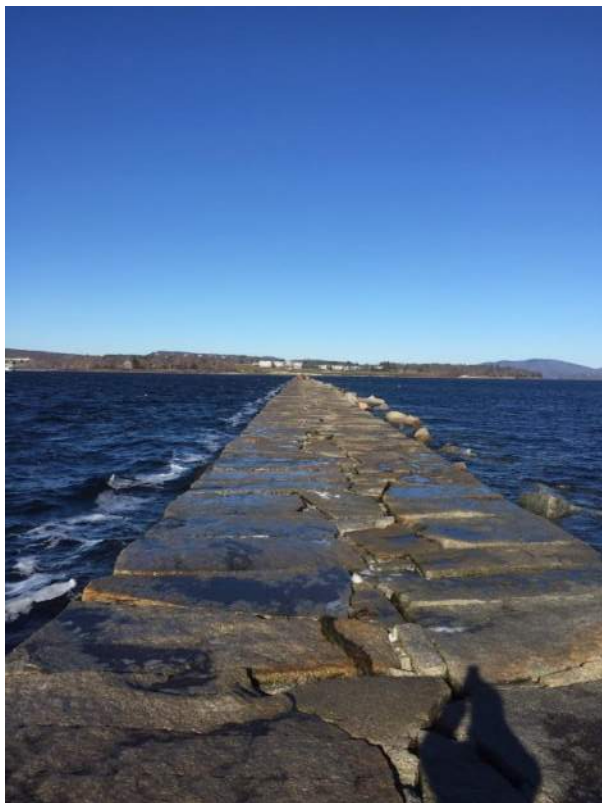
### Parking Availability

- No off-street parking

### Existing Conditions

- Shoreline stabilized after erosion issue

### Other



## Breakwater

*Tax Map/Lot: 30-A-2*

This 4000 foot Rockland Breakwater is a historical public access point which provides wave attenuation and protection for a large portion of Rockland Harbor.

### Lot Size

- 4.29 acres

### Zoning

- GD and LR zoning districts

### Facilities and Amenities (as of 2018)

- Small float for boat tie ups
- No restrooms
- Breakwater Light access

### Parking Availability

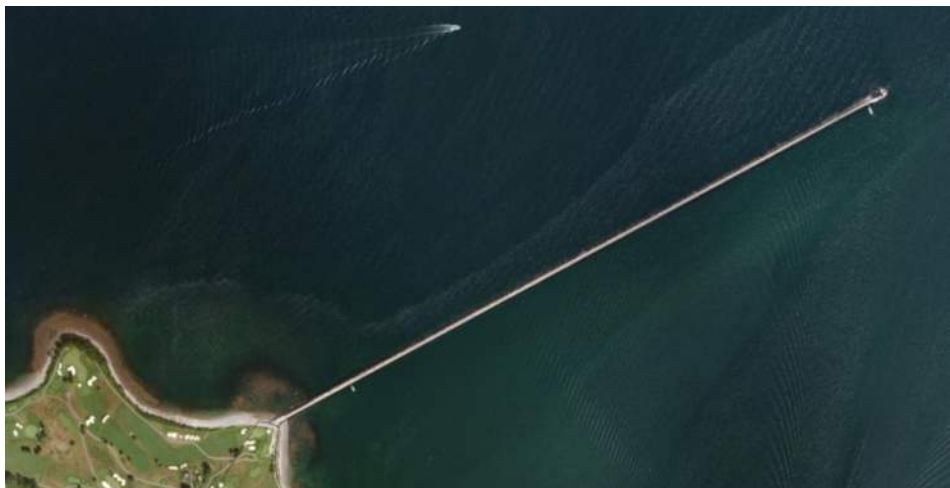
- No parking associated with this structure

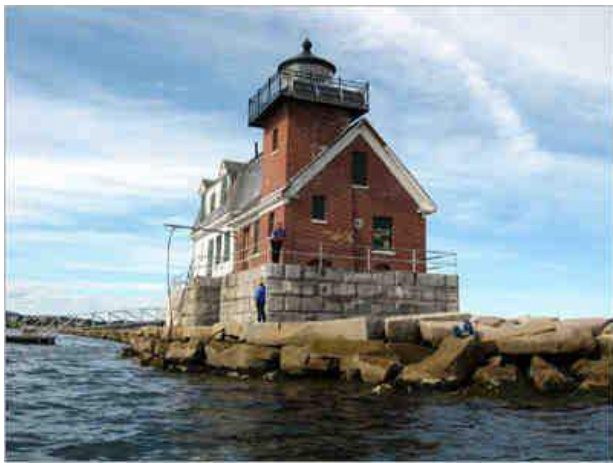
### Existing Conditions

- Built in 1890's

### Other

- The Breakwater is owned by the US Government and maintained by the Army Corps of Engineers
- It is listed on National Register of Historic Places
- Access to breakwater is from an undeveloped footpath from Samoset Road





## Breakwater Light

Tax Map/Lot: 30-A-3

Breakwater Light is a historic lighthouse owned by the City of Rockland and managed by the Rockland Breakwater Light Advisory Committee.

### Lot Size

- NA

### Zoning

- GD and LR zoning districts

### Facilities and Amenities (as of 2018)

- Access from the Breakwater

### Parking Availability

- No parking associated with this structure

### Existing Conditions

- Built in 1902

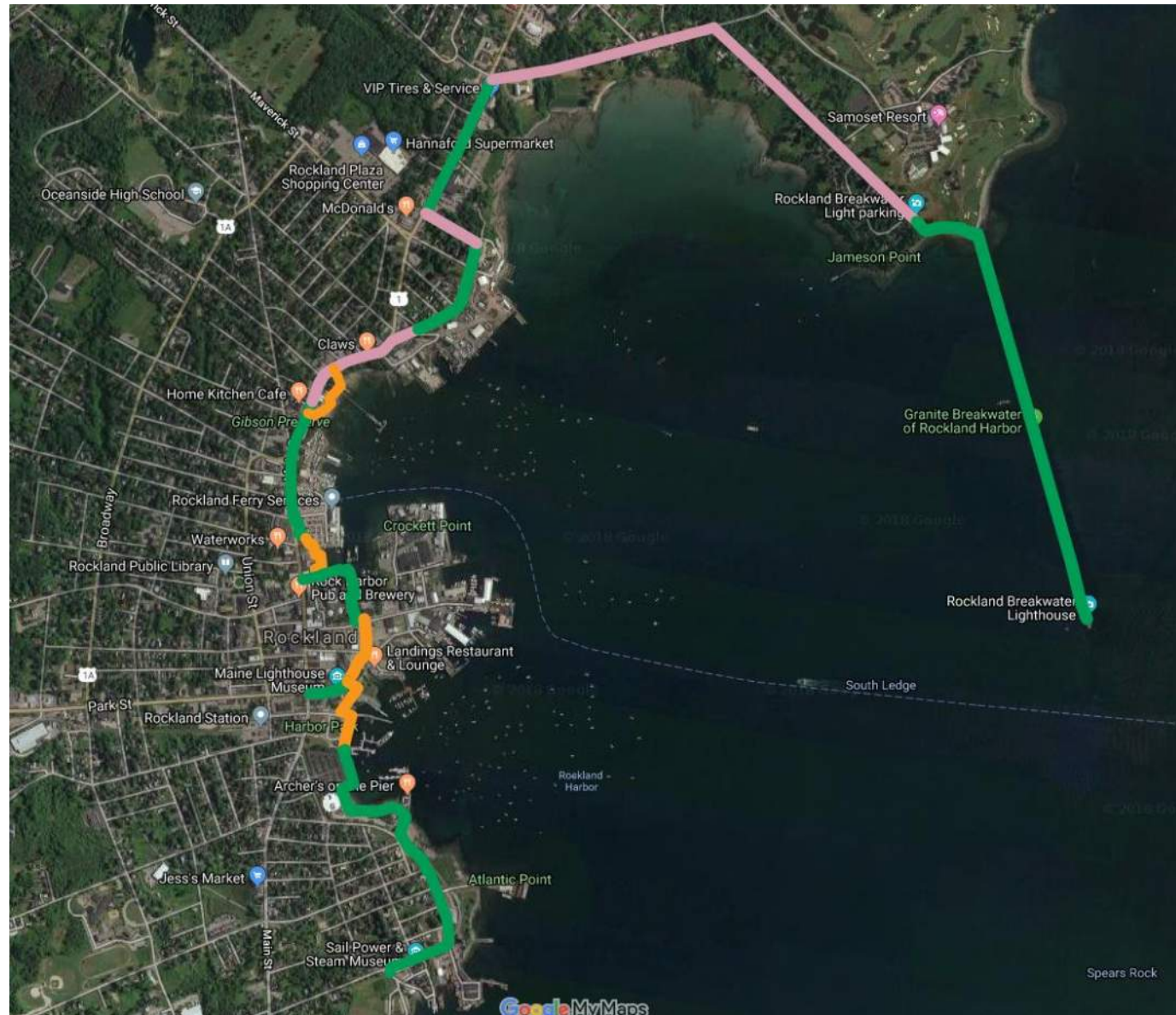
### Other

- Light is automated
- Structure is owned by the City of Rockland
- It is listed on National Register of Historic Places

# E. Waterfront

## Harbor Trail

- Harbor Trail is a concept for a 5 mile walking trail – extending from Breakwater to Snow Marine Park
- Partially developed
- Close to linking Snow Marine Park to Ferry Terminal
- Links downtown to waterfront



# F. Regulation

## City Administration

### City Council

- Sets policy and approves regulations.
- Sets fees, charges, and penalties.
- Approves plans, such as the City's Comprehensive Plan and the Harbor Management Plan.
- Appoints members of Boards, Commissions and Committees.

### Code Enforcement Office (*Ch 2: Art XVIII, Sec 2-1802*)

- Responsible for enforcing all building regulation
- Assists the Planning Board and Board of Appeals in applications for permits or licenses.
- Issues permits for *temporary* piers, wharfs, docks and floats, consistent with the standards in Chapter 19.
- Issue permits for residential structures, accessory structures, home occupations, and other activities within the shoreland zone, consistent with the standards in Chapter 19.

### Harbor Master (*Ch 9: Art I, Sec 9-102*)

- Responsible for the overall "care and regulation" of the port of Rockland.
  - *Order and safety.* "Promote order in the harbor, and assure the safety and convenience of the users of the harbor and the general public".
  - *Channels and moorings.* Prepare rules and regulations for keeping open of convenient channels . . . and for the assignment of suitable portions of the harbor for anchorage, which rules, after approval by the City Council, he shall enforce."
  - *Other.* "Prepare other such rules and regulations for the government of the harbor, waterfront and watercraft as he may deem necessary, which rules, after approval by the City Council, he shall enforce."
- Staffs Harbor Management Commission meetings.
- Responsible for management of public waterfront properties.

### Fish Pier Director (*Ch 2: Art XX, Sec 2-2002*)

- Establishes rules and regulations for operation of the Municipal Fish Pier property.
- Supervises staff at the Fish Pier.
- Responsible for fish pier maintenance and financial management.
- Presents annual budget to City Manager and prepares a 5-yr Fish Pier Maintenance and Capital Improvement Program.
- Staffs and supports the Harbor Management Commission Fish Pier Committee