

November 19, 2021

Kavita Mohan & Shantanu Lal
7811 Aberdeen Road
Bethesda, MD 20814

Maine Department of Environmental Protection
Central Maine Regional Office
17 State House Station
Augusta, Maine 04333
Attention: Mr. Robert Green, robert.l.green@maine.gov

To the Maine Department of Environmental Protection and Mr. Green:

It has come to our attention that a Natural Resources Protection Act permit application has been filed with the Maine Department of Environmental Protection (“MDEP”) by Randall Ward and Kristyn Morrissey-Ward on or about October 19, 2021, seeking approval to build a dock consisting of a pier, ramp, and float located at 37 Shag Rock Point, Lincolnville, ME 04849 (Lot #69 of Tax Map #15). We own the abutting property at 38 Shag Rock Point (Lot #67 of Tax Map #15).¹

We write to request that the MDEP hold a public hearing or that the Board of Environmental Protection consider assuming jurisdiction over this matter to ensure that the interests of neighbors, the local lobster and fishing industry, the community, and all other stakeholders are taken into consideration. At a minimum, we ask that the MDEP conduct an independent impact study to evaluate the concerns detailed below.

We note the following concerns as you consider this application:

- To our knowledge, there are currently no other private docks, particularly of this size and scale, along the Lincolnville shore. The proposed dock would be a physical and visual anomaly along the natural coastline.
- The shallow waters along the coast line in Lincolnville, particularly so close to the Lincolnville Public Beach and adjoining properties, are used frequently by residents and visitors for kayaking, paddle boarding, as well as other low environmental impact, recreational water activities. The proposed size and location of the dock creates an obstruction for these individuals. The length and placement of the dock will require such individuals to go around the dock, into much deeper waters, creating potential safety concerns.

¹ In reviewing the application and supporting materials, the MDEP should also ensure that the project is set fully within the applicants’ property line and fully compliant with the setback requirements set forth by the Lincolnville Town Land Use Ordinance as well as the Lincolnville Shores Protective Covenants, as attached to the application. We note a discrepancy in the application, which states that the applicant owns an “approximate 3.25-acre parcel.” However, Tax Map #15 notes that Lot 69 has an acreage of 3.1-acres.

- The proposed location of the dock would appear to obstruct the navigable channels currently used by lobster boats, potentially impacting the local lobstering community, who may not become aware of the proposed construction until it is already underway, should this application be granted.
- Granting this application would establish precedence for granting more such applications in the future, opening the door for many such private docks to be built along the Lincolnville shoreline. This would affect the natural beauty of the coastline, negatively impact near-shore, low-impact recreational water activities, and allow a greater volume of higher impact water activities (e.g., motor boats and other larger recreational boats), potentially creating even greater environmental disturbances.
- The size of the dock proposed is likely only necessary for larger boats, which may also cause environmental disturbances.
- Unlike the Ferry terminal or public facilities at Lincolnville beach, the proposed structure would be built to serve only a private purpose.
- Due to the proposed size and length of the structure, the privacy of our neighboring lot and other abutting properties would be negatively impacted.

Many of us come to Maine, and specifically to Lincolnville, to enjoy the natural and relatively untouched beauty of the shoreline and surrounding areas. While we have no wish to impede another resident's full use and enjoyment of their private property, the coastline belongs to all. We hope the MDEP will take the above issues into consideration, and consider all stakeholders' perspectives when private interests have broader public and environmental impact on neighbors and the community.

We would appreciate if you could keep us updated on the status of the application and the approval process, as well as any other opportunities we may have to provide public comments, or if any modifications are made to the site plans through the application process. Please feel free to contact us for any further details or information.

Sincerely,

A handwritten signature in black ink that reads "Kavita Mohan". The signature is written in a cursive, flowing style.

Kavita Mohan & Shantanu Lal

7811 Aberdeen Road, Bethesda, MD 20814 (mailing address)

38 Shag Rock Point, Lincolnville, ME 04849 (local address)

cc: Stephen Hanscom, Hanscom & Collins, PA