

ATTACHMENT 7

CONSTRUCTION PLAN

The marina expansion works are anticipated to begin this Fall (2021) and extend into early 2022 with the goal of completing the project prior to the 2022 boating season which generally begins around May. Construction will proceed according to the following general sequence:

1. Establish environmental protection protocols: If necessary, turbidity curtains, silt fence(s), and other environmental protection measures will be installed in accordance with all applicable environmental regulations, codes, and permit requirements.
2. Conduct dredging activities: Dredge material will be excavated using a crane and deposited into a floating barge where the material will be partially dewatered. The dredged material will then be offloaded for further dewatering at an upland dewatering site (lined with geotextile and hay bales). Dewatered material will then be loaded onto trucks and delivered to an existing gravel pit (approximately 12 miles away) for final placement and grading in accordance with MDEP's Beneficial Use of Dredge Material permit (S-022546-W3-A-N).
3. Install floating dock anchor piles: Floating dock anchor piles will be installed via barge-mounted equipment utilizing diesel and/or hydraulic impact hammers.
4. Construct fixed gangway access platform: Pilings will be driven to required embedment depths utilizing diesel and/or hydraulic impact hammers and the superstructure and decking will be installed.
5. ~~Install floating docks:~~ The floating docks will be fabricated in sections by the selected dock manufacturer and shipped to the site either via barge or truck. Dock sections will be offloaded, placed into position, and attached to the ~~previously-driven anchor piles.~~
6. Install gangway and utilities: Once the floating docks are in place, the gangway will be installed and the marina utilities will be routed to the new floating docks.
7. Construct existing pier shoreward extension: This work will not directly affect the other works and may be conducted at any time over the course of the project.
8. Clean-up and Demobilization: Remove all equipment, debris, silt fences, or other construction-related materials from the site.

ATTACHMENT 8

EROSION CONTROL PLAN

To ensure that environmental impacts and potential for erosion/sedimentation are minimized and/or avoided to the extent practicable, the following protocols will be undertaken:

- Prior to construction, the Contractor will be required to submit a Work Plan describing their proposed construction approach, methodology, and equipment to be used. This plan will be reviewed by the Owner and/or their representative(s) to ensure compliance with applicable regulatory requirements and BMPs.
- If necessary, turbidity curtain(s) will be deployed around area(s) of active over-water construction prior to initiation of any construction activities to prevent migration of sediment or other materials outside of the active work area(s).
- Any land disturbing activities associated with the shoreward extension of the existing pier, laydown/storage areas, etc. shall avoid encroachment into any wetland areas outside of the permitted impact area.
- Silt fence(s) will be installed downgradient of any disturbed upland areas and/or stockpile areas to minimize potential for erosion or sedimentation during construction activities.
- Temporary seeding/mulching will be used to stabilize any disturbed upland areas that have not been prepared for final seeding or stabilization.
- Permanent seeding/mulching will be utilized to stabilize any disturbed upland areas at the conclusion of the construction activities.

ATTACHMENT 9
SITE CONDITION REPORT

Prepared by:
Eco Analyst
P.O. Box 224
Bath, ME 04530
207-837-2442

Environmental Assessment

1.0 Introduction

ECO-ANALYSTS, INC. (EA) has been conducting work at the formally Yachting Solutions Marina in Rockland, Maine (now Safe Harbor Rockland, LLC) since 2017. EA has used that experience plus a June 17, 2021 site visit to re-familiarize and supplement earlier observations to provide an Environmental Assessment of existing conditions as well as well as predicting post construction conditions at the site. Work to be conducted includes dredging with already permitted upland disposal, modifications to the existing structures, and the addition of more ramps and floats. Those activities are described in detail in other exhibits in the Application.

2.0 Methodologies

Following the receipt of a Sampling and Analysis Plan (SAP) from the U.S. Army Corps of Engineers, EA collected core samples to dredge depth throughout the Marina Basin. We also used a view tube to inventory the habitats throughout the site which initially included areas outside of the proposed dredging and expansion areas. EA has been conducting marine evaluations for approximately 30 years and has a sight image of all plant and animal species (including macro-invertebrates) typically encountered in Intertidal and Sub-tidal habitats. We also observe activities such as lobster trap buoys and other harvesting activities to determine whether or not species not readily observed may be in the project area. Particular attention is paid to Eelgrass (*Zostera marina*).

3.0 Observations

3.1 Substrates

Considerable amounts of boulders and cobbles were found to the south and east of the existing granite crib pier. Probing in that area did not reveal any bedrock. The areas between the exposed rocks included fine sediments which overlaid glacial till. The final design is outside

of that area. The remainder of the substrates throughout the proposed project area are fines over till. There are widely scattered cobbles out to the ten foot contour line on the south and east side of the existing granite crib pier. Some woody debris is also present.

The outer areas towards the Federal Channel has previously been dredged and generally has a layer of fines over till. No rocks or debris were noted. The inner area to the west which will be dredged to 6 feet has a couple of abandoned granite mooring blocks with chain still attached plus some woody debris over fines and till.

3.2 Vegetation

No Eelgrass was observed. The scattered boulders and cobbles have Sugar Kelp (*Saccharina latissima*), Horsetail Kelp (*Laminaria digitata*) and Bladder Wrack (*Fucus vesiculosus*) growing on them. Both species of kelp were observed on the abandoned mooring chains. Bladderwrack is growing on the abandoned mooring blocks and the woody debris. These species all are abundant on the granite pier.

3.3 Animals

A few Blue Mussels (*Mytilus edulis*) were observed attached to the scattered boulders and cobbles. They, Rock Barnacles (*Semibalanus balanoides*), and Periwinkles (*Littorina littorea*) are abundant on the granite pier. Sandworms (*Nereis virens*) were found in sediment sample cores collected for Bulk Chemistry analyses, indicating that they are common throughout.

4.0 Post Dredging Habitat

Experience at numerous dredge projects has shown that seaweeds and kelps colonize pilings post dredging which in this project will provide more habitat than will be removed on boulders and cobbles. The same will be true for Blue Mussels. Sandworms are mobile and are pelagic spawners and will quickly recolonize the dredged area. No adverse impacts to habitats and communities is expected.

ATTACHMENT 10

NOTICE OF INTENT TO FILE

Please take notice that:

SHM Rockland, LLC
c/o Safe Harbor Marinas
56 New County Road, Rockland, Maine 04841
(207) 236-8100

is intending to file a Natural Resources Protection Act permit application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S.A. §§ 480-A thru 480-BB on or about **July 2, 2021**.

The application is for **a marina expansion on Rockland Harbor that includes dredging, piles, pier, and floats**, near the following location:

60 Ocean Street
(part of) Tax Map 5, Block B, Lot 13
Rockland, Maine 04841

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application.

For Federally licensed, permitted, or funded activities in the Coastal Zone, review of this application shall also constitute the State's consistency review in accordance with the Maine Coastal Program pursuant to Section 307 of the federal Coastal Zone Management Act, 16 U.S.C. § 1456.

The application will be filed for public inspection at the Department of Environmental Protection's office in Augusta during normal working hours. A copy of the application may also be seen at the municipal offices in Rockland, Maine. Written public comments may be sent to the regional office in Augusta where the application is filed for public inspection: MDEP, Central Maine Regional Office, 17 State House Station, Augusta, ME 04333.

PUBLIC NOTICE CERTIFICATION

CERTIFICATION

By signing below, the applicant or authorized agent certifies that:

1. A Notice of Intent to File was published in a newspaper circulated in the area where the project site is located within 30 days prior to filing the application. **The Notice of Intent was published in the Courier Gazette on June 17, 2021.**
2. A certified mailing of the Notice of Intent to File was sent to all abutters within 30 days of the filing of the application; and
3. A certified mailing of the Notice of Intent to File, and a duplicate copy of the application was sent to the town office of the municipality in which the project is located;

A Public Informational Meeting was held July 1, 2021 with 9 attendees. There were no significant issues raised relevant to the licensing criteria.



Signature of Applicant or authorized agent

July 1, 2021
Date

The abutters to whom public notice was sent are:

Tax Map & Lot	Name	Street	Town	State	Zip
Tax Map 5 Block B Lot 13	Rockland Harbor Park LLC	c/o Bay View Management P.O. Box 812	Camden	ME	04843
Tax Map 5 Block B Lot 5	City of Rockland	270 Pleasant Street	Rockland	ME	04841
Tax Map 6 Block A Lot 11	City of Rockland	270 Pleasant Street	Rockland	ME	04841
Tax Map 6 Block B Lot 2	Edward M. Waller Jr. Rev. Trust	3703 Palma Ceia Court	Tampa	FL	33692
Tax Map 6 Block B Lot 3	Martin F. Dorgin	63 Pacific Street	Rockland	ME	04841
Tax Map 7 Block C Lot 4	State of Maine	State House Station 130	Augusta	ME	04333