



07/02/2018

## PROJECT PURPOSE AND DESCRIPTION

The Applicant has a deeded right of way to use an existing dock located on an approximate 0.29 acre parcel of land that is located adjacent to Casco Bay on Great Diamond Island in the City of Portland, Maine. The dock currently consists of a four (4) foot wide by one hundred and twenty-five (125) foot long pier that connects to a six (6) foot wide by forty (40) foot long pier. The pier connects to a three (3) foot wide by thirty-two (32) foot long seasonal ramp and a ten (10) foot wide by forty (40) foot long seasonal float. The Applicant would like additional docking space to accommodate the members of the Association. In addition, the Applicant would like a greater depth of water for various types of watercraft. In order to meet this project purpose, the Applicant proposes to place a twelve (12) foot wide by twenty-four (24) foot long seasonal float at the seaward end of the existing dock. In order to secure the existing and proposed floats, the Applicant proposes to relocate two (2) pilings to the landward side of the new float and install cross chains connected to helix anchors along the landward side of the existing float and the seaward end of the new float. During the off-season, the floats will be hauled off-site and stored in an upland location.

In accordance with the Army Corps of Engineers guidelines for “*Structures, Floats, and Lifts*,” the following design standards are proposed:

- 1) The floats will be supported a minimum of 18” above the substrate during all tides.
- 2) The structures and floats will not be located within 25’ of any eelgrass.
- 3) The structure will not be located within 25 feet of the property line.
- 4) The structure does not extend across >25% of the waterway width at mean low water.
- 5) The project is not located within the buffer zone of the horizontal limits of a Corps Federal Navigation Project.

The Applicant has included an official species list from the U.S. Fish and Wildlife Service; however, the additional float does not require any trees to be cut. In summary, the purpose of the proposed system is to provide additional docking space and water depth for an associations dock and has been designed to minimize impacts to coastal waters.



Reviewed for Code Compliance  
Permitting and Inspections Department  
Approved with Conditions

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**ECO-ANALYSTS, INC.**  
Environmental Consultants



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## City of Portland

### Chapter 14-526(b) - Environmental Quality Standards, Preservation of Significant Natural Features:

a. The site plan shall preserve and protect significant natural features by incorporating them into site design. Significant natural features shall be defined as:

(i) Populations of trees and plants listed on the Official List of Endangered and Threatened Plants in Maine, published by the Maine Natural Areas Program.

***There are no populations of trees or plants that are listed as Endangered or Threatened as published by the Maine Natural Areas Program in the vicinity of the project site.***

(ii) Habitat for species appearing on the official state of federal list of endangered or threatened animal species;

***The application is currently under review with the Army Corps of Engineers (ACOE) review. An official species report has been included with the application materials. All work associated with the project will occur within the water and no trees are proposed to be cut; therefore, there will be no impact to any threatened or endangered species.***

(iii) High and moderate value waterfowl and wading bird habitat including nesting and feeding areas, as defined by the Department of Inland Fisheries and Wildlife;

***The project site is located in an area identified as high or moderate value waterfowl and wading bird habitat as defined by the Department of Inland Fisheries and Wildlife. The dock has been in existence since the 1880s and the area has been utilized by waterfowl habitat regardless of the presence of the dock. In addition, the additional float will be in place on a seasonal basis and will minimize potential impacts to the habitat. Further, the Maine Department of Environmental Protection (DEP) routinely permits docks within this type of habitat.***

(iv) Aquifers on islands in Casco Bay, as identified in the City of Portland Island Groundwater Management Study and/or by the Maine Geological Survey;

***The project site is not located on an aquifer as identified by the City of Portland Island Groundwater Management Study or by the Maine Geological Survey.***

(V) Waterbodies, including wetlands, watercourses, significant vernal pools and floodplains. These features may also be regulated by Division 26, Shoreland Regulations, Division 26.5, Flood Plain Management Regulations and Division 26.7, Stream Protection Ordinance of the City Code, along with Sections 5 and 8 of the Technical Manual or other State regulations.



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***The dock is located within Casco Bay. The Applicant has provided an assessment of the applicable zoning requirements regarding division 26 of the Shoreland Regulations.***

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