



May 7, 2020
14265

Mr. Scott Dvorak, CEO
Town of Raymond
401 Webbs Mills Road
Raymond, ME 04071

Minor Site Plan Application – Planning Board Comments
Jordan Bay Marina Dock Expansion - Raymond, ME

Dear Mr. Dvorak:

Based upon the last Planning Board meeting on March 11, 2020, there were three outstanding items that we were ask to be addressed: (1) develop a monitoring plan for parking use during the 2020 season for the marina, (2) proposed delineation of the boat access adjacent to the proposed swim area for the Indian Point campground and (3) the issuance of the Maine Department of Environmental Protection's (MDEP) Natural Resources Protection Act (NRPA) permit for the project.

Relative to parking monitoring, Jordan Bay Marina (the "MARINA") proposes to monitor the existing/proposed parking for the marina from the beginning of July 2020 to the end of October 2020. The MARINA will install a security camera on the site that will monitor the parking area for the marina. The recordings from the camera will be reviewed after every weekend and holiday and a summary report created for the Town. Reports will be emailed to the Town weekly after the review and report have been completed. The recordings will be retained for 2 months if the Town Code Enforcement Officer ("CEO") wants to review. We will schedule a summary meeting after October with the CEO to review any needed modifications. If in that meeting, it is determined that parking was affected by the current COVID-19 pandemic, we will monitor from the start of the 2021 boating season (beginning of May) through the end of July 2021 and meet with the CEO in August of that year.

Relative to the delineation of for boat access, the MARINA will install hazard/swim buoys on the lake side of the swim adjacent to end of the proposed docks and 5' off the proposed swim area as depicted on the revised Presentation Plan 2. The MARINA will apply to the State of Maine, Department of Agriculture, Conservation and Forestry, Boating Facilities Division for permission for these installations.

In addition, the Marina has reached out to a representative for the campground and offered to provide some services to the Indian Point Campground HOA as part of the project to assist with the relocation of their swim float and relocation of some of the subsurface boulders within the swim area. I have attached a copy of the email that the Marina has sent to the association.

Lastly, the MDEP has issued the NRPA permit for the project and is included with this resubmission.

In addition to these changes, the Marina has reached out to the Maine Warden Service of the Department of Inland Fisheries and Wildlife, the Town of Raymond Fire Department and the Raymond Waterway Protective Association in order to provide slips to these entities and have their community and enforcement presence at the marina.

Included with this submission are the following:

1. Seven (7) copies of the of the revised Presentation Plan 2 (11"x17").
2. Eight (8) copies of the of the revised Presentation Plan 2 (24"x36").
3. Fifteen (15) copies of the Indian Point email.
4. Fifteen (15) copies of the MDEP NRPA permit for the marina expansion.

Please provide the attached information to the Planning Board for their consideration. Please do not hesitate to contact us with any questions, comments, or requests for additional information.

Sincerely,

SEBAGO TECHNICS, Inc.



Robert A. McSorley, P.E.
Senior Project Manager

RAM/llg
Att.

cc: Mike Soucy, Port Harbor Marine
Kendra Ramsell, E.I., STI

Robert McSorley

From: Mike Soucy <mikesoucy@portharbormarine.com>
Sent: Wednesday, April 29, 2020 10:49 AM
To: Andrea Girard
Cc: Robert McSorley
Subject: Jordan Bay Marina
Attachments: 14265S2 20-03-31.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Andrea,

This email is to follow up on our past conversations relative to the Indian Point swim area. As we have discussed, as part of our dock expansion, Port Harbor Marine has committed to do the following:

- Remove some of the subsurface rocks in/or adjacent to the swim area.
- Relocate the float anchor to allow the float to be further from property/littoral side line to meet the state's requirement.
- Petition the State of Maine DACF, boating division, to install three high visibility warning buoys as shown on our Presentation Plan 2.
- We have offered boat slips to the Raymond Fire Department, the Maine Warden Service, and the Raymond Waterways Protective Association to have a community and enforcement presence at the marina.

You were going to reach out to the Association Board and I wanted to see how these proposals have been received.

Thanks for all your help,

Michael Soucy
Director of Operations
Port Harbor Marine
Cell 207-289-0500
Office 207-767-3254
Fax 207-767-5940



WWW.PORTHARBORMARINE.C



Best Places to Work in ME

SOUTH PORTLAND
(207) 767-3254

RAYMOND
(207) 655-3845

ROCKPORT
(207) 236-0353

HOLDEN
(207) 989-5840

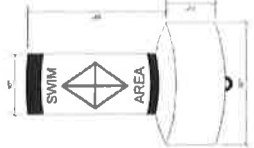
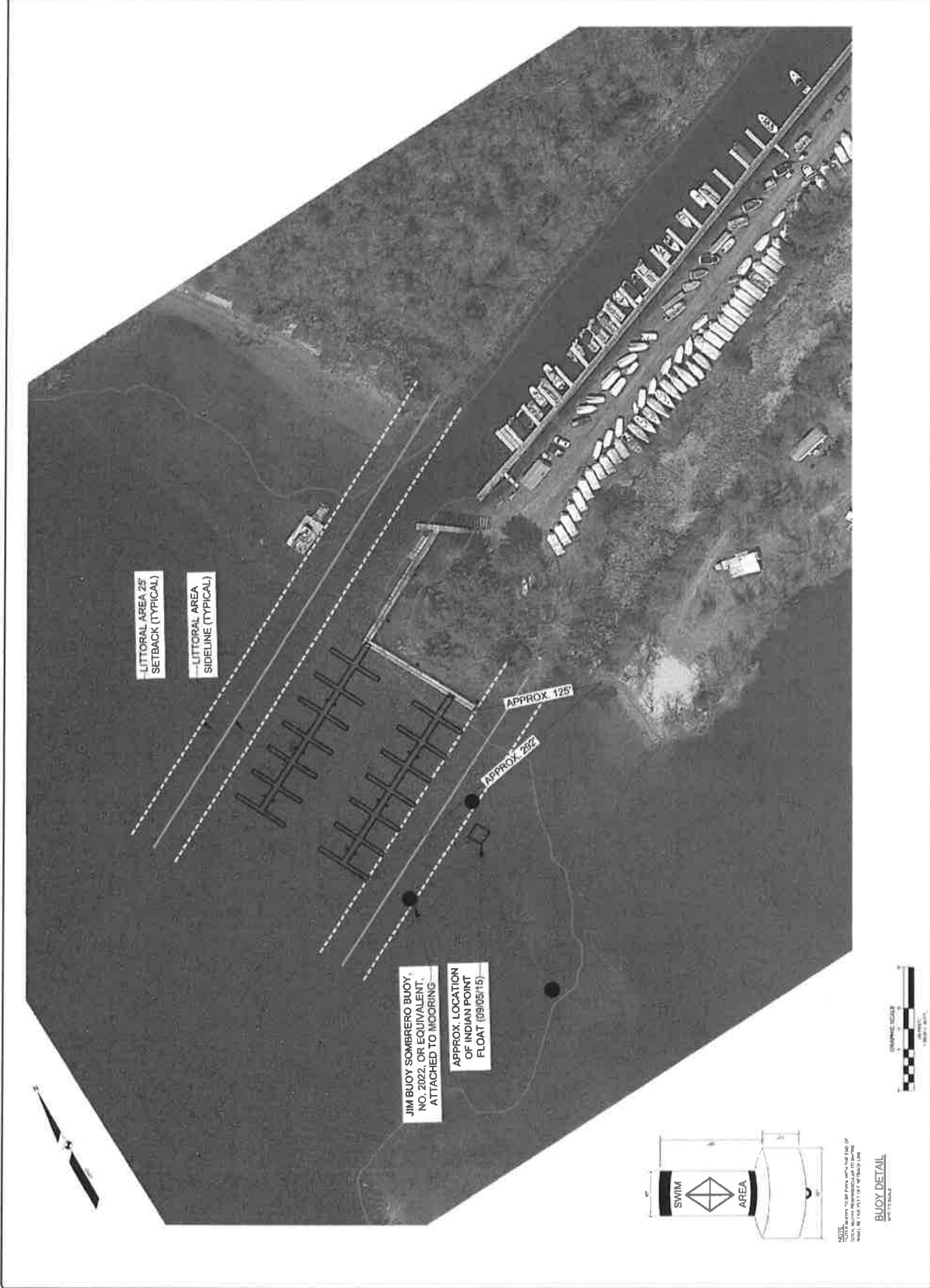
KITTEGEORGE
(207) 438-XXXX



NO.	DATE	DESCRIPTION



PRESENTATION PLAN 2
 JORDAN BAY MARINA
 128 ROCKY HILL
 PORT HARBOR HOLDINGS I



BUOY DETAIL
 1/2" = 1'-0"