



Project Application for Harbor Committee Review

Name of Property Owner: William and Deborah Knowlton Date Submitted: 4-24-15

Owner Address & Phone: 80 Pinckney Street, Boston, MA 02114 (617) 721 4259

Location of Project: 23 Connors Point Zone: Shoreland Residential

Project Start and Projected End Date: May 2015 (ramp floats only): October 2015 Pier Reconstruction

Person/Company Contracted for the Project: Dockworks Inc. Winterport, Maine

Address & Phone: 49 Water St. PO Box 130, Winterport ME 04496 (207) 223-0003

Describe the Nature of the Project and any Impact it may have on the Harbor: See Attached Plan

The project is the removal and replacement of a shared residential pier in Southwest Harbor. The existing pier consists of both pile and granite supported pier. The piles show structural damage due to age and the deck is poor condition. The existing fixed pier is 84 feet long, while the proposed fixed portion is 80 feet long. A series of two floats will replace the existing float. The extension of the pier into the water by using a combination of floats minimizes the massing of the pier while providing the owner with reasonable water depth for boat access.

Harbor Committee Comments: _____

If more space is needed, please attach a separate document.

Return completed application to the Town Office at least 14 days prior to the next regularly scheduled Harbor Committee Meeting. These meetings are typically held the second Monday of each month.

You must discuss this project with the Southwest Harbor Code Enforcement Officer prior to presentation to the Harbor Committee.

For Office Use Only:

Date Received: _____ Date of meeting to be discussed: _____

Revised 2/15/11

Southwest Harbor, Harbor Committee

Project Review # 3

Applicant Name: _____

Tel: _____

Project Location: _____

Map _____ Lot _____

Project Description: _____

	YES	NO	N/A	
1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structures as proposed are capable of withstanding storm winds and waves
2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structures will not unreasonably interfere with navigation
3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The facility is located to minimize adverse effects on fisheries
4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with existing conditions, use and character of the area
5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No dock, pier, bridge and/or float can extend beyond the 6' MLW line as defined by the current harbor mooring plan without an opinion from the Harbor Committee
6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Abutters littoral rights have been shown and their water rights are adequately protected in relation to the proposal
7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and required moorings in the proposed area have been shown
8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal will not unreasonably interfere with customary or traditional public access ways to, or public trust rights (fishing, fowling, recreation, and over submerged lands).
9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It will not unreasonably interfere with fishing or other existing marine uses of the area or diminish the availability of services and facilities necessary for commercial marine activities.
10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project will not interfere with ingress and regress of riparian owners.

CONCLUSION _____

Motion for Approval / Denial. Vote: (___ - ___ - ___)

Town of Southwest Harbor, State of Maine

Dated this ___ day of _____, 2011.

Harbor Committee Chairman, Jim Snow



G.F. Johnston & Associates



Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

PROJECT: KNOWLTON REPLACEMENT PIER
AERIAL PHOTO
SCALE 1" = 400'



**Town of Southwest Harbor
Harbor Committee
Supporting Documentation**

Structure as proposed is capable of withstanding storm winds and waves.

- 2'x2'x8' and 2'x2'x12' Granite block base with 1-1/2" stainless pins are to be used for support
- Each float is tied with chains and 2 ton moorings and back rope. Four granite moorings, two tons each, with 20' of 3/4" galvanized bottom chain and 70' of 1/2" galvanized top chain each. Back lines to be 1" nylon. Landward Section pinned to 4 ft wide granite base.

Structure will not unreasonably interfere with navigation.

- Pier and Floats are inside a small cove protected.
- The pier seeks only a minimal depth of low water
- There are no moorings of adjacent land owners impacted by the pier.

The facility is located to minimize adverse effects on fisheries.

- Flats are not open to shellfish harvesting.
- Area is considerably tidal.
- Seasonal Ramp and float is removed in late fall.

The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with existing conditions, use and character of the area.

The total length was chosen to provide minimal depth of 4.5 feet of water at MLW. Within 0.25 miles there are 6 other piers. A photo overlay of the project area depicting the piers in the vicinity is attached. The expansion of the Knowlton pier will not result in any change of use or impacts to the Harbor that can result from a change of use. The owner has four boats and is an avid sailor. The owners intended use of the pier is consistent with the historical use of the site and surrounding waters.



Owner's Boat Specifications

Type / Length	Beam	Draft
Luders 16 ft Sailboat	6 ft	4ft
Hershoff 12-1/2 ft Sailboat	5'-10"	2'-6"
Newman Skiff 12'- 6"	3 ft	12"
AB Inflatable Power	5'	24"

No dock, pier, bridge and/or float can extend beyond the 6' MLW line as defined by the current harbor mooring plan without an opinion from the Harbor Committee.

- The project does not exceed these limitations.

Abutter's littoral rights have been shown and their water rights are adequately protected in relation to the proposal.

- The Property line to the south is over 240 linear feet away and the property line to the north is 482 feet away. Due to the geometry of the lot in relationship to the existing pier location, no extensions of riparian lines may cross the piers location.
- DEP, Army Corp, and Bureau of Submerged Lands permits have been granted for the project.

Existing and required moorings in the proposed area have been shown.

- Moorings have been survey located and shown on the plan.
- No mooring relocations are required for the proposed pier. The one mooring located on the site plan is the applicants.



The proposal will not unreasonably interfere with customary or traditional public access ways to, or public trust rights (fishing, fowling, recreation, and over submerged lands).

- Area is not historically used as a public access point.
- Elevated pier permits walking under at low tide.

It will not unreasonable interfere with fishing or other existing marine uses of the area or diminish the availability of services and facilities necessary for commercial marine activities.

- Proposal does not extend into the navigable channel or “fairways” identified by the approved Harbor plan.
- This pier further separates possible recreational use from an otherwise commercial and crowded Town docks.

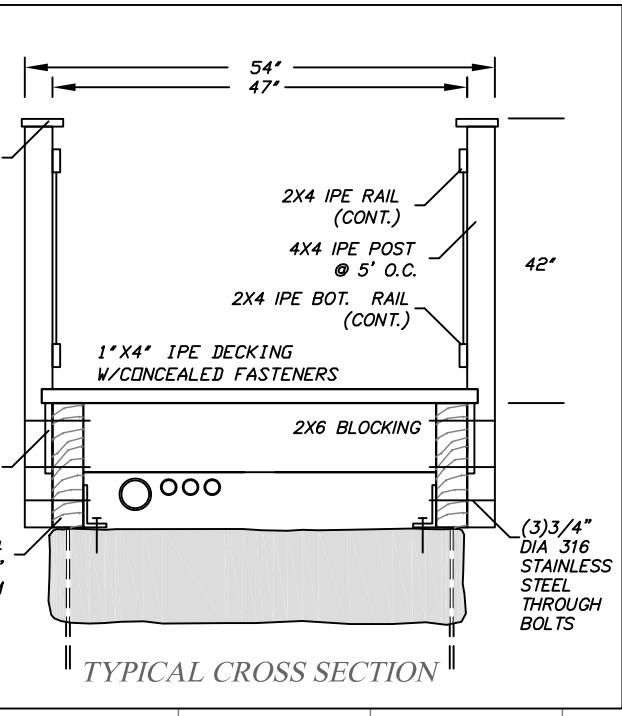
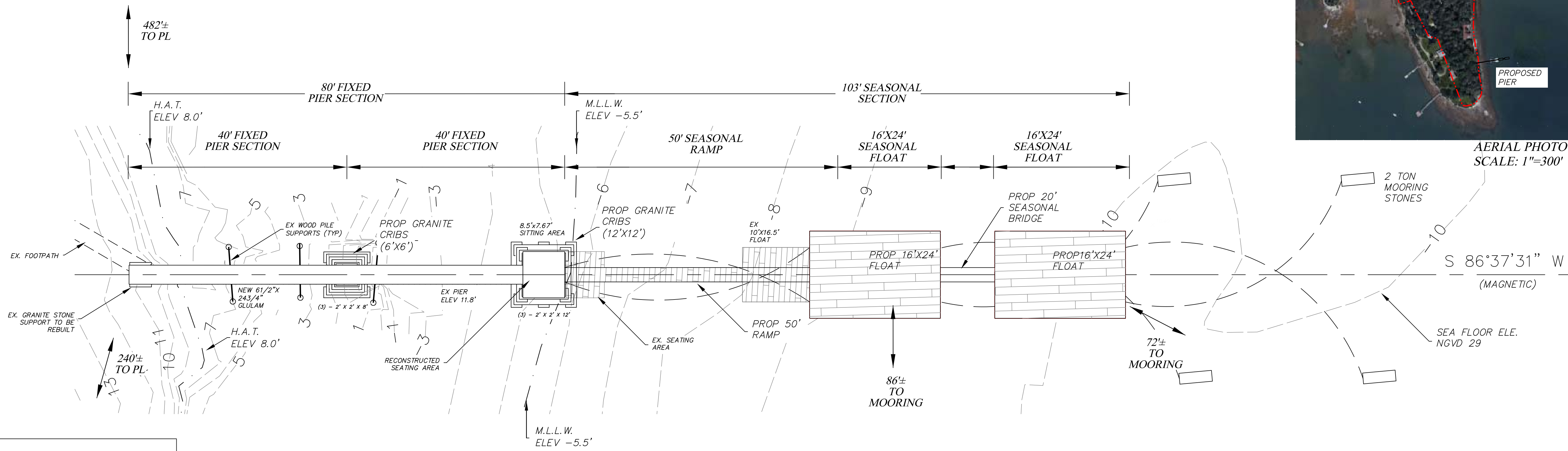
The project will not interfere with ingress and regress of riparian owners.

The pier is shared by abutters. The pier improvements will not interfere but will improve their access to the shore.

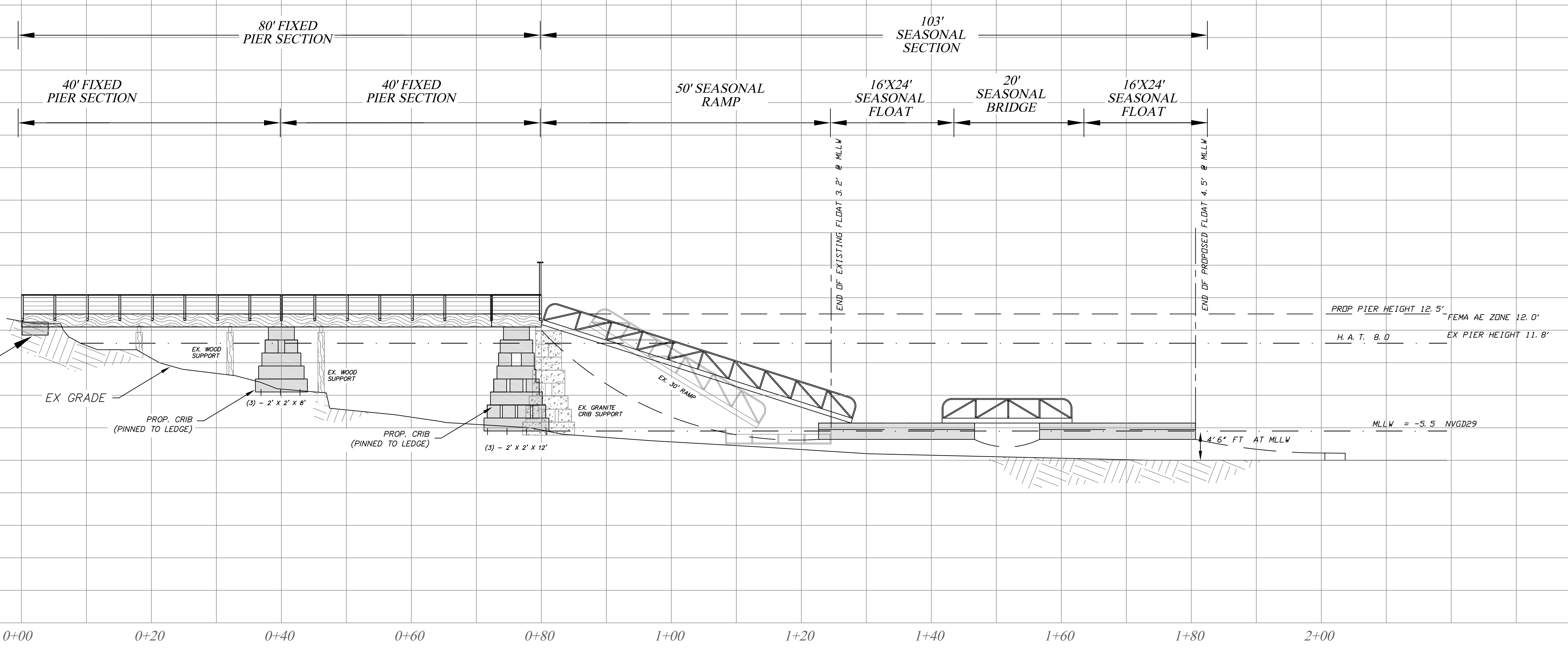
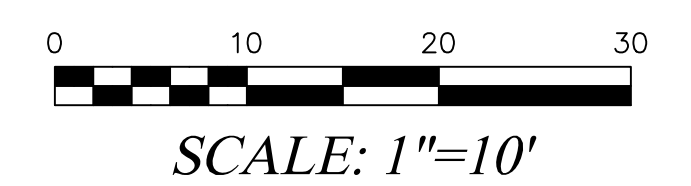
Magnetic 2012



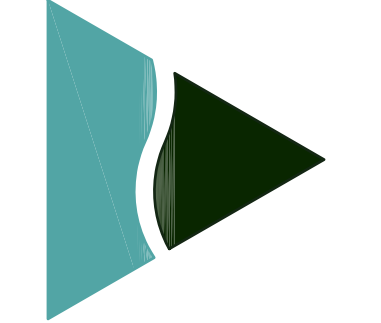
AERIAL PHOTO SCALE: 1"=300'



KNOWLTON RESIDENTIAL PIER



G.F. Johnston & Associates
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200



PROJECT: KNOWLTON RESIDENTIAL PIER

DATE:
APRIL 24TH, 2015
SCALE:
1" = 10'
DRAWN BY:
FMV
CHECKED BY:
GFJ
PROJECT ID #
C-0279
SHEET NO:
C1
HARBOR COMMITTEE