



STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
BUREAU OF PARKS & LANDS  
22 STATE HOUSE STATION  
AUGUSTA, MAINE 04333

JANET T. MILLS  
GOVERNOR

AMANDA E. BEAL  
COMMISSIONER

March 13, 2023

Municipal Officials  
Town of Cushing  
39 Cross Road  
Cushing, ME 04563

RECEIVED MAR 17 2023

RE: Pier, Ramp and Float Proposal

Dear Municipal Officials:

The Bureau of Parks and Lands (Bureau), within the Maine Department of Agriculture, Conservation and Forestry, has received an application from Clare and Timothy Warner to construct a pier, ramp and float system on submerged lands at their property at 30 Spring Lane on Pleasant Point Harbor.

Under the Bureau's standard review procedure, this correspondence is to provide the municipality with an opportunity to comment on any impacts the project may have as described in the enclosed NOTICE. Although this letter is addressed to the municipal officials, any interested party or anyone who is knowledgeable about the area is welcome to comment. If the municipality has a harbor committee, port authority, or other organization that has responsibility for reviewing coastal activities, please provide them with a copy of this NOTICE.

**Please post the enclosed NOTICE in the municipal office. Comments must be received by the Bureau on or before April 12, 2023. Thank you.**

Sincerely,

Karen Foust  
Submerged Lands Coordinator

Enc: Notice  
cc: Harbormaster w/ enclosure

ANDREW R. CUTKO, DIRECTOR  
BUREAU OF PARKS & LANDS  
18 ELKINS LANE, HARLOW BUILDING



PHONE: (207) 287-3821  
FAX: (207) 287-6170  
WWW.MAINE.GOV/DACF/



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## NOTICE – March 13, 2023

**Applicant:** Timothy and Clare Warner

**Proposal:** To construct a 5 ft. by 120 ft. pile supported pier, a 3.5 ft. by 50 ft. ramp and a 12 ft. by 24 ft. float that would extend approximately 93 feet beyond the mean low-water line on submerged lands for private recreational purposes.

**Location:** 30 Spring Lane, Pleasant Point Harbor, Town of Cushing

The Bureau of Parks and Lands (Bureau) has received an application to occupy submerged lands for the project described above. Pursuant to Title 12 M.R.S.A., Section 1801 & 1862, the Bureau serves as trustee of submerged lands for the State of Maine. Submerged lands include all land from the mean **low-water** mark seaward to the 3-mile territorial limit including all land below the mean **low-water** mark of tidal rivers upstream to the farthest natural reaches of the tides.

Before the proposal may take place, the applicant must obtain a lease or easement from the Bureau. A lease or easement may be granted for the project if it will not:

- unreasonably interfere with customary or traditional public access ways to, or public trust rights (fishing, fowling, recreation, and navigation) in, on or over the submerged lands;
- unreasonably interfere with fishing or other existing marine uses of the area;
- unreasonably diminish the availability of services and facilities necessary for commercial marine activities; and
- unreasonably interfere with ingress and egress of riparian owners.

A copy of the site plan is attached for information. Any interested party or anyone who is knowledgeable about the area is welcome to comment on possible impacts to the activities listed above. **Comments must be received on or before April 12, 2023.**

For more information, please contact Karen Foust, Bureau of Parks and Lands.

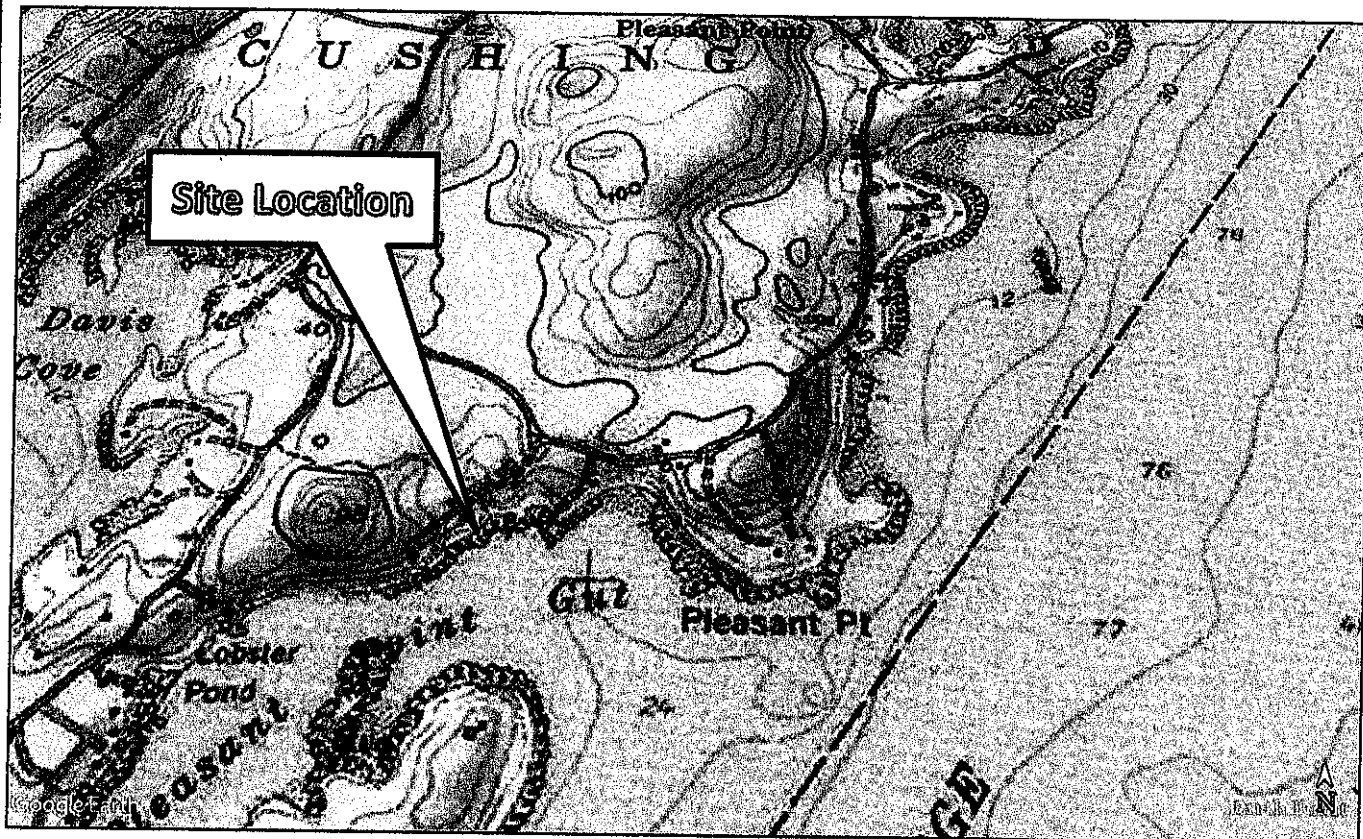
Phone: (207) 287-6128 Fax: (207) 287-6170

Email: [Karen.L.Foust@maine.gov](mailto:Karen.L.Foust@maine.gov)

[www.maine.gov/dacf/submergedlands](http://www.maine.gov/dacf/submergedlands)

cc: Department of Marine Resources

**Please note that all comments received are part of the public record and subject to the State of Maine Freedom of Access laws.**



**Gartley & Dorsky**  
 ENGINEERING SURVEYING  
 CAMDEN, MAINE (207) 236-4365  
 WWW.GARTLEYDORSKY.COM

**SITE LOCATION MAP**  
 30 Spring Ln.  
 CUSHING, MAINE

FEBRUARY 2023

PROJ. NO 2020-243

NRPA APPLICATION



**CUSHING**  
Knox County, ME

SCALE: 1 inch equals 200'  
0 200 400



**LEGEND**

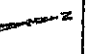
PROPERTY LINE  
PUBLIC RIGHT-OF-WAY  
POTENTIAL PUBLIC RIGHT-OF-WAY  
BARRIERS FOOTPRINT

HISTORIC/RECONSTRUCTION LINE  
EASEMENT  
FENCE  
FENCE IN PLACEMENT  
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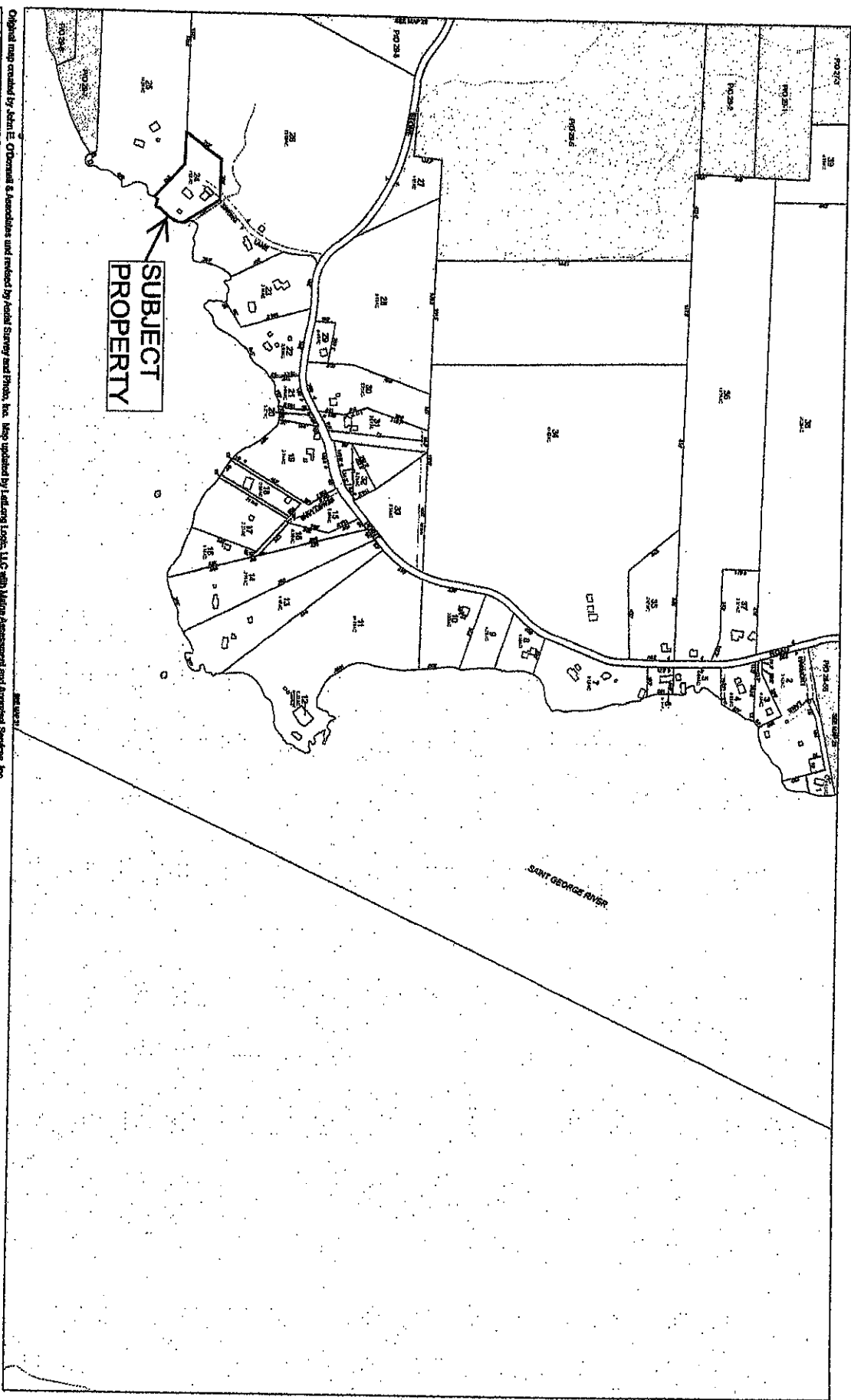
**ASSESSMENT ACRAGE**  
HYDROLOGY  
WETLANDS

The information on this map is for assessment purposes only, is not a legal survey, and is not intended to be used for conveyance.

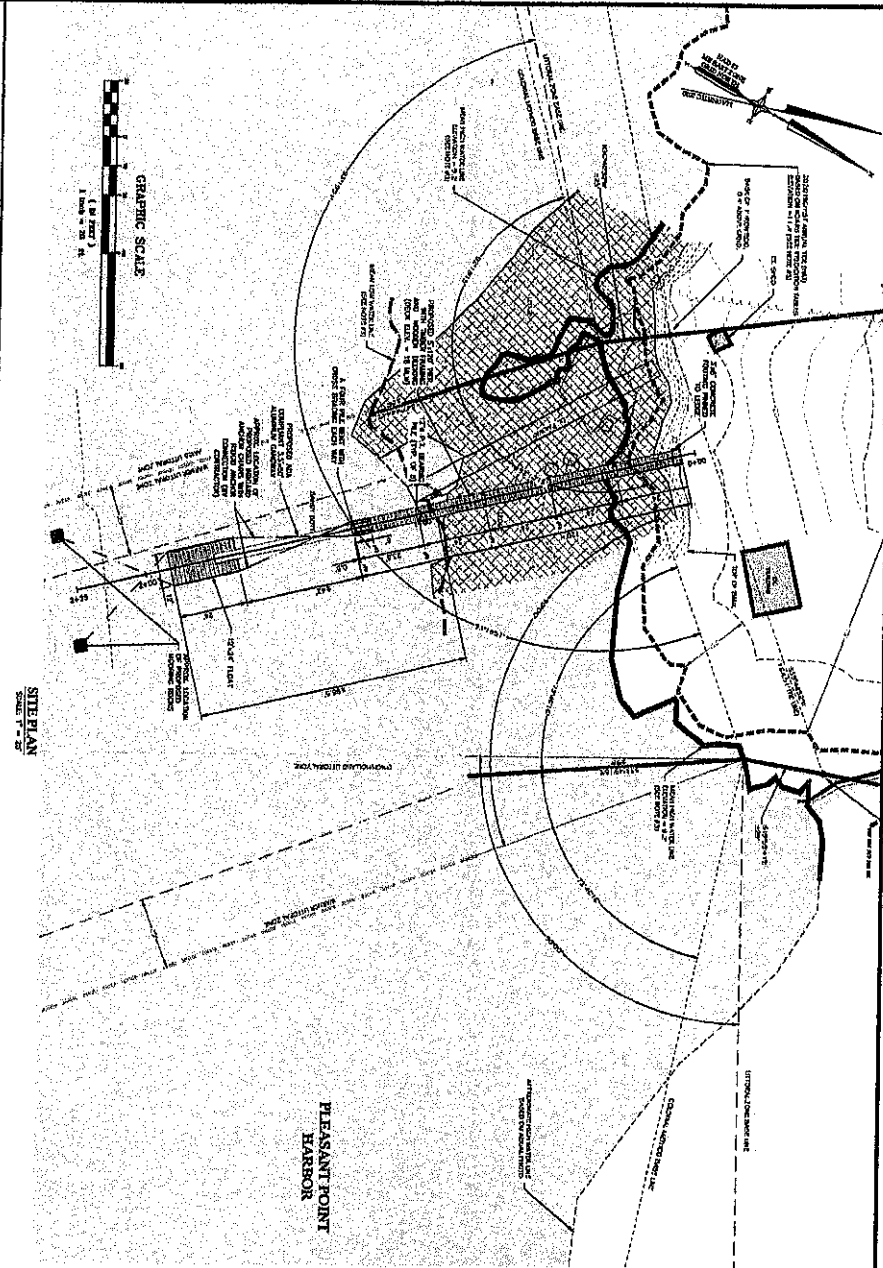
Cushing Assessor's Office  
29 Cross Road  
Cushing, Maine 05633  
(207) 533-2275  
March, 2011



**PROPERTY MAPS**  
Tax Map  
30

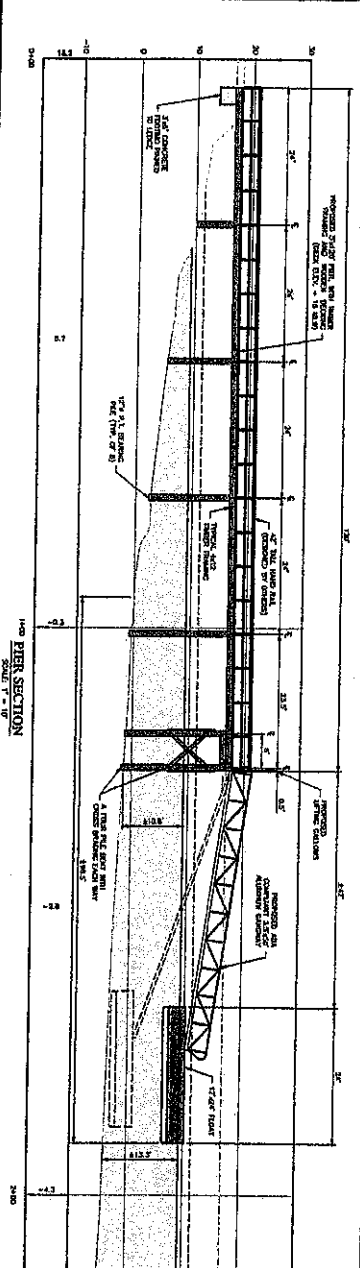


Original map created by John E. O'Donnell & Associates and revised by David Stoney and Prodx, Inc. Map updated by Laidley Logg, LLC with Marine Assessment and Appraisal Services, Inc.



**PIER LOCATION MAP**  
SCALE 1" = 20'

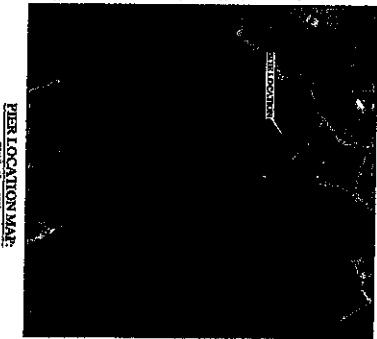
**PIER SECTION**  
SCALE 1" = 10'



**PIER SECTION**  
SCALE 1" = 10'

**GENERAL SITE NOTES**

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 2. THE PROPOSED PIER SHALL BE CONSTRUCTED TO A DEPTH OF 10 FEET BELOW MEAN LOW WATER.  
 3. THE PIER SHALL BE CONSTRUCTED OF 24" DIAMETER PRECAST CONCRETE PILES WITH A 12" THICK CONCRETE DECK.  
 4. THE PIER SHALL BE CONSTRUCTED OF 24" DIAMETER PRECAST CONCRETE PILES WITH A 12" THICK CONCRETE DECK.  
 5. THE PIER SHALL BE CONSTRUCTED OF 24" DIAMETER PRECAST CONCRETE PILES WITH A 12" THICK CONCRETE DECK.



**PIER LOCATION MAP**  
SCALE 1" = 20'

**PLAN REFERENCES:**

- 1. TITLE OF PROJECT: [REDACTED]
- 2. DATE OF PLAN: [REDACTED]
- 3. PROJECT LOCATION: [REDACTED]
- 4. PROJECT OWNER: [REDACTED]
- 5. PROJECT CONTRACT NO.: [REDACTED]
- 6. PROJECT DRAWING NO.: [REDACTED]
- 7. PROJECT SHEET NO.: [REDACTED]
- 8. PROJECT DATE: [REDACTED]
- 9. PROJECT SCALE: [REDACTED]
- 10. PROJECT STATUS: [REDACTED]
- 11. PROJECT COMMENTS: [REDACTED]

**NOTES FROM PLAN REFERENCE #3:**

- 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 2. THE PROPOSED PIER SHALL BE CONSTRUCTED TO A DEPTH OF 10 FEET BELOW MEAN LOW WATER.
- 3. THE PIER SHALL BE CONSTRUCTED OF 24" DIAMETER PRECAST CONCRETE PILES WITH A 12" THICK CONCRETE DECK.
- 4. THE PIER SHALL BE CONSTRUCTED OF 24" DIAMETER PRECAST CONCRETE PILES WITH A 12" THICK CONCRETE DECK.
- 5. THE PIER SHALL BE CONSTRUCTED OF 24" DIAMETER PRECAST CONCRETE PILES WITH A 12" THICK CONCRETE DECK.

**PIER IMPACT TABLE**

NO.	DESCRIPTION	IMPACT	MITIGATION
1	Proposed Pier Structure	Minimal	None
2	Proposed Pier Structure	Minimal	None
3	Proposed Pier Structure	Minimal	None
4	Proposed Pier Structure	Minimal	None
5	Proposed Pier Structure	Minimal	None

**LEGEND**

[Symbol]	PROPOSED PIER STRUCTURE
[Symbol]	EXISTING PIER STRUCTURE
[Symbol]	PROPOSED PIER DECK
[Symbol]	EXISTING PIER DECK
[Symbol]	PROPOSED PIER WALL
[Symbol]	EXISTING PIER WALL
[Symbol]	PROPOSED PIER PILE
[Symbol]	EXISTING PIER PILE
[Symbol]	PROPOSED PIER DECK JOIST
[Symbol]	EXISTING PIER DECK JOIST
[Symbol]	PROPOSED PIER DECK BRACE
[Symbol]	EXISTING PIER DECK BRACE
[Symbol]	PROPOSED PIER DECK FLOOR
[Symbol]	EXISTING PIER DECK FLOOR
[Symbol]	PROPOSED PIER DECK CEILING
[Symbol]	EXISTING PIER DECK CEILING
[Symbol]	PROPOSED PIER DECK ROOF
[Symbol]	EXISTING PIER DECK ROOF
[Symbol]	PROPOSED PIER DECK WALL
[Symbol]	EXISTING PIER DECK WALL
[Symbol]	PROPOSED PIER DECK FLOOR JOIST
[Symbol]	EXISTING PIER DECK FLOOR JOIST
[Symbol]	PROPOSED PIER DECK WALL BRACE
[Symbol]	EXISTING PIER DECK WALL BRACE
[Symbol]	PROPOSED PIER DECK WALL BRACE JOIST
[Symbol]	EXISTING PIER DECK WALL BRACE JOIST
[Symbol]	PROPOSED PIER DECK WALL BRACE CEILING
[Symbol]	EXISTING PIER DECK WALL BRACE CEILING
[Symbol]	PROPOSED PIER DECK WALL BRACE FLOOR
[Symbol]	EXISTING PIER DECK WALL BRACE FLOOR
[Symbol]	PROPOSED PIER DECK WALL BRACE ROOF
[Symbol]	EXISTING PIER DECK WALL BRACE ROOF

FOR PERMIT PURPOSES ONLY  
NOT FOR CONSTRUCTION

**C1**

SCALE 1" = 20'

DATE: JANUARY 30, 2023

DRAWN BY: LP

CHECKED BY: WBO

NO.

REVISIONS

DATE

**Gartley & Dorsky**  
ENGINEERING SURVEYING  
53 Union Street, Unit 1, P.O. Box 1011, Camden, ME 04843-1011  
Tel: (207) 233-2366 Fax: (207) 233-2365 Toll Free: 1-888-232-4365  
167 Main Street, Box 20, P.O. Box 1012, Waterville, Maine 04901  
Tel: (207) 576-0000

CLARE WARNER  
PROJECT: 30 SPRING LANE  
TITLE: PIER PLAN  
SCALE: AS NOTED  
DATE: JANUARY 30, 2023  
TOWN: CLIBBING COUNTY: KNOX STATE: MAINE

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TITLE: PIER PLAN  
SCALE: AS NOTED  
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