

# Eastside Waterfront Park being held ransom by RANSOM

Doyle attorney Kristin Collins submitted incomplete and edited documents for review to RANSOM Engineering Consultants. Waterfront Preservation needs to clarify an erroneous and misleading report by RANSOM that is now being publicized on a website by the Doyles.

● All permits have been approved for the site plan. Including:

**ACR** / Army Corps of Engineers, **DEP** / Department of Environmental Protection, **DOT** / Dept. of Transportation, **NRPA** / Natural Resources Protection Act, **BBH** Planning Board.

● The DEP approved the overflow of water from the Children's Splashpad to be discharged directly into the harbor because it is untreated water that comes directly from the town water supply. The Waterfront Preservation Board has since decided to direct the overflow into an underground holding tank to be used for a park lawn and landscape irrigation system. The reclaimed water is not gray water or untreated sewage as the RANSOM report implies.

● The Hodgdon House on the site has been connected to the town sewer line on Atlantic Avenue and it will continue to be connected to town sewer.

● The parking lot is not a new structure as has been conclusively determined by the Boothbay Harbor Planning Board.

● There will be no parking on the North Pier which is for pedestrian use only. There is no access to the North Pier for parking since the lawn extends from Atlantic Avenue to the edge of the Pier. A pedestrian path consisting of donor bricks extends from the parking area to the North Pier. At the request of the State Fire Marshal, the path was widened to accommodate emergency vehicles.

● The Children's Splashpad is located outside of the 75-foot setback from the high-water line. The Children's Splashpad meets all required setbacks from property lines. Of note, the 75-foot setback line does not appear on the redacted site plan that was provided to RANSOM.

● The RANSOM report states that holding tanks for "sewage, gray water, splashpad runoff" is located 10 feet from the Doyle's property line. There are no holding tanks located as indicated on the site plan that the Doyles are publicizing. What RANSOM has identified as holding tanks are actually 3 rectangular granite blocks. These blocks are positioned so that only pedestrians can pass through for access to the water. DEP gave approval for splashpad overflow to the harbor.

● The RANSOM information references a report from Prock Marine. Prock Marine's report was created for Paul Coulombe years ago when he was planning to purchase the Cap'n Fish Motel property. Paul Coulombe shared Prock Marine's information with the Doyles, Doyle attorney Kristin Collins and RANSOM. Since Paul Coulombe never paid Prock Marine for this report, Prock Marine never authorized publication of its findings contained in their report.

● The RANSOM information includes a copy of Waterfront Preservation's approved site plan on file with Lincoln County. However, the site plan provided to RANSOM by the Doyles was altered by new labels and diagrams in addition to falsely placed color overlays that don't show the full extent of the lawn as well as magnifying impervious areas.

● Another false statement that the Doyles are publicizing relates to impervious surfaces at the Park. The original site was 98% impervious surfaces covered with blacktop parking and motel buildings. Waterfront Preservation has reduced the impervious area to 29.4%.

Waterfront Preservation would like to dispel the false information publicized by the Doyles, Doyle attorney Kristin Collins and RANSOM. RANSOM Engineering has been contacted to alert them of the inaccuracies and requested a retraction. Their only response was to refer to the Doyles attorney K. Collins who was the original source of the erroneous information.

The publication of false information has resulted in wasted resources and a delayed opening of our waterfront park for ALL to enjoy.