



DEPARTMENT OF COMMUNITY DEVELOPMENT AND PLANNING
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MEMORANDUM

Date: September 29, 2021

To: Conservation Commission

From: Taylor Daigle – Conservation Planner Technician

Re: North Water Marina

North Water Marina (previously Thurston's) has been to multiple TRCs and one PB meeting. At the latest TRC meeting (10/13) they were directed to attend ConCom on 10/20 to go over the entire site plan, with focus on landscaping, wetlands/shoreland concerns, erosion controls, and drainage. The applicant/owner will discuss the site's master plan tonight. The plans are, however, being submitted as separate applications.

Below is a record of where this project is at from a conservation standpoint:

- One building has been demo-ed along the waterfront. The demo of this building will slow the negative impact on the slope and retaining wall because it eliminated roof runoff onto the slope. The demo did not involve any ground disturbance.
- There will be multiple shoreland and wetlands permits with DES. The engineer is working on these permits now, but they are hoping for the wetlands permit to work on the retaining wall to be ready for Spring 2022. They are currently applying under a minor project impact. No buildings will go up until the retaining wall is fixed. A second 'major' impact permit will be submitted for the rest of the water work
- The Planning Department and Chair of the Conservation Commission attended a site walk on 9/17 with the property owner, project manager and site engineer, and the landscape architect. There were discussions about the state of invasive species, drainage plans, and wetland values on the property.