



Kettle Cove Owners Association (KCOA) Dredging Plan

A healthier waterfront initiative

Individual Application (Pink)

March 29, 2023

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Dredge Application Letter

March 29, 2023

To: Maine Department of Environmental Protection (MEDEP)
From: Kettle Cove Owners Association (KCOA), Jeff Coveney Board Member
3 Katie Path, Natick MA, 01760
Re: App Review. MEDEP-NRPA Tier Permit Application for Dredge of Boat Channel
Project: KCOA Sebago Lake Dredge Boating Channel in Kettle Cove, Casco, ME

Based on a Feb 8, 2023 meeting with MEDEP's April Stehr, this letter is a request for the MEDEP staff to review the accompanying NRPA Individual Permit dredging permit. This channel, flowing along the northeasterly shoreline camps of Kettle Cove on Sebago Lake, is primarily used for boating access, but years of filling in with sediments from Dingley Brook and other sources have adversely impacted this activity.

The seven member KCOA goal is to enhance the waterfront to fully restore boating and water activities to KCOA association property owners.. This package includes required information as outlined in the Individual Natural Resource Protection Act Permit document and is summarized below.

- **Narrative.** The required Project Description and supplemental information has been provided in the narrative with photos, GPS locations of the Dredge Project area.
- **Maps and Plans.** All maps, location and construction plans required for submission.
- **Dredge Location.** Planned location for dredging along with dredging options.
- **Dredge Material Placement.** Proposed location for final placement of dredge materials, erosion sedimentation control measures along with how the materials reach that location.
- **Abutter Notification List.** Abutter mailing and newspaper notifications were sent in March 2023.
- **Statements of Avoidance and Minimization,** habitat impacts, and alternative analysis.

This review considered the guidelines of the Natural Resource Protection Act (NRPA) and MEDEP Rules. Also, the US Army Corps of Engineers (USACE) and US Fish & Wildlife Services (USFWS) riparian, lacustrine and wetland resource procedures.

Please note that a similar dredging project adjacent to the proposed KCOA dredge area was approved (L-28373-2B-A-N, Mosley, November 7, 2019) approximately 250 feet from this dredging request's location. The location and circumstances are nearly identical, so this application is closely modeled after the Mosley application and includes several references to that permit which is referenced as *Appendix A*.

Jeff Coveney
Association Board Member - KCOA

Signature

Date

CC: Town of Casco, John Wiesemann

Executive Summary

The Kettle Cover Owners Association (KCOA) consists of seven properties with waterfront access to the Kettle Cove shorefront and dock area. This proposal describes the boating challenges KCOA is facing with regards to the cove's water level, the proposed dredging solution to address those challenges and the benefits the project will bring to the area.

Section 1: Activity Description. At a high level, KCOA's project goal is to enhance the waterfront to restore boating and water activities to KCOA property owners and to maintain the conservation environment of Kettle Cove. This section describes the proposed dredging activity in detail including the dimensions of impact, the alteration details and the control measures.

The dredge area involves an approximately 85 x 155 sized rectangle for the docking area with another 125 X 26 area for a channel for a total of 16,425 square feet. The cubic volume of the silt bottom dredge material is approximately 1,230 cubic yds.

The project plans to primarily use mechanical dredging methods with some potential hydraulic dredging processes to collect the material. The dredged material will be placed in one of several proposed dewatering locations.

Section 2: Alternative Analysis. An alternatives analysis section analyzes whether a practical alternative to the alteration exists. In summary, there is no reasonable alternative to not dredging the silt infill of this Kettle Cove shoreline channel, in order to restore access for moderate boat use. KCOA proposes to dredge the area leveraging Maine best practices to minimize any environmental impact on habitats and other functions. The benefits of dredging (Better and safer boating access, improved water flow, enhanced waterfront enjoyment, decreased water risks) far outweigh any negative impact.

Section 3: Maps and Plans. Kettle Cove is in the Town of Casco in a northeasterly inlet into Sebago Lake. In a typical year, Sebago Lake's water depths (and Kettle Cove's) fluctuate over three feet due to weather and dam management. Attached are maps and construction plans that show the dredging operation.

Location:

- In Kettle Cove, Sebago Lake. Town of Casco, ME.
- Tax Map 21 Lot 0 for (common land) and Lots 1-7 for properties
- The KCOA common land is located behind the property of 22 Leander Lane, Casco, Maine.

Section 4: Supporting Photographs. Includes photographs that clearly show the dredging area to be altered and generally show vegetation and other landscape features.

- Aerial photos of the proposed dredge area provide a big picture view of the project.
- Photos of the existing dock and area show the challenges KCOA members face with the low water levels.
- Photos of the dewatering site show where the dredge material will dewater and live.

Section 5. Overhead and Side View Plan Drawn to Scale. This section includes the planned location for

dredging along with dredging options and control measures that include flotation mesh barriers and other Maine best practice controls. To summarize, KCOA proposes to dredge 1,230 cubic yards as part of this plan.

Section 6. Additional Plans. Additional plans are not required for this project. Please see section 7 for all dredging construction plans.

Section 7: Construction Plan. This section details how the dredging activity will happen, how the site will be accessed, and when each step of the dredging will occur.

The target date for the dredge project removal is the fall of 2023 or spring of 2024. The proposed start-to-finish timeline is 3-4 weeks.

For minimized impact, a small barge boat equipped with a mechanical dredger or submersible pump will dredge material from the lake. The material will dewater in a defined location with controls in place. The landowner plans to leverage for future fill or fertilization.

Section 8: An Erosion Control Plan. This section includes Statements of avoidance and Minimization, habitat impacts, functions and values. This project will use recommended Maine best practices for dredging (floatation mesh) and dewatering (fences, hay, etc.) to ensure minimal impact to the habitat and overall environment.

Section 9. Site Condition Report. This section describes the substrate in the project's extraction location and the project's dewatering location. Mostly silt, the dredging area offers an easier way to remove materials as no major rocks were present during the analysis. Several dewatering locations are identified for potential use.

Section 10. Notice of Intent to File. Abutter Notification Lists. The abutter mailing and the newspaper notifications were sent out/published in March 2023.

Section 11. Actual permit application.

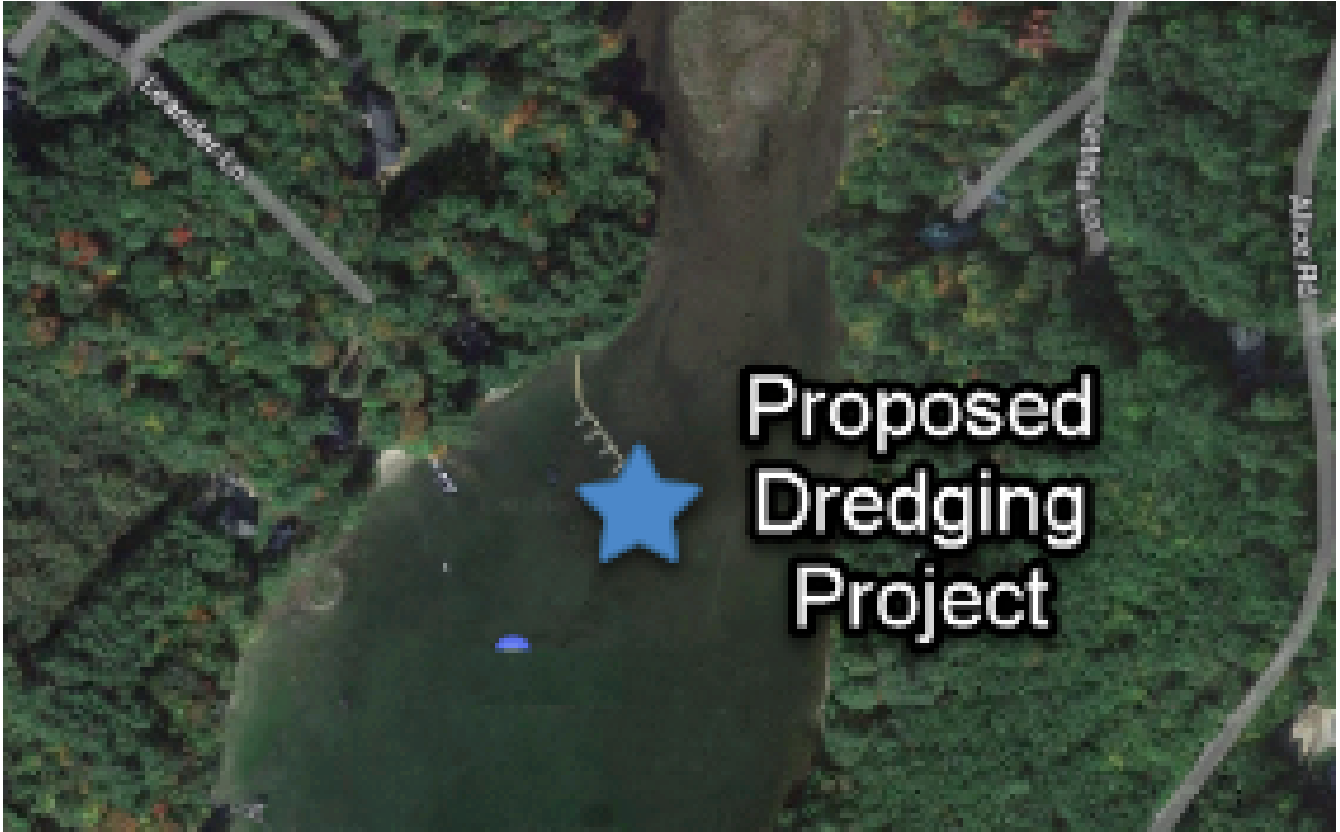


Figure 1. - KCOA Dredge Area. Source Google Earth

1 Section 1: Activity Description

1.1 Summary

Kettle Cove is in the Town of Casco in a northeasterly inlet into Sebago Lake. KCOA contains seven properties that access the most northeasterly part of Kettle Cove. In a typical year, Sebago Lake's water depths (and Kettle Cove's) fluctuate over three feet due to weather and dam management.

Due to the lowering of the lake and years of sediment buildup from runoff, the water in the Kettle Cove area of Sebago Lake prohibits KCOA members from fully enjoying and utilizing the waterfront area for boating and other activities. Additionally, sedimentation in-filling slows the channel flow and impacts water health by reducing available oxygen content to the aquatic flora and fauna. The area also poses a danger for young children who may wade or jump into the water and get tangled in the grass or sediment.

This proposed dredging project is requested to reestablish the natural channel through the cove that silted in from incoming brook run-off. This will improve private small boating access to the existing shoreline camps of Kettle Cove while decreasing water quality issues and hazard risks associated with stagnated water.

KCOA's project goal is to enhance the waterfront to restore boating and water activities to KCOA property owners and maintain the conservation environment of Kettle Cove.

Specifics:

- Water levels are a maximum three to four feet and decrease to about a foot at lowest levels making boating difficult/not possible during parts of the year.
- Low lake levels increase damage potential and economic impact as boat engines regularly hit the lake bottom. The lower water levels also increase potential boat damage from grass getting stuck in motors.
- Lack of water depth makes water become stagnant resulting in increased risk of water contamination and bacteria.
- The lower lake levels limit the use of the common KCOA docks for those KCOA members with larger boats with inboard/outboard drives which must often be pulled by the end of August.
- The low lake level is a danger for anyone that jumps in the water from a safety perspective, especially children who may get tangled in the grass or stuck in the sediment.
- Fish life diminishes. Fish such as smallmouth bass regularly swim through the dock area in the spring months. These larger fish are almost non-existent once the summer arrives and the water gets shallow.
- Cleanliness: Dredging removes sediment, pollutants, and broken-down vegetation from the water. Removing the sediment from the bottom of the lake will keep the water clear as well as aesthetically pleasing.
- Aquatic weed growth has become overwhelming.

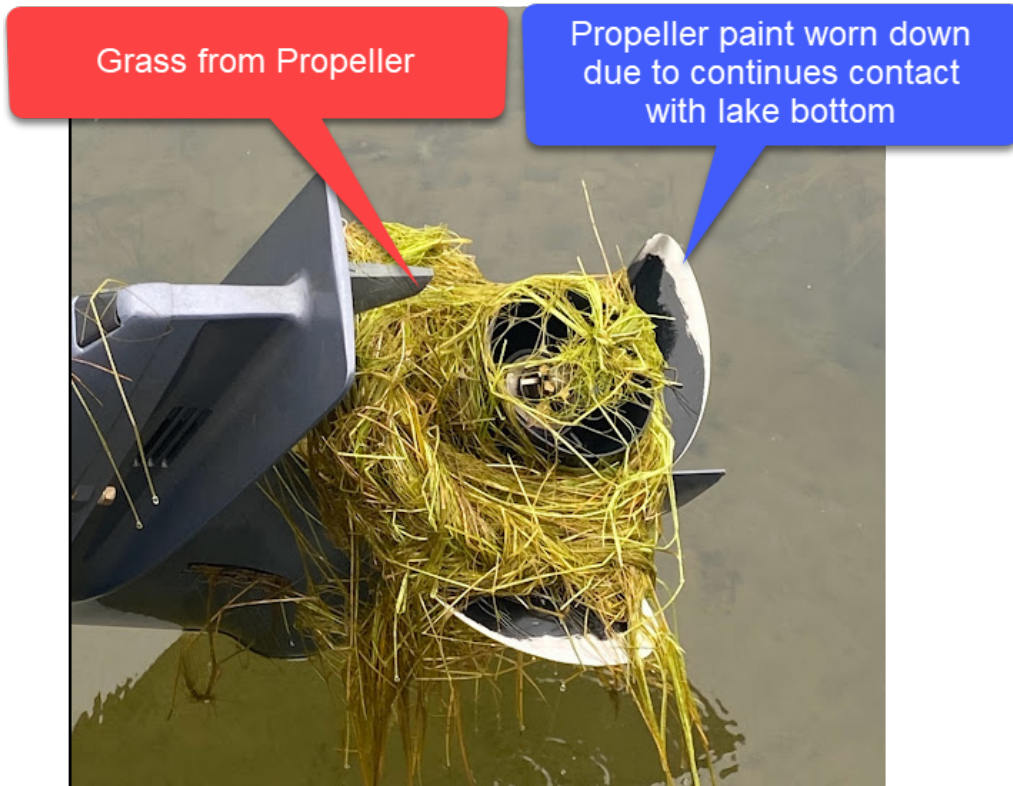


Figure 2. - Photo taken August 17, 2022 of grass stuck in the propeller due to low water.



*Figure 3. Kettle Cove depth and grass issues
Photo taken September 2, 2022 with approx 2 feet of depth*

1.2 The Project Process

An analysis of Kettle Cove along with photo taking and measurements was conducted primarily from June to August 2022. Photos of the project area and surrounding cove were taken to provide visual reference in the project descriptions.

KCOA President Robert Barnes and Association members Jeff Coveney and Scott Sperry oversaw the measurement process. Civil Engineer Mahmoud Hammad developed the maps and proposed plans.

During the analysis, over 100+ depth points were plotted in Kettle Cove using a GPS application. The dimensions of the dredge area and offset to the shore were measured. Preliminary research included review of the area Soils Profiles designated in the USDA County Soils Map data, aerial ortho-imagery with topography, current and historic vegetation cover, review of any ME-DEP or MEIFW resource mapping.

The Town of Casco's Shoreland Zoning Map and Ordinance were reviewed for adjacency SLZ, RPZ District location and code. Town of Casco will receive the required notification of this MDEP application. Per a 4/25/2022 email from Anthony Ward to Jeff Coveney, Town of Casco Town Manager, the "DEP is responsible for the issuing of permits for dredging, because all these bodies of water are actually owned by the State. The Town has no involvement in this permitting process."

2 Section 2: Alternative Analysis

Upstream erosion and run-off from roads and development has resulted in decades of sedimentation deposit into this upper inlet to Kettle Cove. As noted below, the benefits of this KCOA dredging project far outweigh any negative impact.

2.1 Alternative Analysis Statement

To summarize, there is no practical alternative to not dredging the silt infill in this Kettle Cove shoreline channel, in order to restore previous access for moderate boat use. Some of these non practical alternatives include:

1. Let the cove continue to fill in with silt making boating and enjoyment of the water even more of an issue in the future.
2. Do not boat in Kettle Cove or boat with the understanding that boats may become damaged.
3. Get in water and pull out boats using ropes to get the engines out of the danger zone. This alternative is not only NOT ideal, it also provides danger risks to owners wading through the silt. One owner performed this activity with his inboard boat before selling it.
4. Do not swim at the waterfront.
5. Join a waiting list and pay for dock access somewhere else.
6. The depth of the water across the entire cove is not deep enough for moorings so that is not an option.

2.2 Environmental Benefits

The KCOA dredging project shares many of the same benefits as stated in the Mosley permit.

1. The dredging removal of the siltation into the natural cove channel will increase the stream flow through the channel.
2. Increase in stream flow will provide oxygenation of the water for aquatic life.
3. Increase in Dingley Brook inlet flow will boost flushes of krill and biota for Kettle Cove and Sebago Lake fisheries.
4. This remediation reverses the previous impact of sands and silt eroding from Point Sebago Road and development in the Dingley Brook watershed.
5. Shoreline residences will have restored moderate boating access.

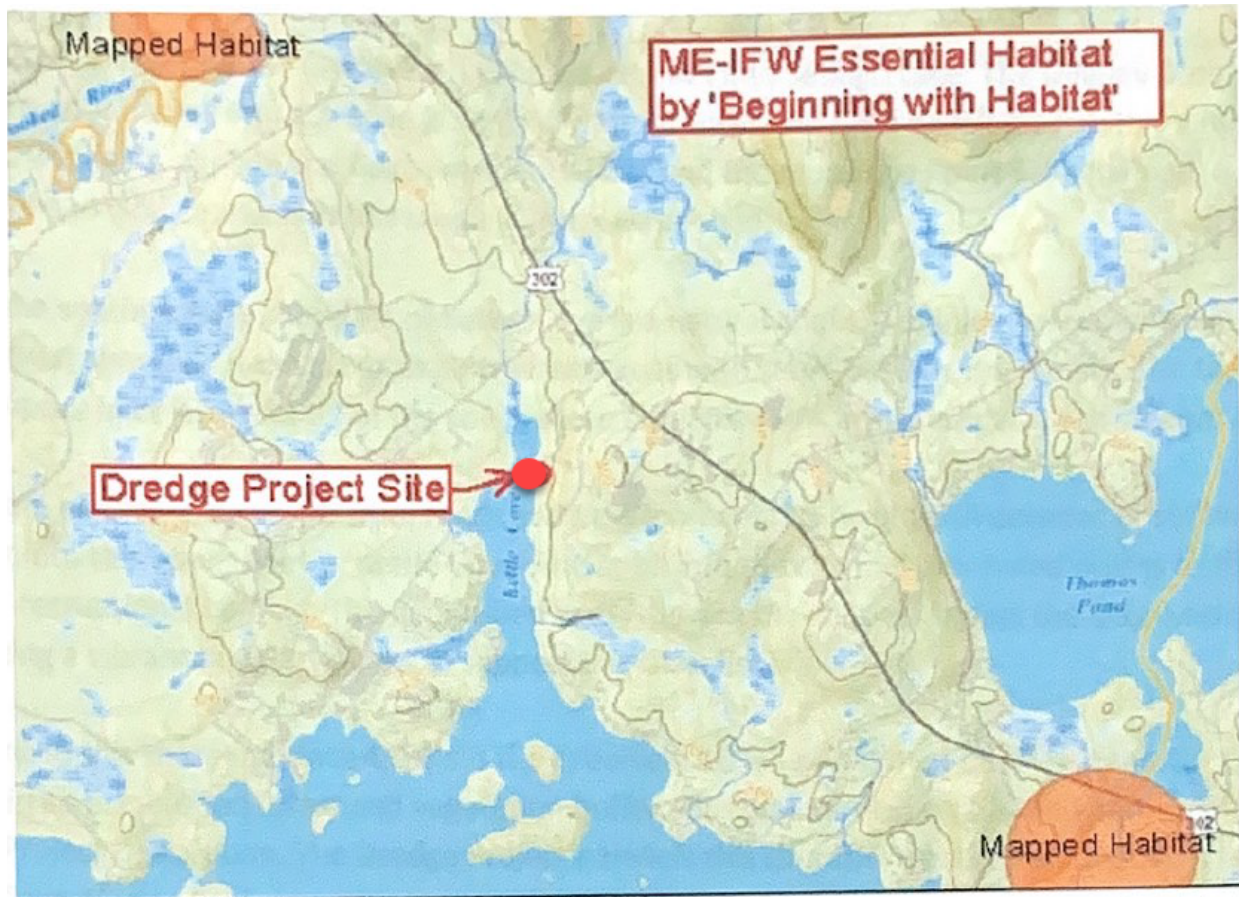
2.3 Minimized Impact

This KCOA dredging project will be conducted with minimal impact to the surrounding environment.

1. **Minimized impact on essential plant or animal habitats.** The map [Figure 4. - Habitat Map](#) shows that there are no designated Essential Plant or Animal Habitats mapped MDEP & IFW. Random observation of the upper cove shows a healthy use by wildlife and waterfowl. The dredging operations are to minimize impact on water and aquatic habitat activity.
2. **Minimized dredging footprint.** KCOA is proposing to dredge a minimal amount to restore boating back to a safe level. The Dredge Project proposes to remove up to approximately three feet of deposited silt layer from the existing channel bottom and sides. Portions of this reclaimed channel width during work intend to slope downward from the cove's center to blend in with the existing deeper natural channel.
3. **Minimized siltation disturbance.** There does not appear to be significant surface rocks in the cove area or embedded rocks. This will assist removing the silt layer in a slicing motion without having to machine grab stones. This bottom soil profile lends itself to excavation removal with minimum siltation disturbance.

Compensation Note. In accordance with Chapter 310 §5(C)(6)(b), compensation may be required to achieve the goal of no net loss of coastal wetland functions and values.

Like the Mosley project, this project will not result in over 500 square feet of fill in the resource, which is the threshold over which compensation is generally required. It is not believed that the proposed project will have an adverse impact on marine resources or wildlife habitat as determined by MDIFW, therefore compensation is not due.



*Essential Habitat Map by Maine Inland Fisheries & Wildlife and 'Beginning with Habitat'
Note there are no Essential Habitats mapped for Kettle Cove.*

Figure 4. - Habitat Map

3 Section 3: Maps and Plans

Kettle Cove is in the Town of Casco in a northeasterly inlet into Sebago Lake. The Kettle Cove Owners Association (KCOA) contains seven properties that access the most northeasterly part of Kettle Cove. In a typical year, Sebago Lake's water depths (and Kettle Cove's) fluctuate over three feet due to weather and dam management.

Along the northeasterly shoreline of Kettle Cove is a natural channel of inlet that flows down the cove known as the Dingley Brook. Dingley Brook and associated watershed that flows into the cove is a mix of natural areas and rural development. It is a mix of forests, wetlands, agricultural fields, residential lots and the municipal Point Sebago Road.

Kettle Cove's shoreline is marsh to shallow water areas with some bottom channeling. The topography of the upper inlet is low-land but the cove's shore embankments on the south side are at moderate to steep

contours.

[Figure 5, Shoreline Zoning](#) shows the Kettle Cove Shoreland Zone Districts as Resource Protection, Limited Commercial, Stream Protection and Limited Residential Recreational Uses. The Casco Shoreland Zone Ordinance passed in the early 1990's has protected the area natural resources of the Kettle Cove and Dingley Brook watershed.



*Figure 5. - Shoreline Zoning
Casco Shore/and Zone Districts include Resource Protection, Limited Commercial and Residential Uses.*

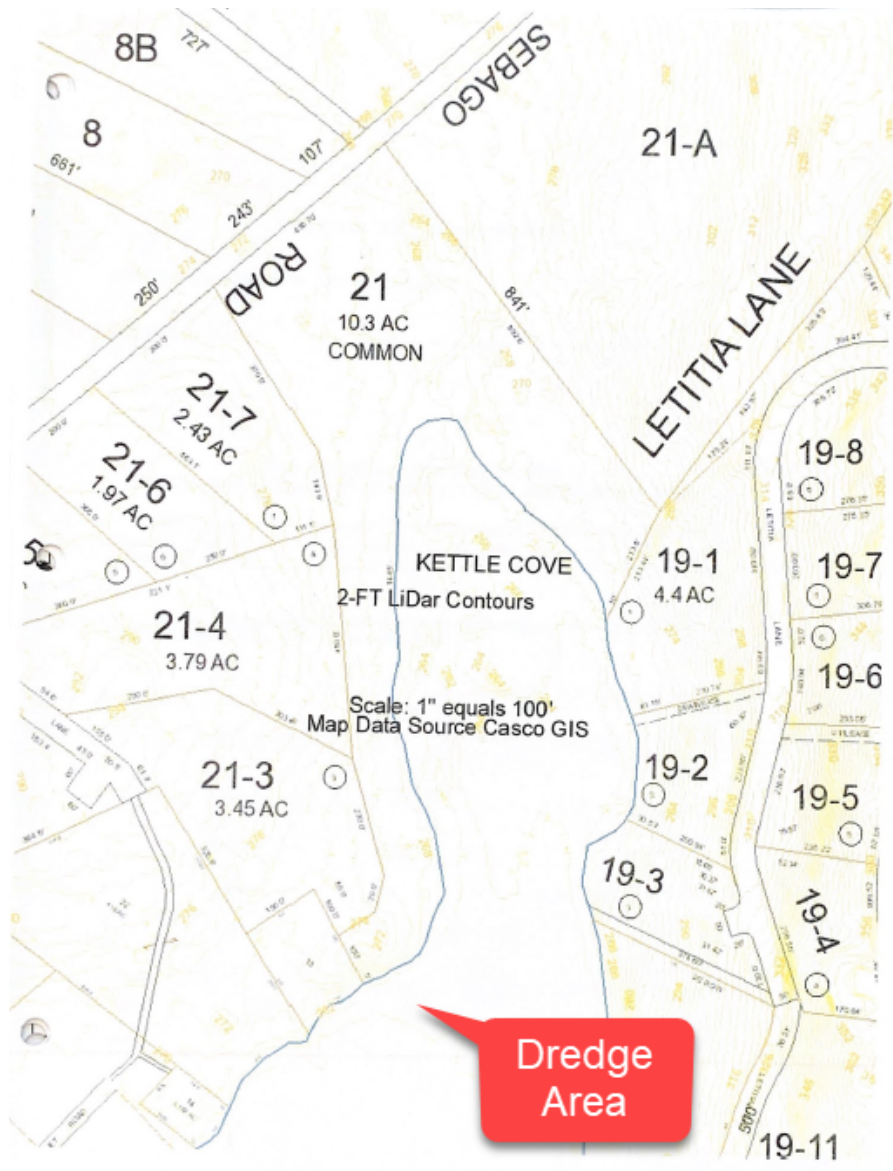


Figure 6. - Town Map

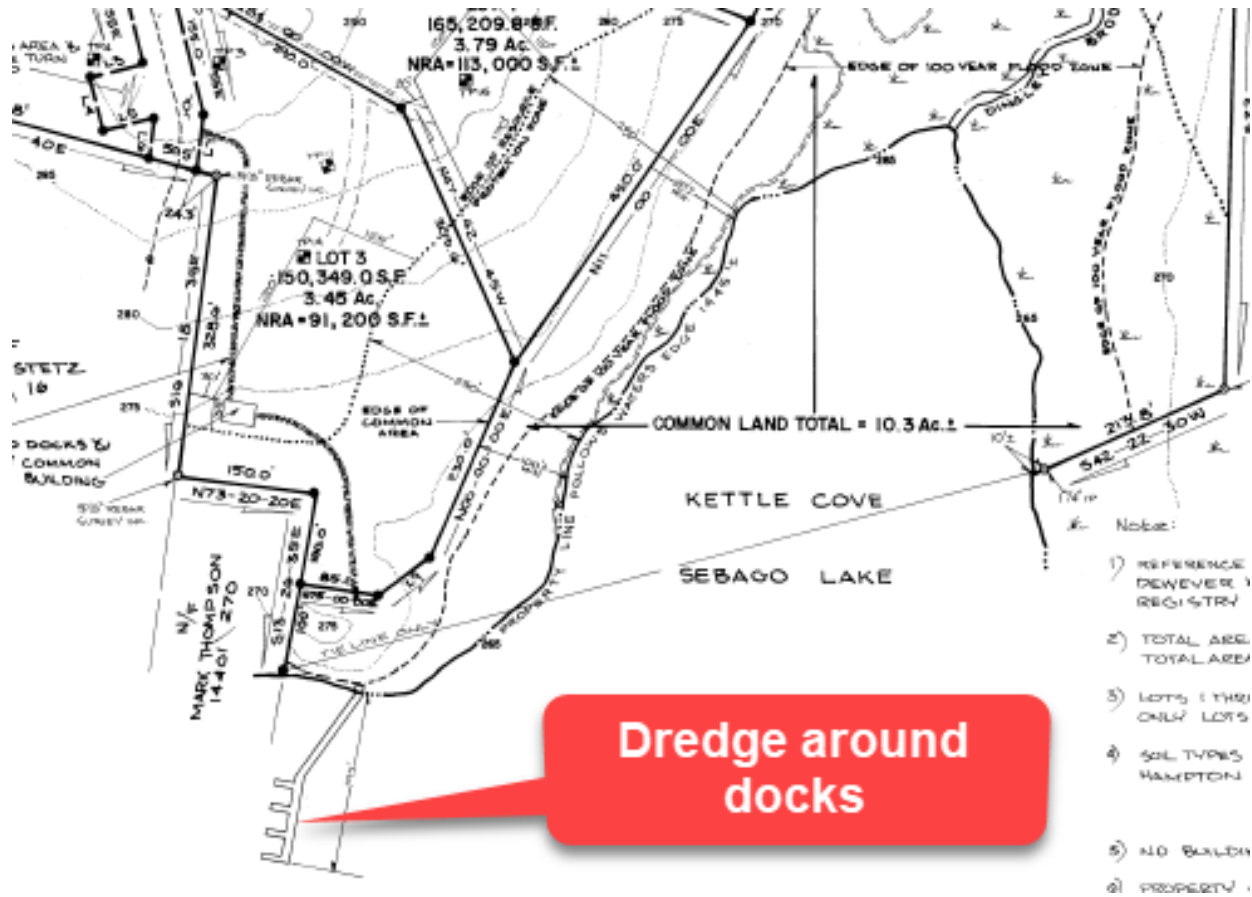


Figure 7. - KCOA Dredge Area General
Source: Cumberland County Register of Deeds

4 Section 4: Supporting Photographs



*Figure 8. - Grassy Kettle Cove photo taken from dock looking South
Low water and grass. July 26, 2022*



*Figure 9. - KCOA dock view from water
Looking northeast with a view of Dock from cove with approximate dredge location. NOT meant for scale.*



Figure 10. Boat slip depth of approximately two feet
Photo taken September 2, 2022 of boat slip



Figure 11. - Dingley Brook Aerial

Aerial view of Dingley Brook flow leading into Kettle Cove (KCOA Docks are out of view). Taken August 14, 2022.



Figure 12. - Dingley Brook Aerial 2

Aerial view looking north into Dingley Brook from cove. Shows a natural channel flowing through the dock area. Source: August 14, 2022



Figure 13. - Aerial View of KCOA dock

Aerial view of Dock and approximate dredge location looking south. NOT meant for scale. August 14, 2022.

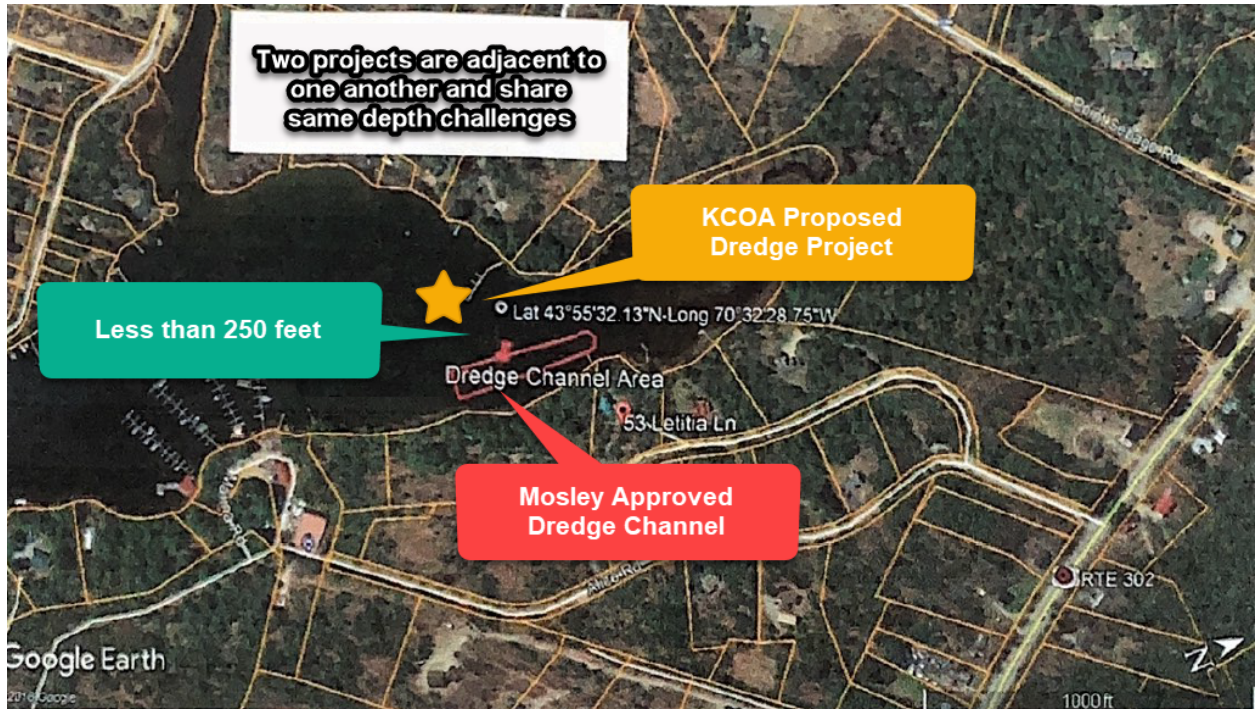


Figure 14. Aerial view looking south



Figure 15. - KCOA Dock Comparison June vs September 2022

Looking towards shore from the middle of the dock, there is a sizable difference in the water depth and quality.



*Figure 16. - Location of two Waterfront Dredging Projects.
Includes the proposed KCOA project and the completed Mosley dredging project*



*Figure 17. - Aerial View of Kettle Cove Looking South
Looking South, aerial view of Kettle Cove. August 14, 2022*

5 Section 5: Overhead and Side View Plan Drawn to Scale

The below diagrams and photos detail the project's plans showing the location of the dredging, dewatering spot and the type of all proposed erosion control measures being used.

To summarize, the dredge area involves an approximately 85 x 155 sized rectangle for the docking area with another 125 X 26 area for a channel for a total of 16,425 square feet. The cubic volume of the silt bottom dredge material is approximately 1,230 cubic yds.

5.1 Overhead Views

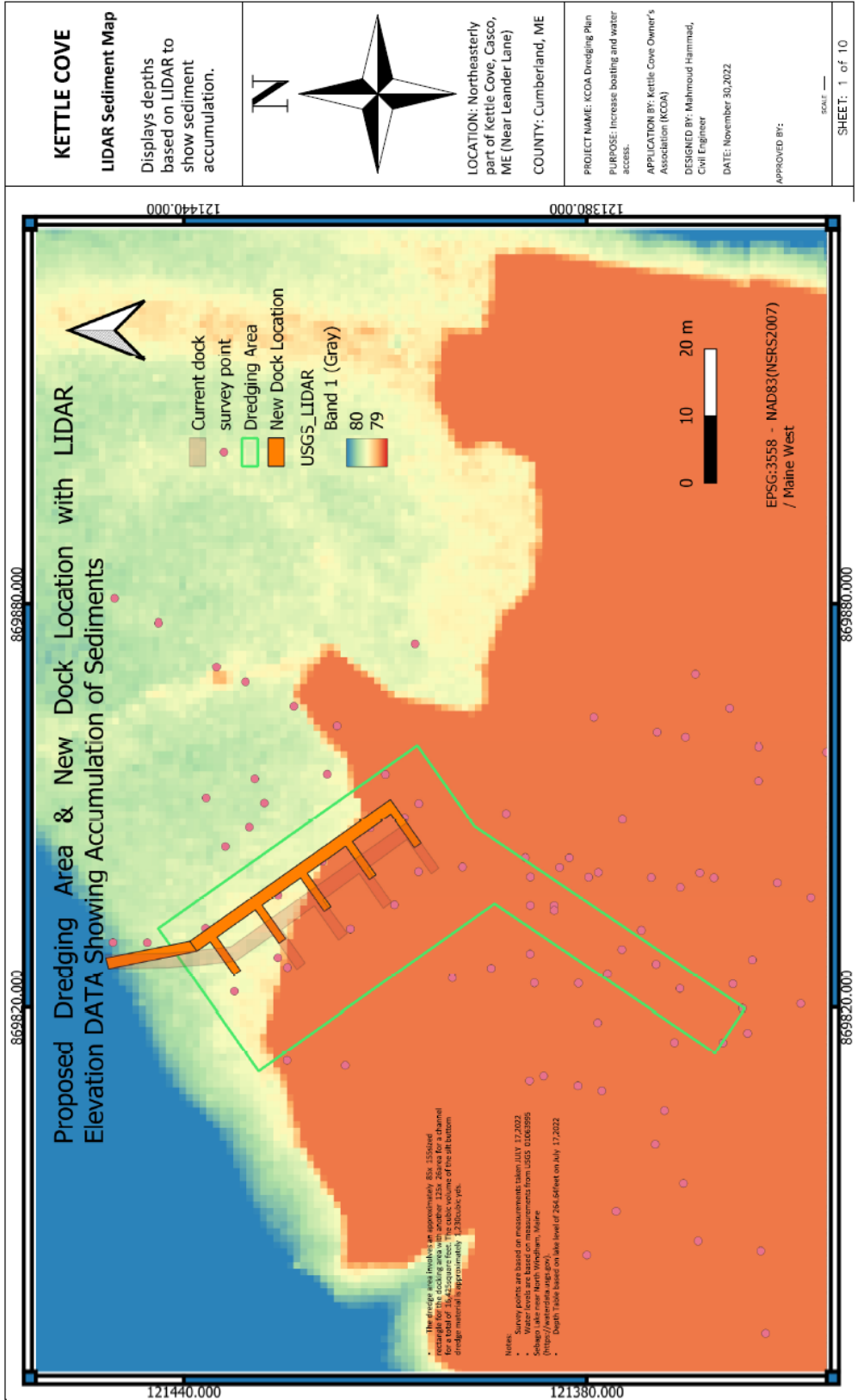


Figure 18. - LIDAR Sediment Map
Displays depths based on LIDAR to show sediment accumulation.

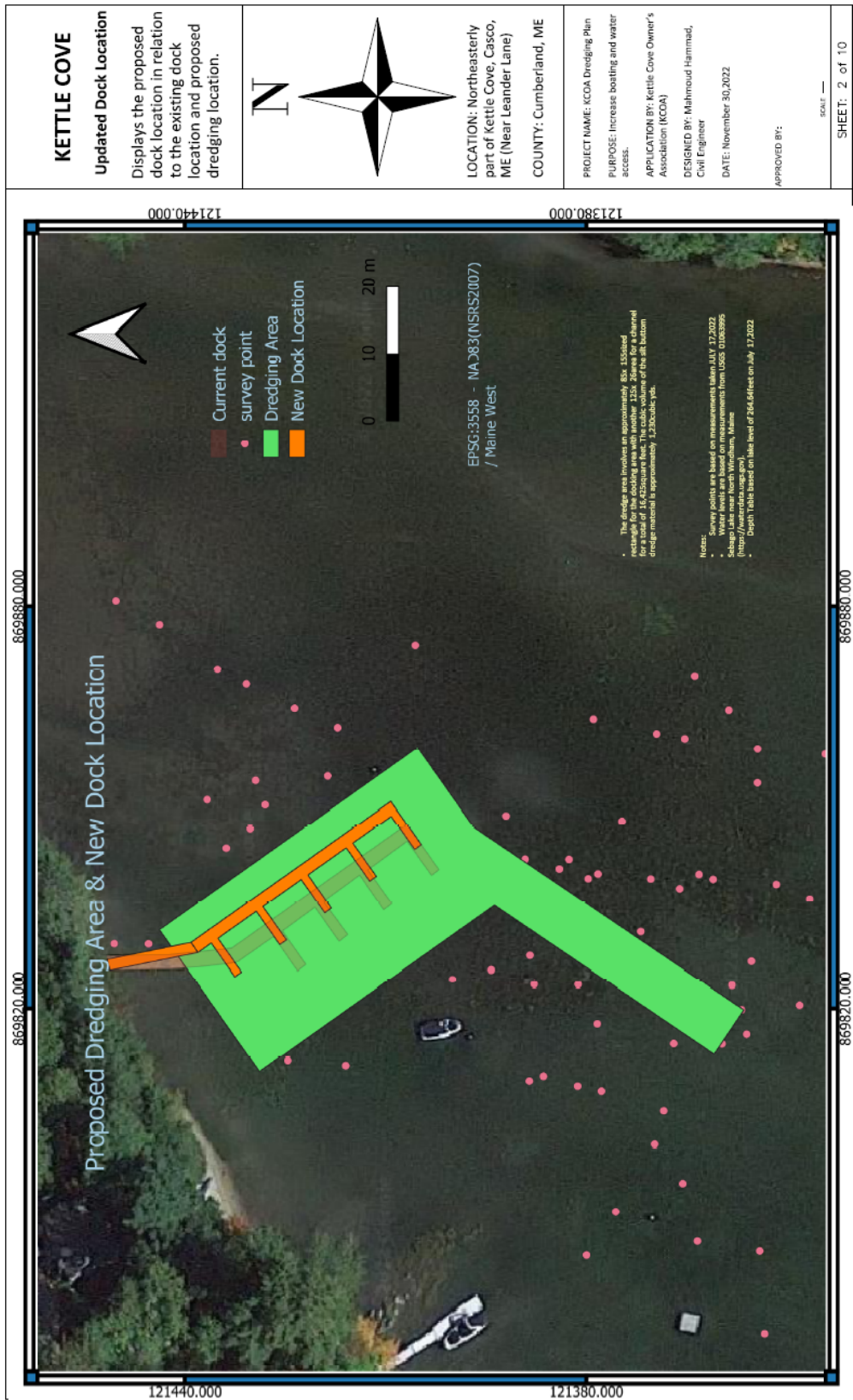


Figure 19. - Updated Dock Location

Displays the proposed dock location in relation to the existing dock location and proposed dredging location.

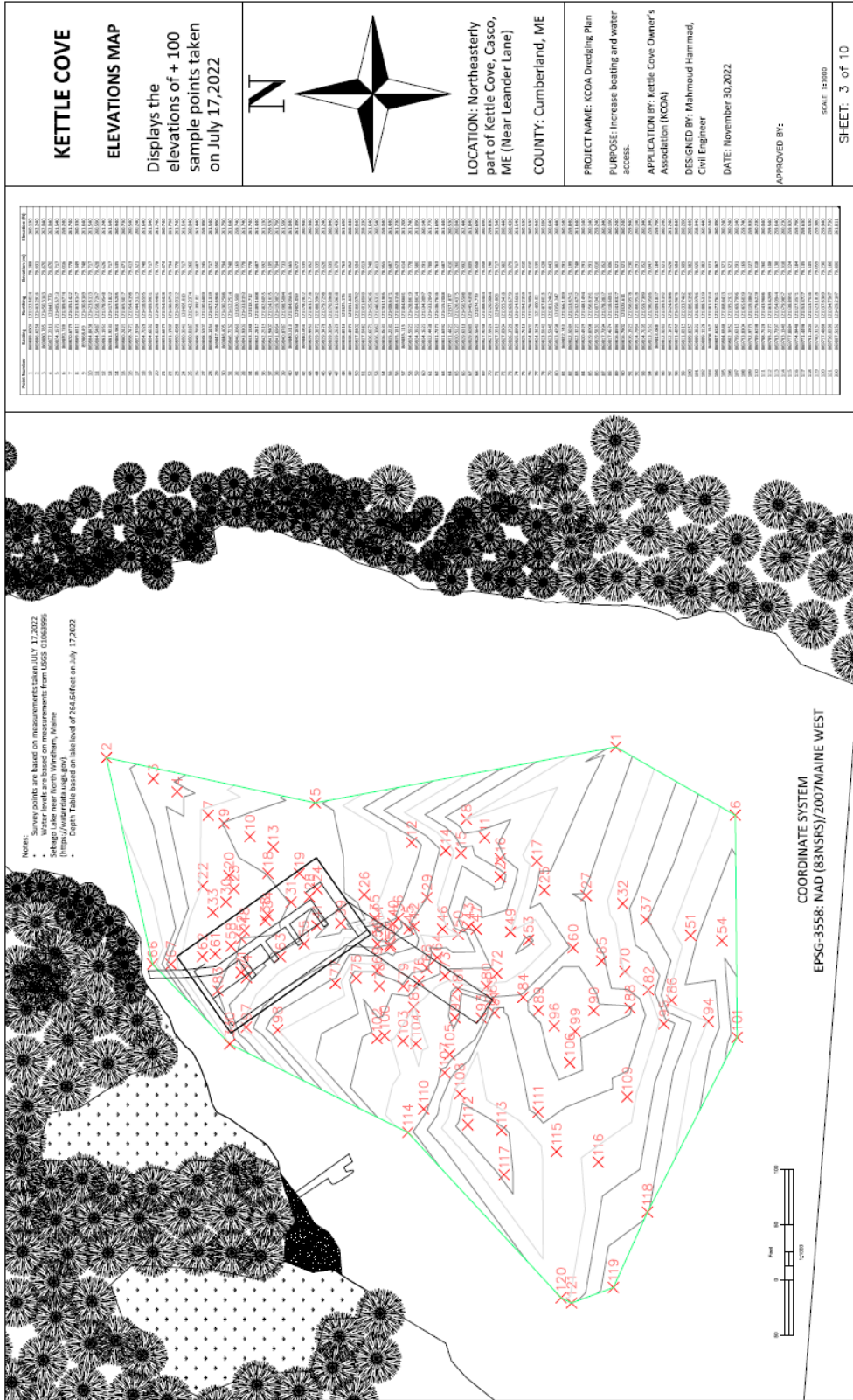


Figure 20. - Elevations Map
 Displays the elevations of 100+ sample points taken on July 17, 2022.

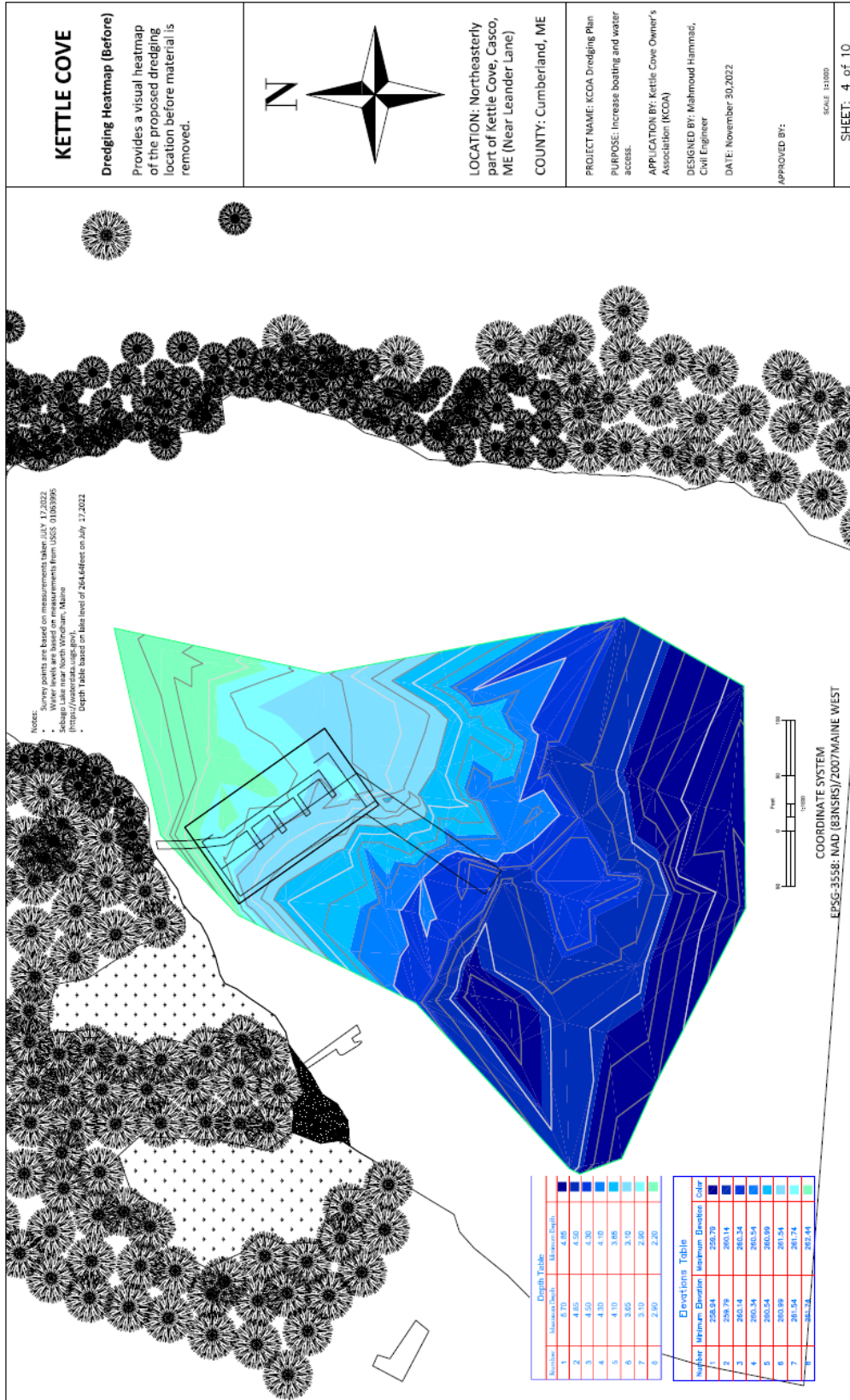


Figure 21. Dredging Heat Map (BEFORE)
Provides a visual heatmap of the proposed dredging location before material is removed.

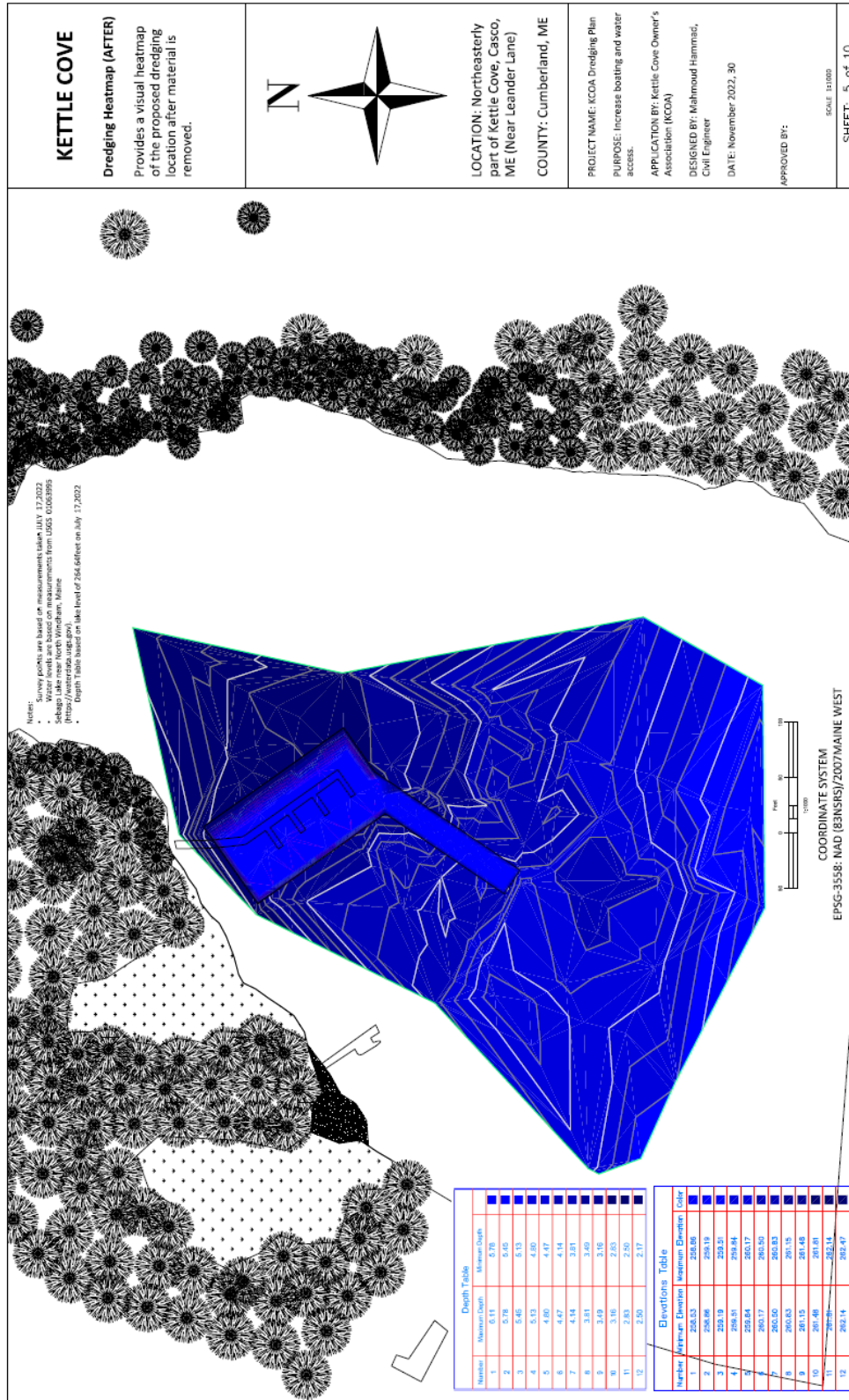


Figure 22. - Dredging Heat Map (AFTER)
Provides a visual heatmap of the proposed dredging location after material is removed.

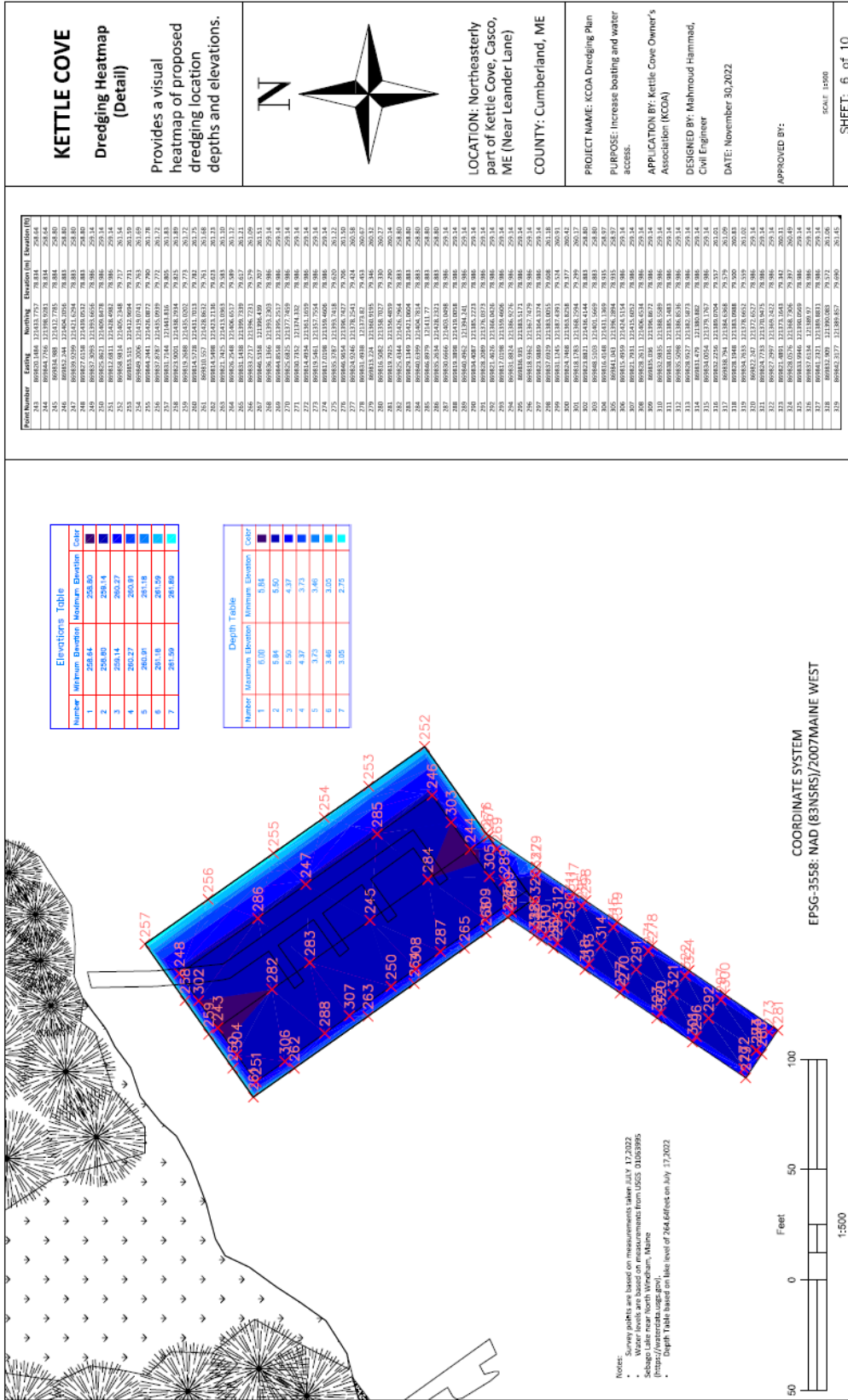
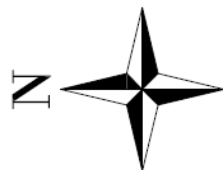


Figure 23. - Dredging Heat Map (Detail)
 Provides a visual heatmap of proposed dredging location depths and elevations.

Point Number	Easting	Northing	Elevation (ft)	Elevation (ft)
244	809484.7760	124548.0241	79.884	258.84
245	809484.908	124547.795	79.884	258.80
246	809484.940	124547.566	79.884	258.76
247	809484.972	124547.337	79.884	258.72
248	809485.004	124547.108	79.884	258.68
249	809485.036	124546.879	79.884	258.64
250	809485.068	124546.650	79.884	258.60
251	809485.100	124546.421	79.884	258.56
252	809485.132	124546.192	79.884	258.52
253	809485.164	124545.963	79.884	258.48
254	809485.196	124545.734	79.884	258.44
255	809485.228	124545.505	79.884	258.40
256	809485.260	124545.276	79.884	258.36
257	809485.292	124545.047	79.884	258.32
258	809485.324	124544.818	79.884	258.28
259	809485.356	124544.589	79.884	258.24
260	809485.388	124544.360	79.884	258.20
261	809485.420	124544.131	79.884	258.16
262	809485.452	124543.902	79.884	258.12
263	809485.484	124543.673	79.884	258.08
264	809485.516	124543.444	79.884	258.04
265	809485.548	124543.215	79.884	258.00
266	809485.580	124542.986	79.884	257.96
267	809485.612	124542.757	79.884	257.92
268	809485.644	124542.528	79.884	257.88
269	809485.676	124542.299	79.884	257.84
270	809485.708	124542.070	79.884	257.80
271	809485.740	124541.841	79.884	257.76
272	809485.772	124541.612	79.884	257.72
273	809485.804	124541.383	79.884	257.68
274	809485.836	124541.154	79.884	257.64
275	809485.868	124540.925	79.884	257.60
276	809485.900	124540.696	79.884	257.56
277	809485.932	124540.467	79.884	257.52
278	809485.964	124540.238	79.884	257.48
279	809485.996	124540.009	79.884	257.44
280	809486.028	124539.780	79.884	257.40
281	809486.060	124539.551	79.884	257.36
282	809486.092	124539.322	79.884	257.32
283	809486.124	124539.093	79.884	257.28
284	809486.156	124538.864	79.884	257.24
285	809486.188	124538.635	79.884	257.20
286	809486.220	124538.406	79.884	257.16
287	809486.252	124538.177	79.884	257.12
288	809486.284	124537.948	79.884	257.08
289	809486.316	124537.719	79.884	257.04
290	809486.348	124537.490	79.884	257.00
291	809486.380	124537.261	79.884	256.96
292	809486.412	124537.032	79.884	256.92
293	809486.444	124536.803	79.884	256.88
294	809486.476	124536.574	79.884	256.84
295	809486.508	124536.345	79.884	256.80
296	809486.540	124536.116	79.884	256.76
297	809486.572	124535.887	79.884	256.72
298	809486.604	124535.658	79.884	256.68
299	809486.636	124535.429	79.884	256.64
300	809486.668	124535.200	79.884	256.60
301	809486.700	124534.971	79.884	256.56
302	809486.732	124534.742	79.884	256.52
303	809486.764	124534.513	79.884	256.48
304	809486.796	124534.284	79.884	256.44
305	809486.828	124534.055	79.884	256.40
306	809486.860	124533.826	79.884	256.36
307	809486.892	124533.597	79.884	256.32
308	809486.924	124533.368	79.884	256.28
309	809486.956	124533.139	79.884	256.24
310	809486.988	124532.910	79.884	256.20
311	809487.020	124532.681	79.884	256.16
312	809487.052	124532.452	79.884	256.12
313	809487.084	124532.223	79.884	256.08
314	809487.116	124531.994	79.884	256.04
315	809487.148	124531.765	79.884	256.00
316	809487.180	124531.536	79.884	255.96
317	809487.212	124531.307	79.884	255.92
318	809487.244	124531.078	79.884	255.88
319	809487.276	124530.849	79.884	255.84
320	809487.308	124530.620	79.884	255.80
321	809487.340	124530.391	79.884	255.76
322	809487.372	124530.162	79.884	255.72
323	809487.404	124529.933	79.884	255.68
324	809487.436	124529.704	79.884	255.64
325	809487.468	124529.475	79.884	255.60
326	809487.500	124529.246	79.884	255.56
327	809487.532	124529.017	79.884	255.52
328	809487.564	124528.788	79.884	255.48
329	809487.596	124528.559	79.884	255.44
330	809487.628	124528.330	79.884	255.40

LOCATION: Northeastly part of Kettle Cove, Casco, ME (Near Leander Lane)
COUNTY: Cumberland, ME



KETTLE COVE
Dredging Heatmap (Detail)
 Provides a visual heatmap of proposed dredging location depths and elevations.

PROJECT NAME: KCOA Dredging Plan
PURPOSE: Increase boating and water access.
APPLICATION BY: Kettle Cove Owner's Association (KCOA)
DESIGNED BY: Mahmood Hammad, Civil Engineer
DATE: November 30, 2022
APPROVED BY:
 SCALE: 1:500
SHEET: 6 of 10

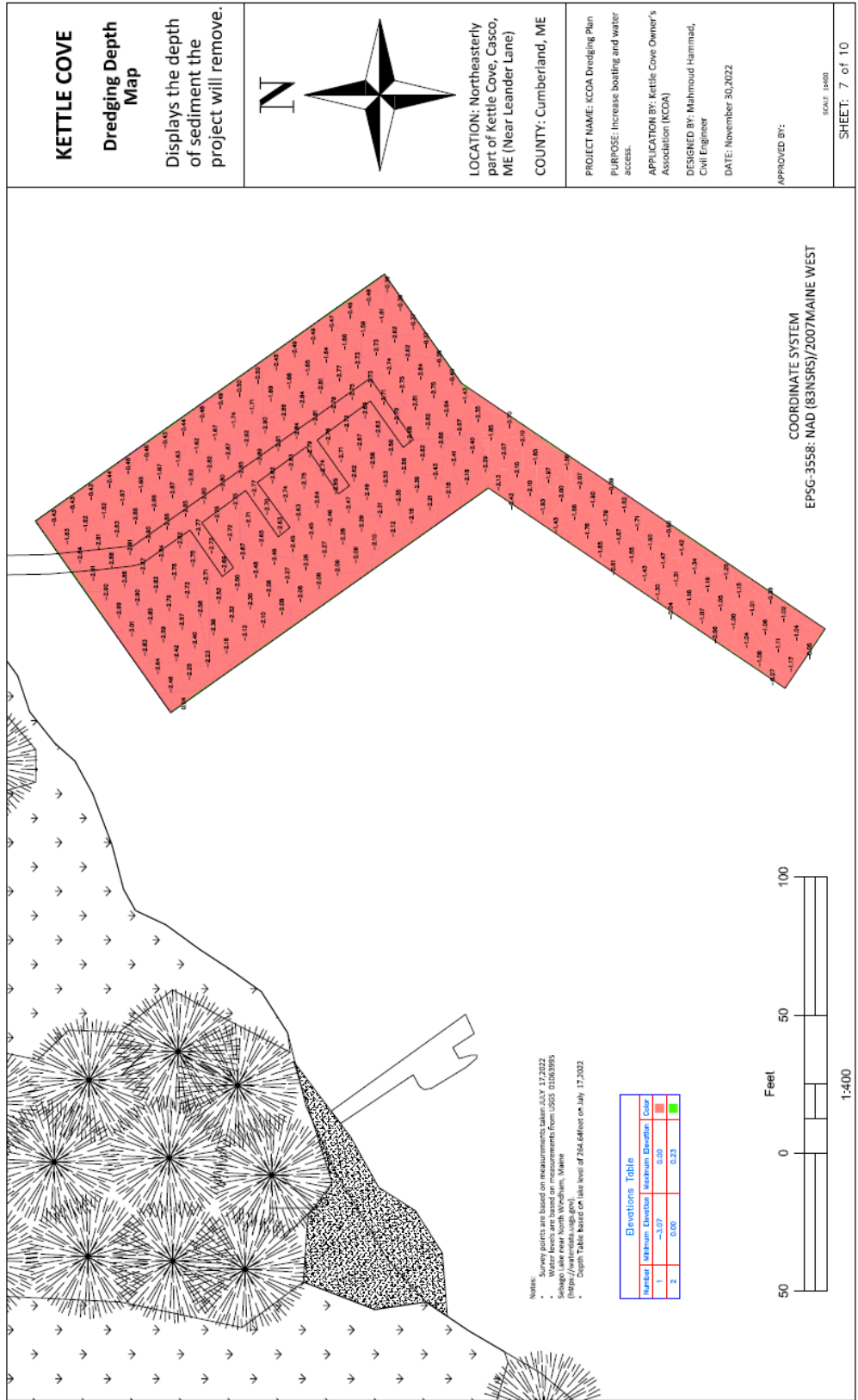


Figure 24. - Dredging Depth Map
Displays the depth of sediment the project will remove.

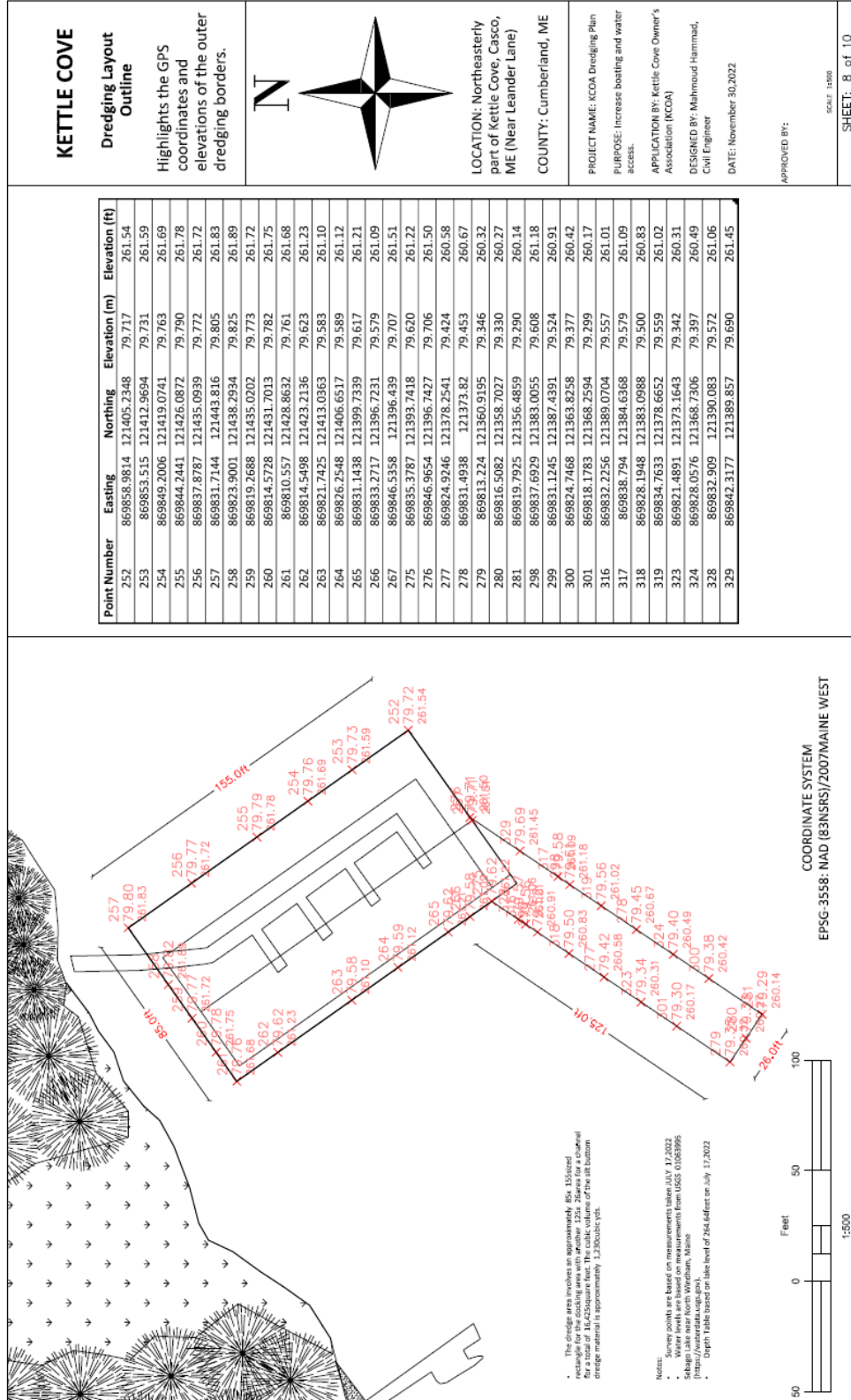


Figure 25. - Dredging Layout Outline
Highlights the GPS coordinates and elevations of the outer dredging borders.

5.2 Cross Section Example

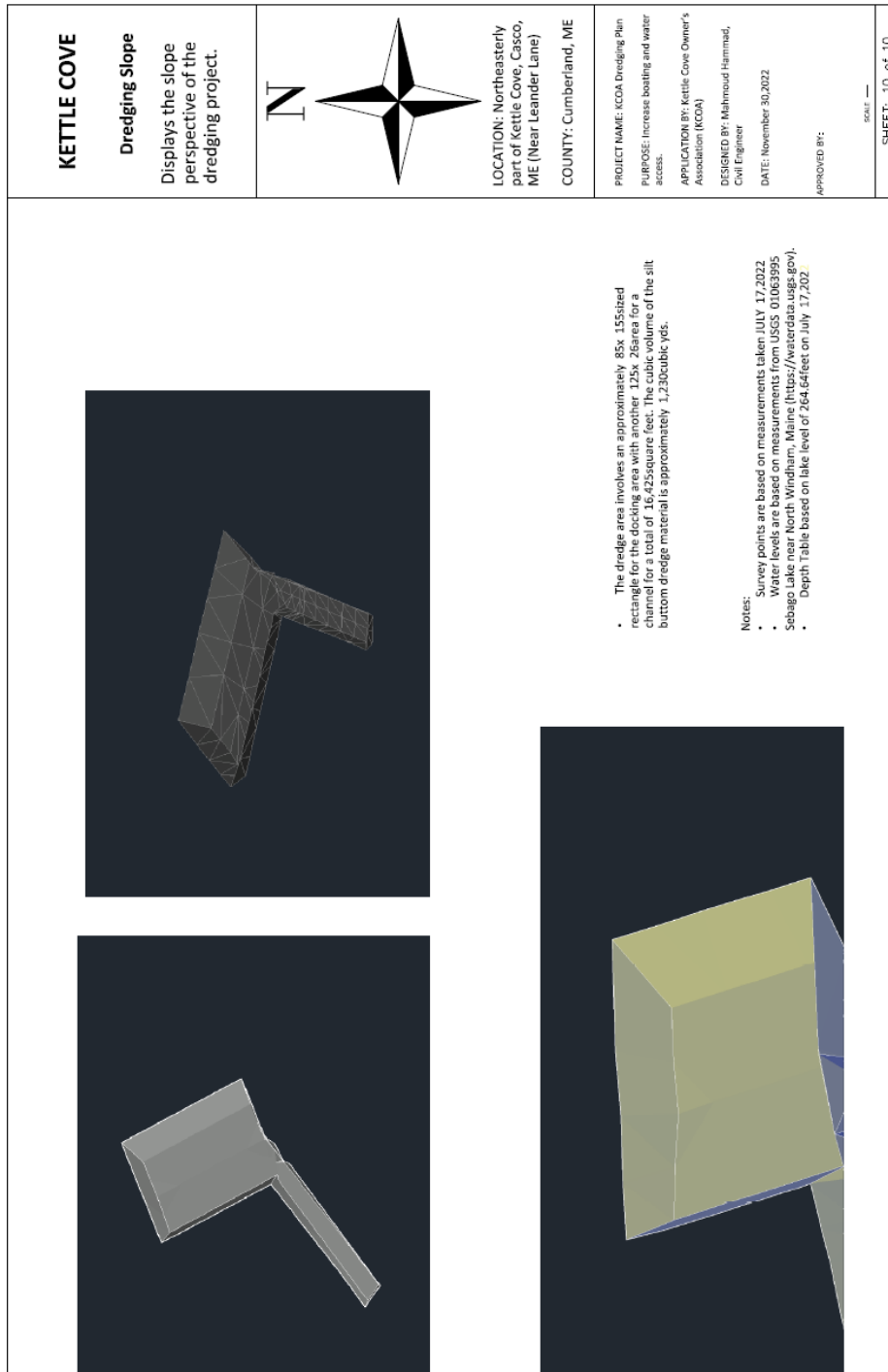


Figure 27. - Dredging Slope

The project will use a slight slope along the edges to blend in with the existing deeper natural channel and reduce underwater erosion. The side facing the Dingley Brook will utilize a more gradual slope of 1H/5L to account for future sediment buildup from the brook source.

5.3 Dredge Material Soils Description

As part of the Mosley approved project, borings were collected at each of the Mosley channel markers in order to establish the nature of the dredging material ([See Figure 28. - Boring Samples](#)). The material in the KCOA project is consistent with those dredge samples submitted via the Mosley application. Due to those similarities, this KCOA application refers to those Mosley findings which are noted below.



Figure 28. - Boring Samples

Photo of sample of the Dutch auger borings conducted on bottom silt profiles in the dredge area from Mosley application which is adjacent to the proposed KCOA dredge area.

“The gray colored samples were consistent in texture, silt composition and lack gravel or stone deposits throughout the profile depth.

Glacial deposits of boulders and stones deposited in the shore landscape are not showing above the waterline or in any of the upper profiles of bottom core samples. Only a few pieces of small gravel were embedded in the auger samples. This will ease in dredging and minimize silt turbulence associated with embedded rock extraction.

Experience with handling the Cove bottom soils borings showed that the densely packed fine silt and clay exhibited minimum trapped water content. These samples held together during removal from the Dutch-auger blade cutting and handling the samples for storage. The boring cores were sliced and compressed to find that they were moist with no saturation.

This minimal soil water content in the proposed dredge material is a benefit to excavation of the channel bottoms' top silted layer. The channels' water-flow prevents the accumulation and settling of organic matter as either a top layer or throughout the profile in the dredge area."

5.4 Cumberland County Soils Survey of Area

The below analysis was conducted as part of the Mosely dredging application.

Analysis of the surrounding [Figure 29. - Cumberland County Topography Soils Map](#) shows a surrounding mix of well drained and poorly drained soils type in the topographic landscape. It is evident that the natural and roadside stormwater run-offs deposit sand, silt and clay fines into the channels and upper transitional wetlands into Kettle Cove.

The bottom topography and steeper contours of the southeasterly shore adjacent to the dredge project area are the natural incoming water flow channel toward Sebago Lake. Over the last decade the incoming silt deposits into this cove channel has restricted historic boating access to these lots.

As shown in [Figure 30. - Soils Map](#), the surrounding landscape is associated with deposits in the Cove's channel and shallow areas:

- *Lamoine (BuB) soils description is a somewhat poorly drained silt loam.*
- *Hermon (HnC) soils description is a sandy and glacially derived granite fines.*
- *Woodbridge (WsB) soil description is a moderately well drained stony fine sandy loam.*
- *Scantic (Sn) soil description is a poorly drained silt loam.*

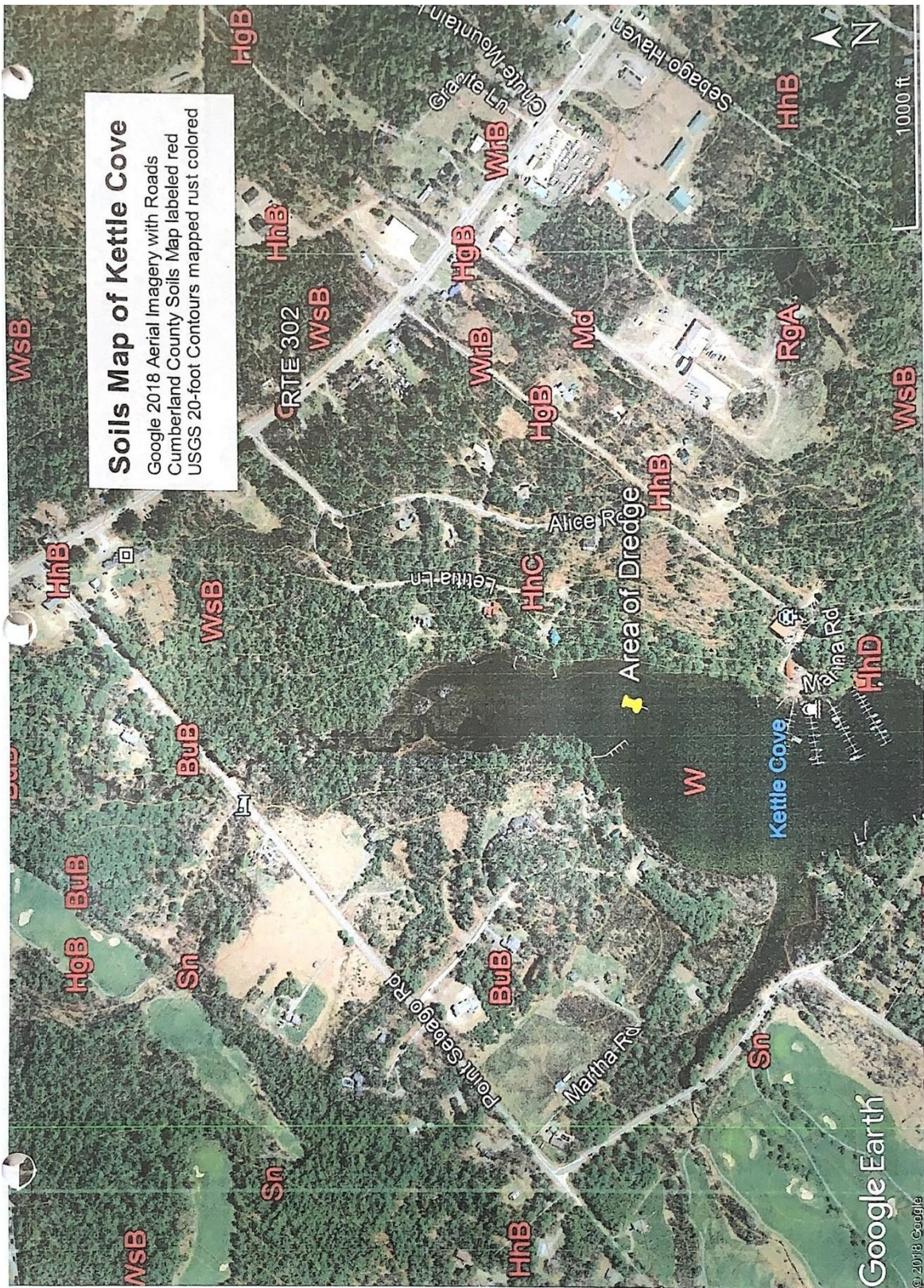


Figure 30. - Soils Map

6 Section 6: Additional Plans

This section is not needed as plans are contained in all the other sections.

7 Section 7: Dredge Construction Plan

7.1 Background: Dredge Material Volume Plan

KCOA's goal is to maintain no lower than three and one half to four feet of average water depth through the boating months (Weeks 18-43, May-Oct). Any depths under the three feet "danger zone" begin to put boats at risk due to different drafts that boats require. KCOA performed the below analysis to find the ideal depths based on historical data.

This proposed permit depth keeps the boating areas at a depth of at least three feet throughout the season against the 10-year low.

7.2 Dredge Calculation Detail

Based on measurements, KCOA proposes the following cubic foot volume calculations of dredge material. Please see [Figure 25. - Dredging Layout Outline](#) for details.

The dredge area involves an approximately:

85 x 155 sized rectangle for the docking area

125 X 26 for the channel

16,425 SF - 1,230 Cubic Yards

As part of the calculations, the project proposes to dredge at an approximate 2 length to 1 height ratio along the sides to minimize underwater erosion (5 to 1 on Dingley Brook side). This slope is approximate due to the non precise methods of dredging.

7.3 Mechanical Dredging

The project will leverage a mechanical process to dig into the dredge area. The excavation of the silt that has filled in the channel will start by anchoring the barge with the excavator at the upper extent of the project by the KCOA dock.

The excavator bucket will swing forward to load the dredge material onto a pontoon boat that will be used as a platform. The pontoon boat is being used for both its shallow draft and its platform reinforced to support a framed containment with watertight liner. After dredging, the material will be transported to the offsite location via the same route as described in [Figure 32. Overview of Dewatering Locations and Access Points.](#)

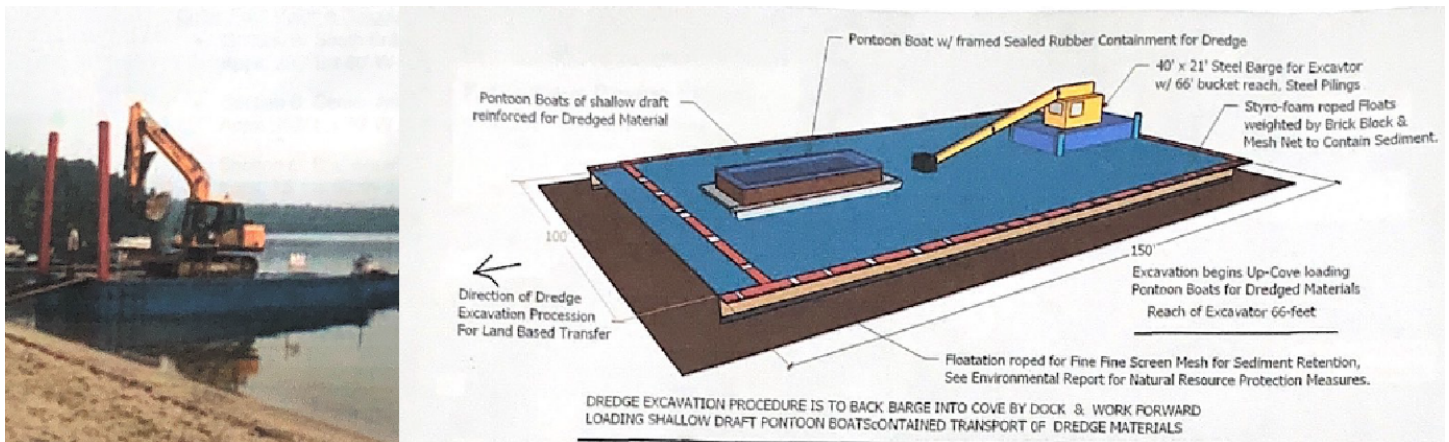


Figure 31. - Example of Dredger and Process

8 Section 8: Erosion Control Plan

Maine best practices.¹ This dredging project will leverage recommended Maine best practices to ensure minimal impact to the environment. The dredge materials are to be removed and transferred to an upland disposal site for dewatering and permitted fill.

Some of these erosion control plans include:

1. **Floatation Mesh.** Typical siltation control measures will be used during dredge activity that will contain silt disturbance. A fine mesh seine with roped floatation and weighted bottom will surround the dredge digging area. This will minimize the clearing and settling of water disturbance as needed. It also shall be kept in place as needed for the soils suspended in the water to settle out. The natural channel flow will assist flushing the silt.
2. **Hay Bails and Silt Fencing** will help minimize any possible erosion.
3. **Inspections.** Per Maine best practices, the project will follow the recommended inspections process. “During dewatering, frequently inspect the receiving area for signs of erosion, concentrated flows or sediment discharge and repair immediately.”

9 Section 9: Site Condition Analysis

This section focuses on the location of the dewatering site and how the material is transported to that location. **Depending on the vendor chosen**, several locations have been identified for the dewatering spot.

¹ As outlined in Maine DOT Best Management Practices for Erosion and Sedimentation Control, February 2016. https://www.maine.gov/dep/land/erosion/escbmeps/esc_bmp_engineers.pdf .

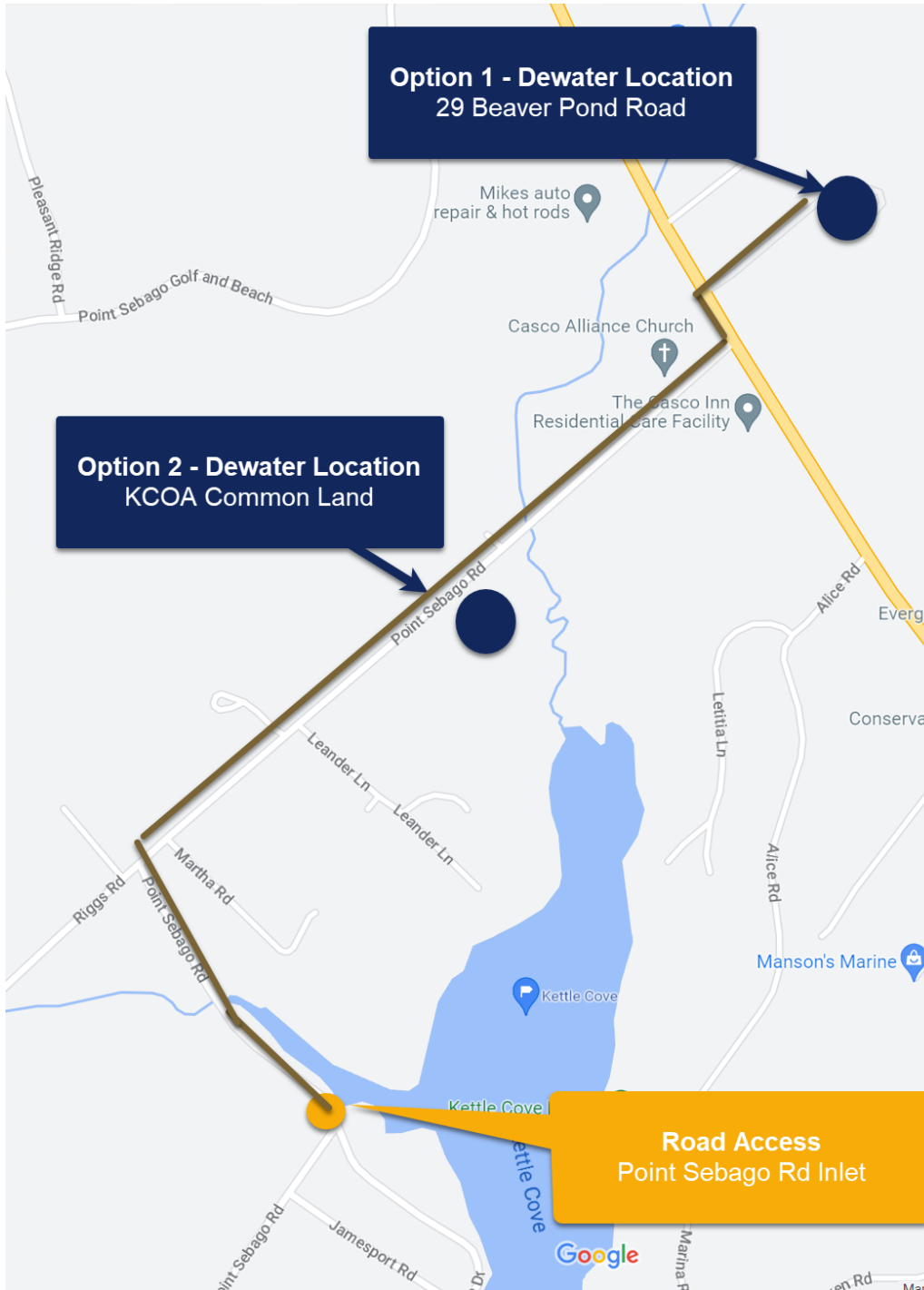


Figure 32. Overview of Dewatering Locations and Access Points

Depending on the vendor chosen, the project will leverage the Kettle Cove Inlet for access, and leverage one of several dewatering locations within a mile of the project.

9.1 Dredging Removal Access - Kettle Cove Inlet

KCOA will use the roadside access at an inlet to Kettle Cove aside Pt. Sebago Rd. for transfer of heavy equipment onto a barge. This off-load site for the dredge material on the shallow draft pontoon boat is approx.

0.25-mile from the dredge project site by water. Off-loading will utilize underwater silt floatation mesh to contain any silt in water during off-loading. Truck Transport distance appx. one mile or less to potential offloading sites. This site is owned by Nathan Wardwell who gave permission to KCOA on 3/13/2023.



Figure 33. Kettle Cove Inlet

9.2 Dewatering Locations

Any location will require Erosion & Sedimentation Control DEP measures before and maintained for the project.

- Hay
- Silt fence and placement

9.2.1 Option 1: Primary Site 29 Beaver Pond Road

The primary proposed dewatering site is located on Forever Green Properties, LLC for placement of dredging material at 29 Beaver Pond Road, Casco, ME. This location was used at the site for the Mosley dredging initiative and is partially owned by one of the proposed dredging contractors. Contractor uses it for heavy equipment location and construction material storage.

There are no wetlands or regulatory natural resources in the forest adjacent to the fill site.

Woodbridge Soils on site are mapped as moderately-well drained fine sandy loam.

Erosion Sedimentation Control Measures will be in place for the duration of the stockpiled dredge.

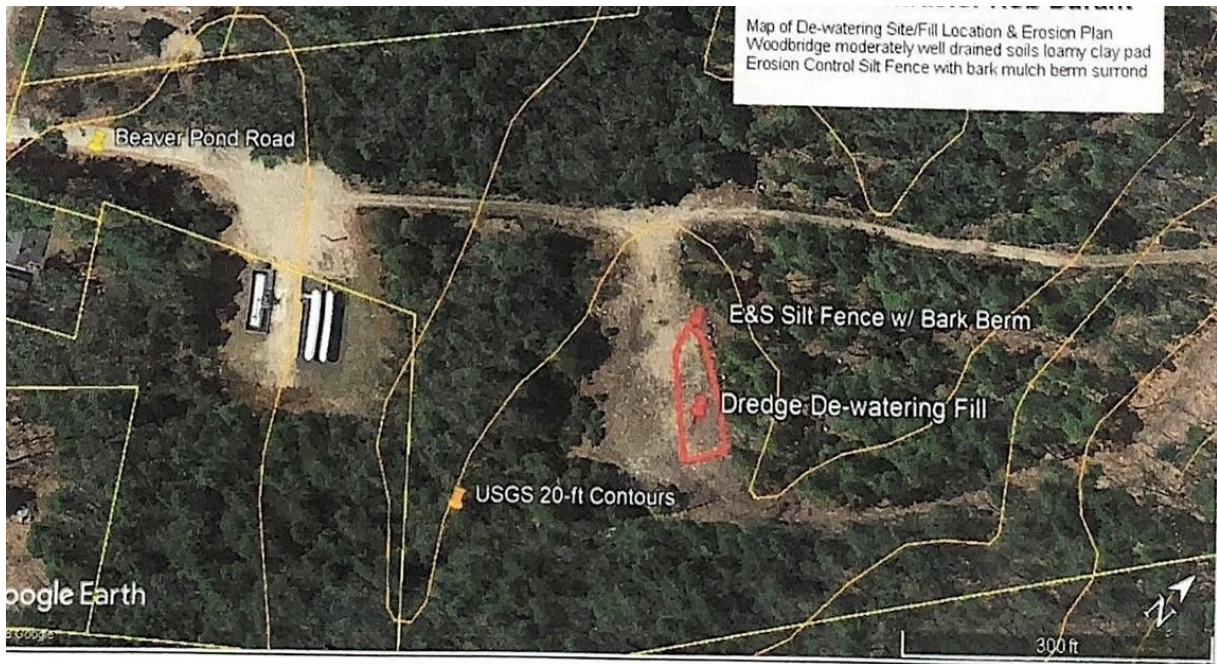


Figure 34. Aerial Forever Green Properties



Figure 35. Forever Green Properties with Mosley dredged material
 Photo taken taken October 13, 2022

9.2.2 Option 2: Alternative Site

A secondary location includes a common area of the KCOA property. If this site is utilized, this material will likely be left in place for natural growth and/or used as fill for future projects.

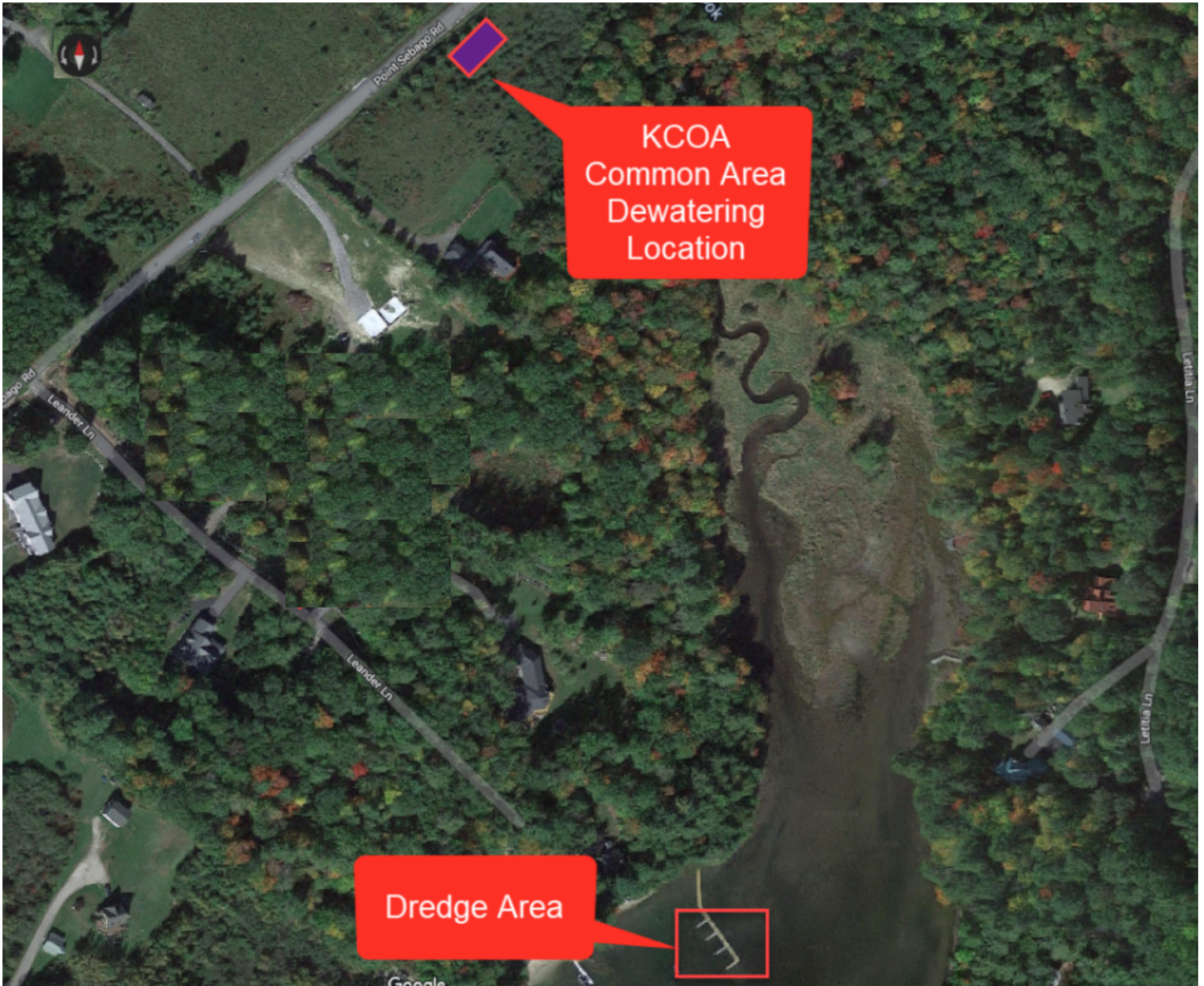


Figure 36. - Secondary Dewatering Location Options



Figure 37. - KCOA Common Land Dewatering Location

Under this option, a small portion of KCOA's 10.3 acres of common area land will be leveraged for dredge dewatering. This proposed area abuts wetlands but the project will leverage all Maine Best Practice measures to maintain a 25 foot buffer to the designated wetlands as shown in [Figure 41. Common Area Wetlands Map](#). Per General Requirements of the Maine Natural Resources Act, project "must maintain a 25 foot buffer strip between the activity and any river, stream or brook."

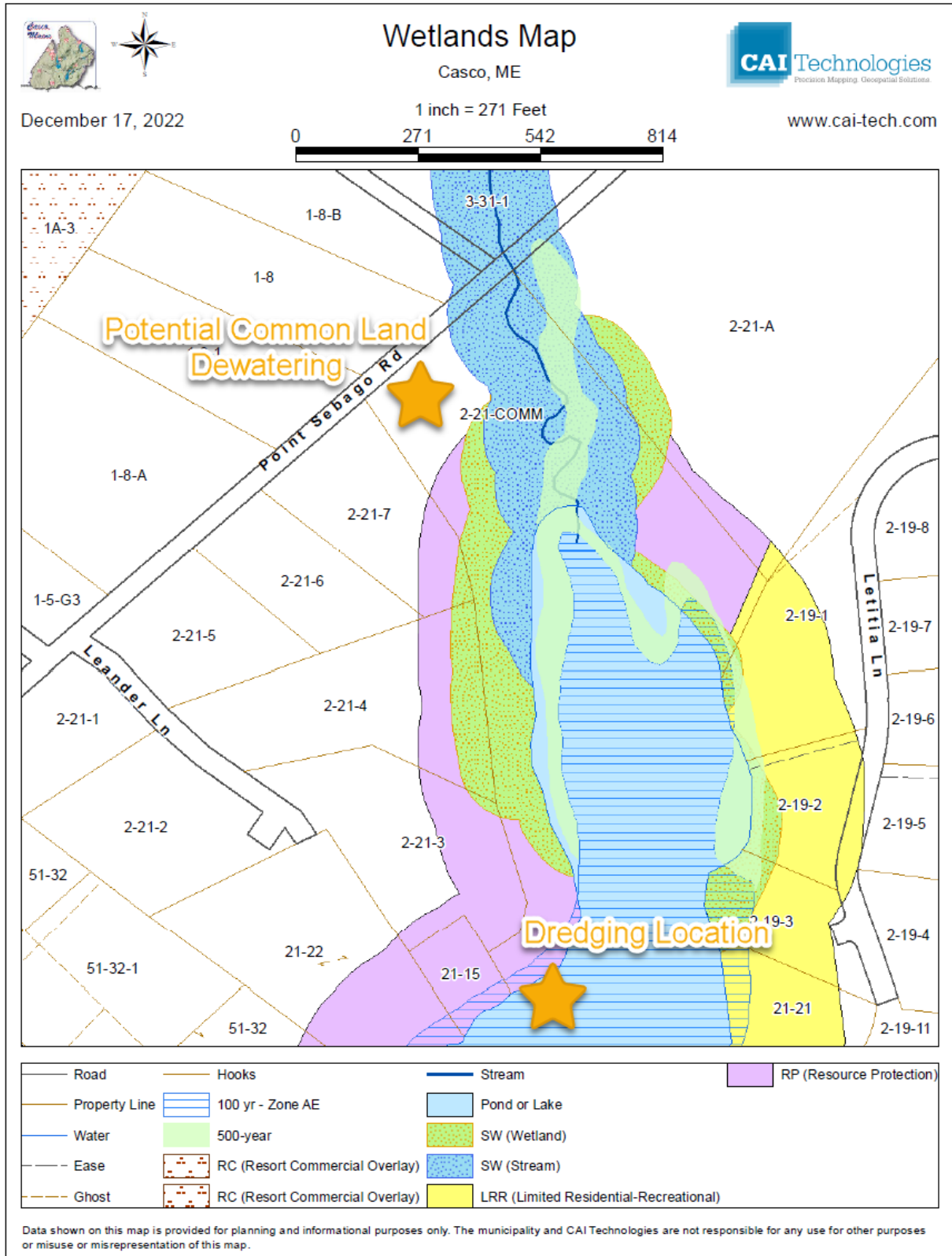


Figure 38. Common Area Wetlands Map
 Based on map with 2018 Shoreline Zoning and Related Layers <https://www.axisgis.com/cascome/>.

10 Section 10: KCOA Potential Abutters

"Abutter" for the notice of provision means any person who owns property that is BOTH (1) adjoining and (2) within one mile of the delineated project boundary. This common land consists of 10.3 acres starting from about the dock into the Dingley Brook area and around to 19 LETITIA LN on the other side of the lake.

Below address information was obtained through Casco property tax site: <https://www.axisgis.com/cascome/>

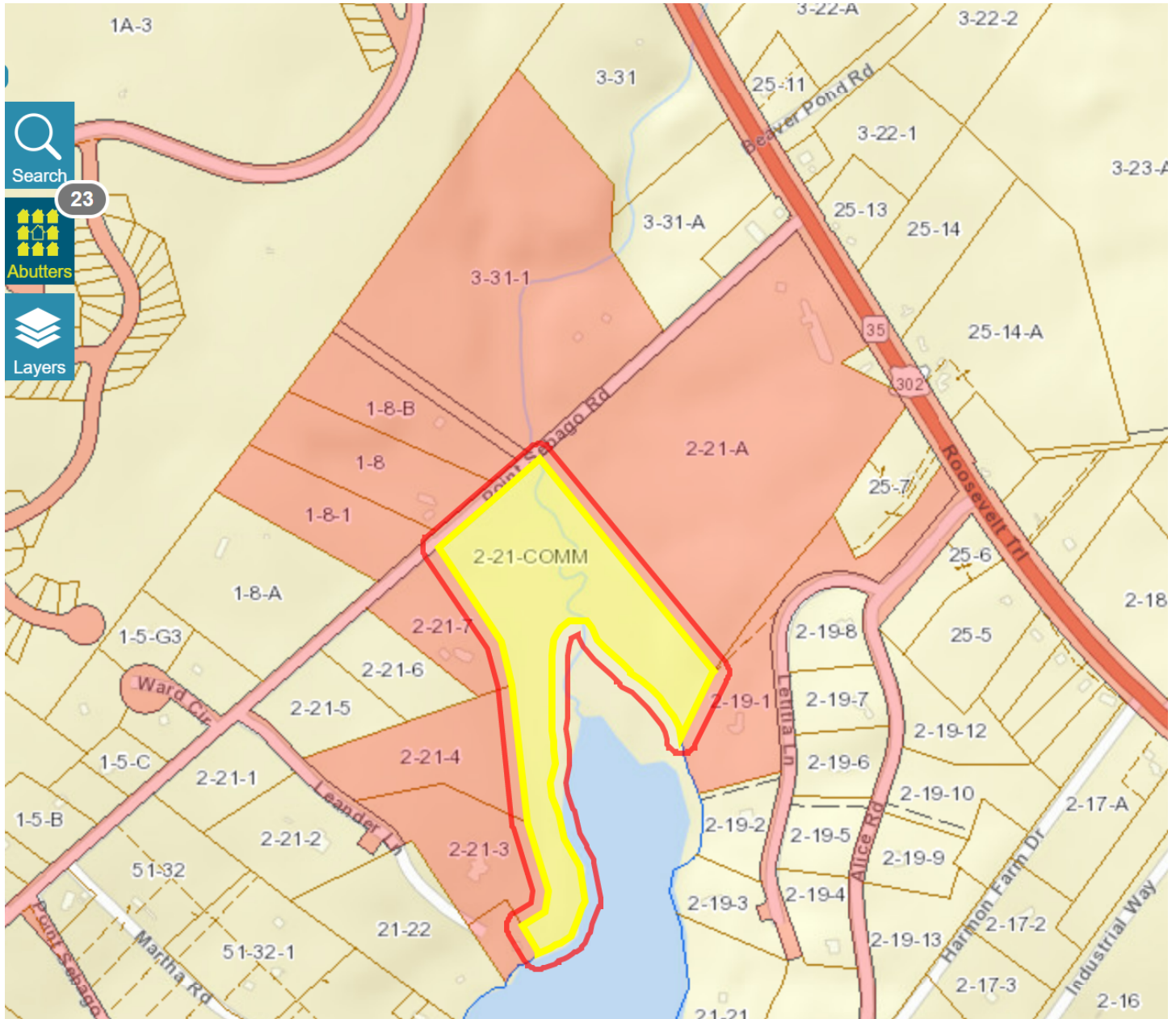


Figure 39. - Abutters
BOTH (1) adjoining and (2) within one mile of the delineated project boundary.

Abutters:

Parcel Number: 1-8 CAMA Number: 1-8 Property Address: 59 POINT SEBAGO RD	Mailing Address: WHEATON, BETTINA ANN 59 POINT SEBAGO RD CASCO, ME 04015
Parcel Number: 1-8-1 CAMA Number: 1-8-1 Property Address: POINT SEBAGO RD Unit 1	Mailing Address: TOWN OF CASCO 835 MEADOW RD CASCO, ME 04015
Parcel Number: 1-8-B CAMA Number: 1-8-B Property Address: 51 POINT SEBAGO RD Unit B	Mailing Address: WARREN, DONALD J JR & JANICE Y 29 POINT SEBAGO RD CASCO, ME 04015
Parcel Number: 21-15 CAMA Number: 21-15 Property Address: 44 LEANDER LN	Mailing Address: DANA A STEWART REVOCABLE TRUST PEGGY D STEWART REVOCABLE TRUST 8 ALLING DR GRAY, ME 04039
Parcel Number: 2-19-1 CAMA Number: 2-19-1 Property Address: 19 LETITIA LN Unit 1	Mailing Address: DARLINGTON, ALICE L PO BOX 593 SOUTH CASCO, ME 04077
Parcel Number: 2-21-3 CAMA Number: 2-21-3 Property Address: 22 LEANDER LN Unit 3	Mailing Address: COVENEY, JEFFREY D & RACHEL L 3 KATIE PATH NATICK, MA 01760
Parcel Number: 2-21-4 CAMA Number: 2-21-4 Property Address: 16 LEANDER LN Unit 4	Mailing Address: DAGNESE, BRANDON 11 TATE LN WINDHAM, ME 04062
Parcel Number: 2-21-7 CAMA Number: 2-21-7 Property Address: 74 POINT SEBAGO RD Unit 7	Mailing Address: JAMES ROBERT DOYLE REVOCABLE TRUST DOROTHY JEAN DOYLE REVOCABLE TRUST 15176 STILLFIELD PL CENTERVILLE, VA 20120
Parcel Number: 2-21-A CAMA Number: 2-21-A Property Address: 434 ROOSEVELT TRL Unit A	Mailing Address: RGW PROPERTIES 20 PIDGEON HILL DR SUITE 201 STERLING, VA 20165
Parcel Number: 3-31-1 CAMA Number: 3-31-1 Property Address: 29 POINT SEBAGO RD Unit 1	Mailing Address: WARREN, DONALD J JR & JANICE Y 29 POINT SEBAGO RD CASCO, ME 04015

Figure 40. Abutters Mailing Addresses

THE BRIDGTON NEWS



Arts
Sports

Community

Entertainment

News

Obituaries

Opinion

School

Public Notices 2023

MARCH 23, 2023

PUBLIC NOTICE NOTICE OF INTENT TO FILE

Please take notice that Kettle Cove Owners Association (KCOA), 22 Leander Lane, Casco Maine, 617-312-8642 is intending to file a Natural Resources Protection Act permit application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S. §§ 480-A thru 480-BB on or about April 1, 2023.

The application is for dredging to improve boat access around KCOA's docks at the following location: North Easterly part of Kettle Cove near Leander Lane in Casco, ME

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection.

Public comment on the application will be accepted throughout the processing of the application.

The application will be filed for public inspection at the Department of Environmental Protection's office in Portland during normal working hours. A copy of the application may also be seen at the municipal offices in Casco, Maine.

Written public comments may be sent to the regional office in Portland, where the application is filed for public inspection:

MDEP, Southern Maine Regional Office, 312 Canco Road, Portland, Maine 04103

In this section:

- Overview
- Public Notices 2023
- Public Notices 2022
- Public Notices 2017
- Public Notices 2016
- Public Notices 2015
- Public Notices 2014
- Public Notices 2018
- Public Notices 2019
- Public Notices 2020
- Public Notices 2021



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Figure 41. Notice of Intent to File in Bridgton News March 23, 2023

10.1 Letter of Notification

KCOA sent the following letter to abutters.

Dear Neighbor:

Our Kettle Cove Owners Association in Casco, Maine is applying for a permit to perform some dredging around our dock in Kettle Cove to improve water access for our boats. As you may know, the water levels

As part of that process, we are required to notify all abutters. Please see the below Notice of Intent to File. If you should have any questions, please contact Jeff Coveney jcoveney279@gmail.com or 617-312-8642.

Thank you.

Jeff Coveney, Board Member
22 Leander Lane
Casco, Maine 04015
Jcoveney279@gmail.com

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Written public comments may be sent to the regional office in Portland, Augusta, or Bangor where the application is filed for public inspection:

MDEP, Southern Maine Regional Office, 312 Canco Road, Portland, Maine 04103



Figure 42. Letters Sent by Registered Mail on March 16, 2023

11 Appendixes

11.1 Application for Permits

Department of Environmental Protection
 Bureau of Land & Water Quality
 17 State House Station
 Augusta, Maine 04333
 Telephone: 207-287-7688

FOR DEP USE
 ATS # _____
 L- _____
 Total Fees: _____
 Date Received _____

APPLICATION FOR A NATURAL RESOURCES PROTECTION ACT PERMIT

→ PLEASE TYPE OR PRINT IN BLACK INK ONLY

1. Name of Applicant:		Kettle Cove Owners Association (KCOA)		5. Name of Agent:		Same as applicant	
2. Applicant's Mailing Address:		3 Katie Path, Natick MA 01760		6. Agent's Mailing Address:			
3. Applicant's Daytime Phone #:		617-312-8642		7. Agent's Daytime Phone #:			
4. Applicant's Email Address (Required from either applicant or agent):		jcovenev279@gmail.com		8. Agent's Email Address:			
9. Location of Activity: (Nearest Road, Street, Rt.#)		22 Leander Lane		10. Town:		Casco	
				11. County:		Cumberland	
12. Type of Resource: (Check all that apply)		<input type="checkbox"/> River, stream or brook <input checked="" type="checkbox"/> Great Pond <input type="checkbox"/> Coastal Wetland <input type="checkbox"/> Freshwater Wetland <input type="checkbox"/> Wetland Special Significance <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Fragile Mountain		13. Name of Resource:		Kettle Cove at Sebago Lake	
15. Type of Wetland: (Check all that apply)		<input type="checkbox"/> Forested <input type="checkbox"/> Scrub Shrub <input type="checkbox"/> Emergent <input type="checkbox"/> Wet Meadow <input type="checkbox"/> Peatland <input checked="" type="checkbox"/> Open Water <input type="checkbox"/> Other _____		14. Amount of Impact: (Sq.Ft.)		Fill: _____ Dredging/Veg Removal/Other: Approx 1,230 CY	
		FOR FRESHWATER WETLANDS Tier 1 Tier 2 Tier 3					
		<input type="checkbox"/> 0 - 4,999 sq ft. <input type="checkbox"/> 5,000-9,999 sq ft. <input type="checkbox"/> 10,000-14,999 sq ft		<input type="checkbox"/> 15,000 – 43,560 sq. ft.		<input type="checkbox"/> > 43,560 sq. ft. or smaller than 43,560 sq. ft., not eligible for Tier 1	
16. Brief Activity Description:		Dredge channel to re-establish boating access to existing shore front assoc. Dredged bottom silt to be transported to upland location for de-watering. Evaluating both mechanical and pumping options.					
17. Size of Lot or Parcel & UTM Locations:		<input type="checkbox"/> _____ square feet, or <input checked="" type="checkbox"/> 10.3 acres		* See also GPS location map for Dredge Area Coordinates. UTM Northing: 4864748.80 UTM Easting: 376240.02			
18. Title, Right or Interest:		<input checked="" type="checkbox"/> own <input type="checkbox"/> lease <input type="checkbox"/> purchase option <input type="checkbox"/> written agreement					
19. Deed Reference Numbers:		Book#: 22971 Page: 184		20. Map and Lot Numbers:		Map #: 21 Lot #: _____ <small>0 (common land), 1-7 for properties</small>	
21. DEP Staff Previously Contacted:		Stehr, April		22. Part of a larger project:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
23. Resubmission of Application?:		<input type="checkbox"/> Yes → If yes, previous application # _____ <input checked="" type="checkbox"/> No		Previous project manager:			
24. Written Notice of Violation?:		<input type="checkbox"/> Yes → If yes, name of DEP enforcement staff involved: _____ <input checked="" type="checkbox"/> No		25. Previous Wetland Alteration:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No NA	
26. Detailed Directions to the Project Site:		West from Portland on Route 302 into Casco & take a left onto Point Sebago Rd. Take left onto Leander Lane. Park in small lot on right just before the dirt road. Walk down path to the waterfront.					
27. TIER 1		TIER 2/3 AND INDIVIDUAL PERMITS					
<input type="checkbox"/> Title, right or interest documentation <input type="checkbox"/> Topographic Map <input type="checkbox"/> Narrative Project Description <input type="checkbox"/> Plan or Drawing (8 1/2" x 11") <input type="checkbox"/> Photos of Area <input type="checkbox"/> Statement of Avoidance & Minimization <input type="checkbox"/> Statement/Copy of cover letter to MHPC		<input checked="" type="checkbox"/> Title, right or interest documentation <input checked="" type="checkbox"/> Topographic Map <input checked="" type="checkbox"/> Copy of Public Notice/Public Information Meeting Documentation <input checked="" type="checkbox"/> Wetlands Delineation Report (Attachment 1) that contains the information listed under Site Conditions <input checked="" type="checkbox"/> Alternatives Analysis (Attachment 2) including description of how wetland impacts were Avoided/Minimized		<input checked="" type="checkbox"/> Erosion Control/Construction Plan <input checked="" type="checkbox"/> Functional Assessment (Attachment 3), if required <input type="checkbox"/> Compensation Plan (Attachment 4), if required <input type="checkbox"/> Appendix A and others, if required <input type="checkbox"/> Statement/Copy of cover letter to MHPC <input type="checkbox"/> Description of Previously Mined Peatland, if required			
28. FEES Amount Enclosed:							

CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2

IMPORTANT: IF THE SIGNATURE BELOW IS NOT THE APPLICANT'S SIGNATURE, ATTACH LETTER OF AGENT AUTHORIZATION SIGNED BY THE APPLICANT.

By signing below the applicant (or authorized agent), certifies that he or she has read and understood the following :

DEP SIGNATORY REQUIREMENT

PRIVACY ACT STATEMENT

Authority: 33 USC 401, Section 10; 1413, Section 404. Principal Purpose: These laws require permits authorizing activities in or affecting navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Disclosure: Disclosure of requested information is voluntary. If information is not provided, however, the permit application cannot be processed nor a permit be issued.

CORPS SIGNATORY REQUIREMENT

USC Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry shall be fined not more than \$10,000 or imprisoned not more than five years or both. I authorize the Corps to enter the property that is subject to this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein.

DEP SIGNATORY REQUIREMENT

"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Further, I hereby authorize the DEP to send me an electronically signed decision on the license I am applying for with this application by emailing the decision to the address located on the front page of this application (see #4 for the applicant and #8 for the agent)."

Jeffrey Coveney

Date: 3/28/2023

SIGNATURE OF AGENT/APPLICANT

NOTE: Any changes in activity plans must be submitted to the DEP and the Corps in writing and must be approved by both agencies prior to implementation. Failure to do so may result in enforcement action and/or the removal of the unapproved changes to the activity.

Figure 43. - Application

11.2 KCOA Final Deeds Map

Cumberland County Register of Deeds				Current datetime: 8/16/2022 6:37:08 PM			
DETAILS REPORT							
**Note: Report is Sorted In Ascending Order by Office, Recorded Date, Document Number							
Doc#	File Date	Rec Time	Type Desc.				
526	12/31/2001	9:32AM	PLANS				
Comments		Book/Page	Doc. Status				
		00201/526	Verified/Certified				
Town							
CASCO							
Map	Street	Street	Property Description				
FINAL PLAN FOR MENARD	POINT SEBAGO RD , KETTLE COVE ESTATES , MENARD LEO						
References							
Book/Vlm/Page	Description					Recorded year	

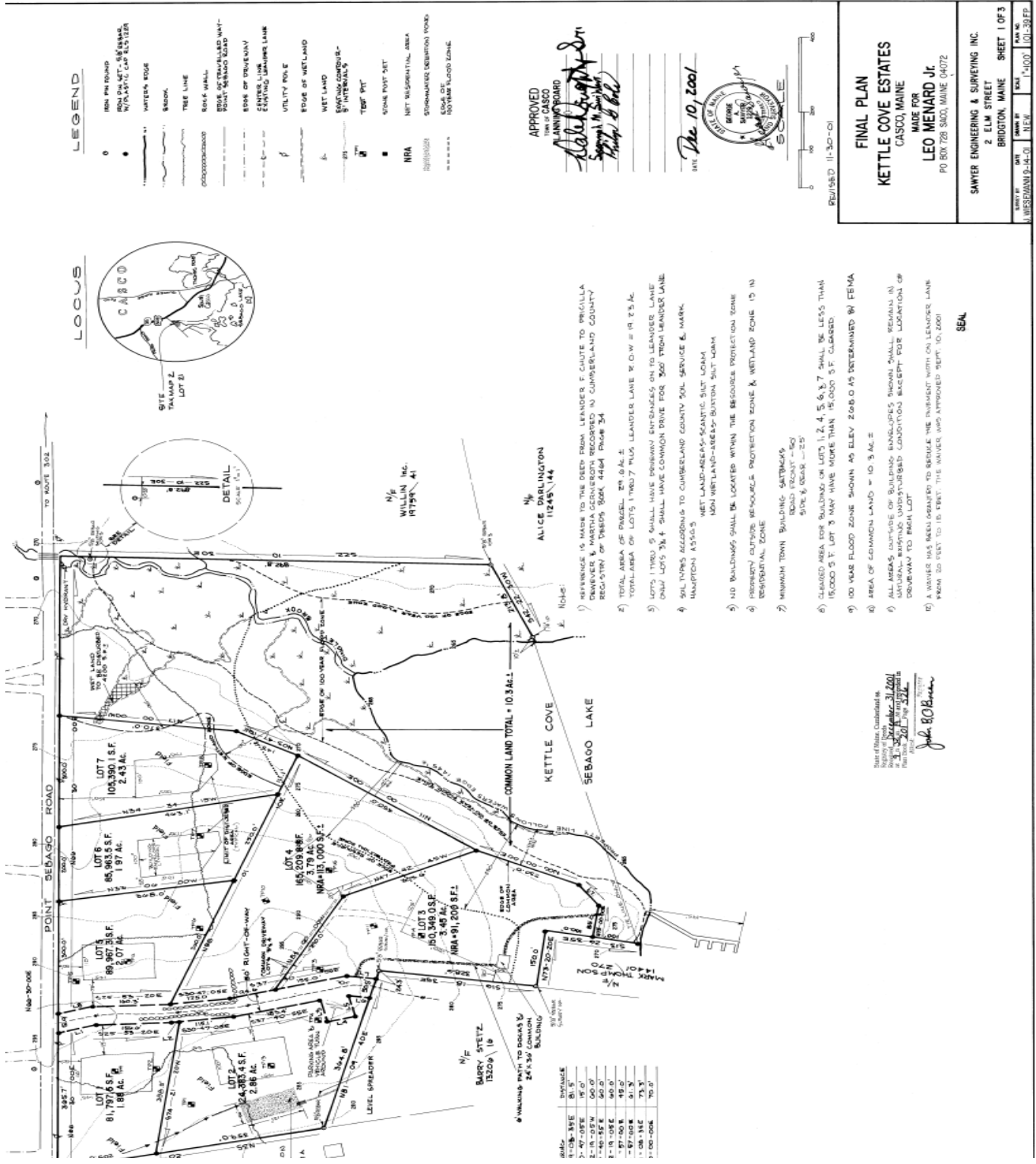


Figure 44. - Final KCOA Deep Map
 Source: Cumberland County Register of Deeds

11.3 KCOA Deed

Cumberland County Register of Deeds		Current datetime: 8/16/2022 6:37:21 PM	
DETAILS REPORT			
**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number			
Doc#	File Date	Rec Time	Type Desc.
53259	08/03/2005	9:38AM	DEED
# of Pgs.	Book/Page	Doc. Status	
2	22971/184	Verified/Certified	
Town			
CASCO			
Grantor	Grantee	Street	Property Description
WWJAN INC , BILLEO INC	KETTLE KOVE OWNERS ASSN		
References			
Book/Vlm/Page	Description	Recorded year	

WARRANTY DEED

That **WWJAN, INC. f/k/a BILLEO, INC.**, a Maine Corporation with a place of business in Saco, County of York, State of Maine, for consideration paid, grants to **KETTLE KOVE OWNERS ASSOCIATION**, a Maine Corporation with a place of business in Casco, County of Cumberland, State of Maine, whose mailing address is P.O. Box 728, Saco, ME 04072, with **WARRANTY COVENANTS**, the land in Casco, Cumberland County, Maine, described as follows:

A certain lot or parcel of land located on the southerly side of Point Sebago Road in the Town of Casco, County of Cumberland and State of Maine, being bounded and described as follows:

Beginning at an iron pin at the northeasterly corner of land now or formerly of Molly Watson on the southerly sideline of Point Sebago Road; thence along the southerly sideline of Point Sebago Road North 66-30-00 East, crossing Leander Lane 1,656.3 feet to a point at two culverts; thence South 22-10-30 East along land now or formerly of Willin, Inc., passing 0.33 feet easterly of an iron pin, 892.8 feet to an iron pin; thence by land now or formerly of Alice Darlington, South 4222-30 West 213.8 feet to an iron pin near the easterly shore of Kettle Cove; thence on the same course 10 feet, more or less, to the shore; thence northwesterly, westerly, southerly and again westerly along the shore of Kettle Cove 1,445 feet, more or less, to a point; thence North 13-26-35 West by land now or formerly of Mark Thompson 5 feet, more or less, to an iron pin (a tie line between the last two iron pins is South 61-21-20 West 859.9 feet); thence North 13-26-35 West by land of Thompson 200.0 feet to an iron pin; thence also by land of Thompson South 73-20-20 West 150.0 feet to an iron pin; thence by land now or formerly of Barry Stetz North 16-18-35 West 328.6 feet to an iron pin; thence also by land of Stetz South 81-09-40 West 364.8 feet to an iron pin; thence by land of Watson North 35-02-15 West 564.0 feet to the iron pin at the point of beginning.

Reserving a 50 foot right of way over the above described parcel, said right of way known as Leander Lane, is centered on the existing dirt road leading southeasterly from Point Sebago Road to land of Barry Stetz and others.

EXCEPTING AND RESERVING Lots 1 through 7, inclusive, as depicted on Final Plan, Kettle Cove Estates made for Leo Menard, Jr., approved on December 10, 2001 and recorded in the Cumberland County Registry of Deeds in Plan Book 204, Page 225.

The purpose of this deed is to convey the roadway common areas as depicted on said subdivision plan, subject to the Common Open Space/Storage Building/Dock/Road Maintenance

Agreement dated April 13, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21126, Page 314.

Reference is made to "Plan of Land, Point Sebago Road, Casco, Maine made for Leo Menard, Jr." by Sawyer Engineering & Surveying, Inc., Plan No. 101-39.

Meaning and intending to convey a portion of the premises as described in a Warranty Deed of Priscilla A. Dcwever and Martha L. Germeroth to Billeo, Inc. (n/k/a WJAN, Inc.), dated June 14, 2002 and recorded in the Cumberland Registry of Deeds at Book 17748, Page 146.

WITNESS my hand and seal this 13th day of July, 2005.

WITNESS:

Karen M. Chamberland
By: _____

WWJAN, INC. (f/k/a Billeo, Inc.)

William S. Nason
By: _____

Its: President

STATE OF MAINE
COUNTY OF YORK

July, 13, 2005

Then personally appeared before me the above-named William S. Nason and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of WJAN, Inc.

SEAL

KAREN M. CHAMBERLAND
Notary Public, Maine
My Commission Expires September 13, 2009

Karen M. Chamberland
Notary Public/Attorney-at-Law

Karen M. Chamberland
Print Name

Return original recorded deed to:
Kettle Kove Owners Association
c/o William S. Nason
P.O. Box 728
Saco, ME 04072

Received
Recorded Register of Deeds
Aug 03 2005 09:38:03A
Cumberland County
John B O'Brien

Figure 45. - KCOA Deed
Source: Cumberland County Register of Deeds

11.4 Lot 3 Deed for Dewatering

Cumberland County Register of Deeds

Current datetime: 9/1/2022 10:40:02 AM

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	File Date	Rec Time	Type Desc.
82395	12/14/2020	8:30AM	DEED
# of Pgs.	Book/Page	Doc. Status	
2	37565/32	Verified/Certified	
Town			
CASCO			
Grantor	Grantee	Street	Property Description
MACDOUGALL SUSAN K, BOSSIE THOMAS	COVENEY RACHEL L, COVENEY JEFFREY D		
References			
Book/Vlm/Page	Description	Recorded year	

Return To:

Jeffrey Coveney
Rachel Coveney
3 Katie Path
Natick, MA 01760

DLN: 1002040123377

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, Susan K. MacDougall and Thomas Bossie, with a mailing address of PO Box 298, Casco, ME 04015, for consideration paid grants to Jeffrey D. Coveney and Rachel L. Coveney, as joint tenants with rights of survivorship, with a mailing address of 3 Katie Path, Natick, MA 01760, with WARRANTY COVENANTS:

All that certain lot or parcel of land situated in the Town of Casco, County of Cumberland and State of Maine being more particularly bounded and described as follows:

Lot #3 in the subdivision located on the southerly side of Point Sebago Road in the Town of Casco, County of Cumberland and State of Maine, as depicted on a Subdivision Plan entitled "Final Plan Kettle Cove Estates, Casco, Maine made for Leo Menard, Jr." by Sawyer Engineering & Surveying, Inc., dated November 30, 2001 and recorded in the Cumberland County Registry of Deeds in Plan Book 204, Page 225, to which plan reference may be made for a more particular description.

Said lot is also subject to and benefitted by the easements described in the above-referenced Common Open Space/Storage Building/Dock/Road Maintenance Agreement for utilities and right-of-way.

The lot is conveyed subject to the Declaration of Restrictions Affecting Subdivision Plan Kettle Cove Estates Subdivision, Casco, Maine dated April 8, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21126, Page 310, and the Common Open Space/Storage Building/Dock/Road Maintenance Agreement dated

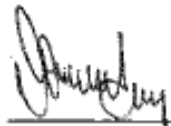
DOC :82395 BK:37565 PG:33
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
12/14/2020, 08:30:48A
Register of Deeds Nancy A. Lane E-RECORDED

April 8, 2004 and recorded in said Registry of Deeds in Book 21126, Page 314, and all duly authorized amendments to the above documents.

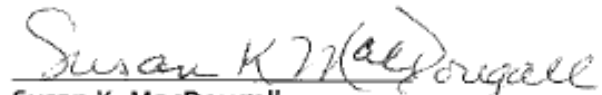
Also conveyed herewith is the exclusive right to use Boat Slip #8 (being the slip most distant from the shore) which right of exclusive use shall be appurtenant to the lot herein conveyed.

Meaning and intending to describe and convey the same premises as conveyed to Susan K. MacDougall and Thomas Bossie by virtue of a deed dated November 12, 2013 recorded in the Cumberland County Registry of Deeds at Book 31164, Page 330.

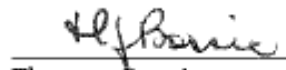
Executed this 11th day of December, 2020.



Witness to both



Susan K. MacDougall



Thomas Bossie

Figure 46. - Lot 3 Deed of Jeffrey Coveney

Lot 3 contains the location that partly connects the lake to the dewatering location. Source: Cumberland County Register of Deeds

11.5 List of Images

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