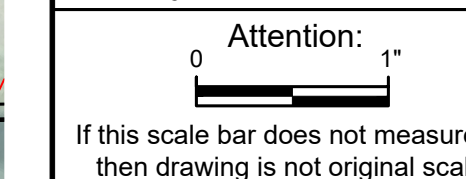


SCARBOROUGH
VULNERABILITY
ASSESSMENT
SCARBOROUGH, MAINE

DRAFT

<i>P.E. No.:</i>	
<i>Approved:</i>	
<i>Checked:</i>	
<i>Drawn:</i>	JLD
<i>Designed:</i>	
<i>GEI Project</i>	2403961



0		
NO.	DATE	ISSUE/REVISION

SHEET NAME

**EXISTING
CONDITIONS PL**

SHEET NO.

C-01



LEGEND:

	FEMA FLOOD ZONES
	COASTAL SAND DUNE - EROSION HAZARD AREA
	COASTAL SAND DUNE - FRONTAL DUNE AREAS
	COASTAL SAND DUNE - BACK DUNE AREAS
	HAT
	MHHW

PLAN

PROPOSED CULVERT

SCALE: 1" = 20'

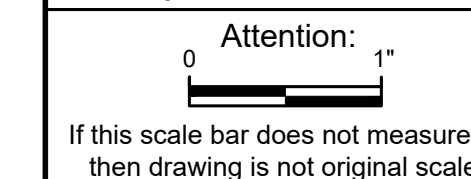
SOURCE:
1. IMAGE FROM NEARMAP DATED 04/30/2025

**SCARBOROUGH
VULNERABILITY
ASSESSMENT**

SCARBOROUGH MAINE

DRAFT

<i>P.E. No.:</i>	
<i>Approved:</i>	
<i>Checked:</i>	
<i>Drawn:</i>	JLD
<i>Designed:</i>	
<i>GEI Project</i>	2403961



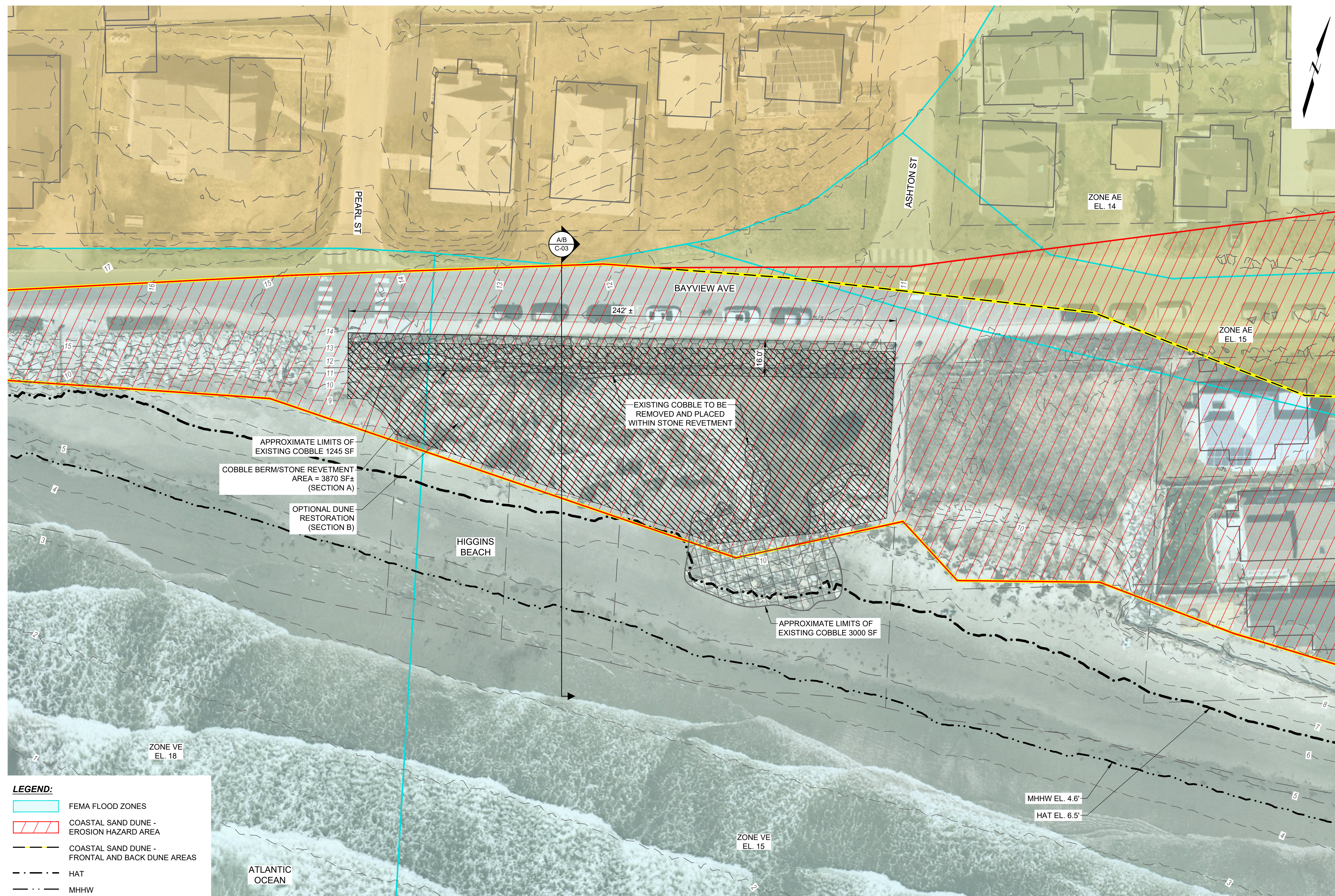
0		
NO.	DATE	ISSUE/REVISION

SHEET NAME

CONCEPT PLAN

SHEET NO.

C-02



LEGEND:

	FEMA FLOOD ZONES
	COASTAL SAND DUNE - EROSION HAZARD AREA
	COASTAL SAND DUNE - FRONTAL AND BACK DUNE AREAS
	HAT
	MHHW

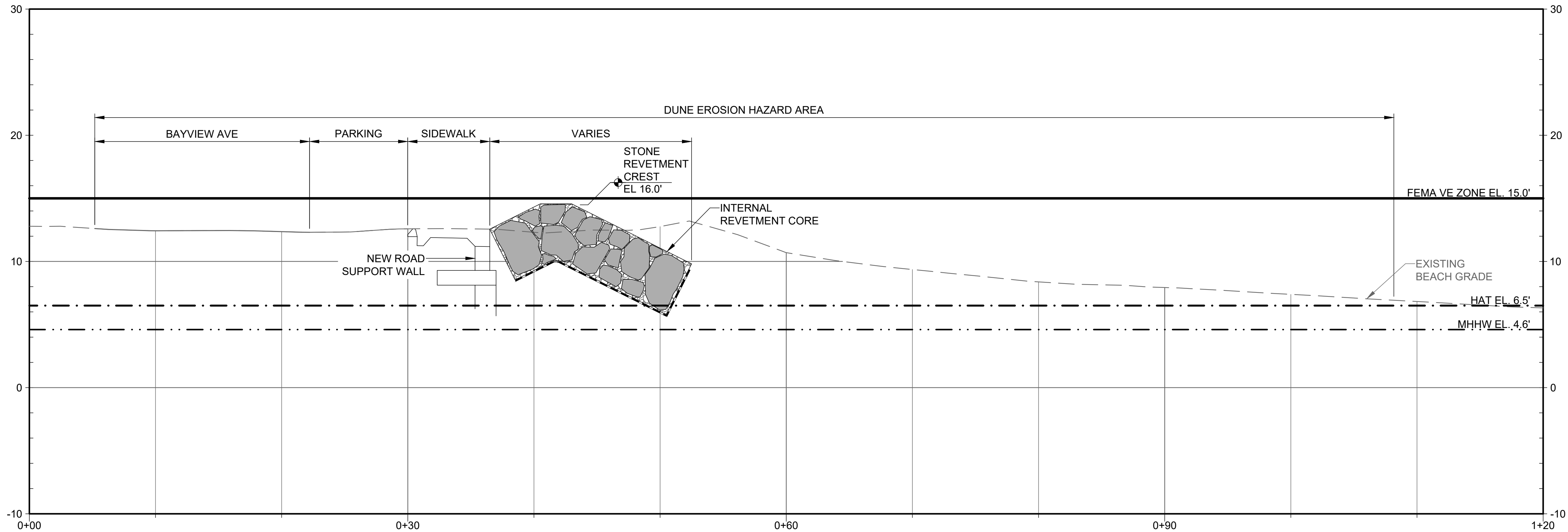
PLAN

PROPOSED CULVERT

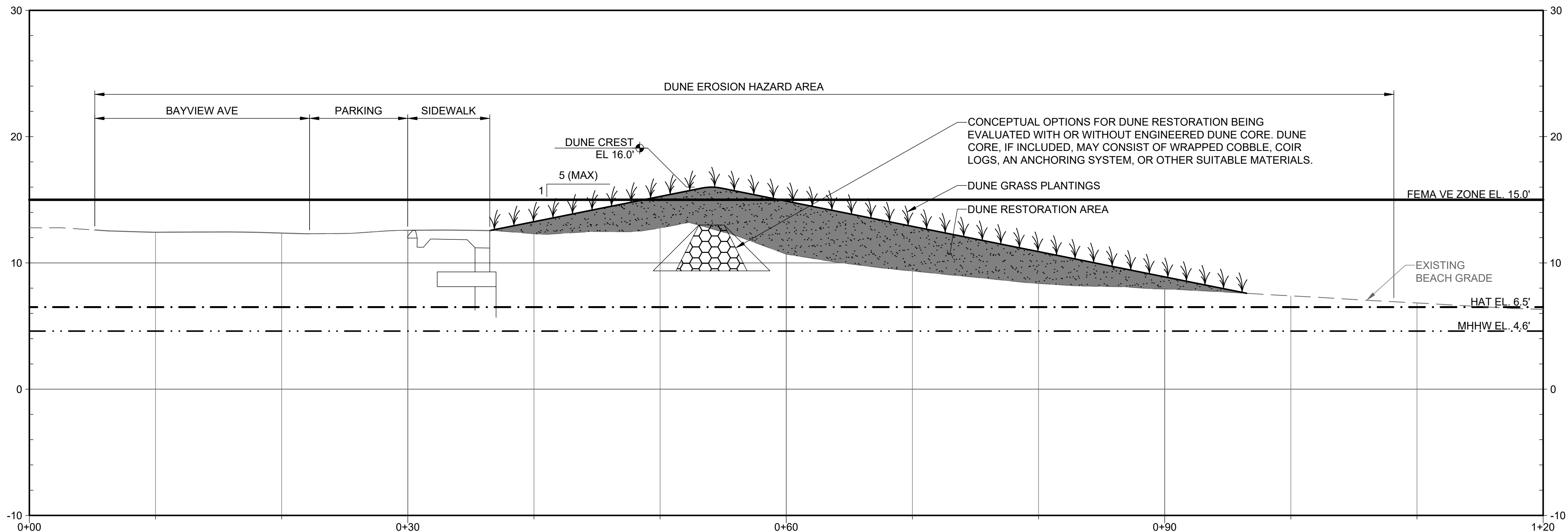
SCALE: 1" = 20'

SOURCE:
1. IMAGE FROM NEARMAP DATED 04/30/2025

POWELL, JESSY, B:\Working\SCARBOROUGH, ME, TOWN OF\2403961 Scarborough Vulnerability Assessment\100_CAD\Design\Sheets\HIGINS\2403961_C-03 RESTORATION OPTIONS SECTIONS.dwg - 8/9/2025



A SECTION
C-02 STONE REVETMENT OPTION SCALE: 1" = 5'



B SECTION
C-02 DUNE RESTORATION WITH DUNE CORE SCALE: 1" = 5'



0			
NO.	DATE	ISSUE/REVISION	APP

HQD-SHMX-RFAKF Town of Scarborough Land License Pre-Application Meeting Request

Pike, Leila <[REDACTED]>

Thu, Sep 11, 2025 at 11:21 AM

To: "Stehr, April A" <April.A.Stehr@maine.gov>

Cc: Jami Fitch <jfitch@scarboroughmaine.org>, Angela Blanchette <ablanchette@scarboroughmaine.org>, "Vickers, Lisa" <[REDACTED]>, "Slovinsky, Peter A" <Peter.A.Slovinsky@maine.gov>, "Whiteman, Nicholas R" <Nicholas.R.Whiteman@maine.gov>

Hi April,

Thank you for meeting with us a couple of weeks ago regarding the project at Higgins Beach in Scarborough. We have come up with some clarifying questions for you related to this project. I have attached the draft plans again for reference.

Could you please consult with Rob and Allison and provide some more clarity for the questions below?

1. In both Concept Design 1 and 2, we have proposed removing the existing riprap that is located seaward of Lot 126 of Tax Map U002 and utilizing the footprint as part of a riprap revetment (Concept Design 1) or as part of an engineered dune core (Concept Design 2). Based on the pre-application held on August 26, Pete Slovinsky stated this riprap was placed when the Silver Sands Hotel was removed. The exact time period is unknown; however, GEI calculated the approximate footprint is 3,000 sf. In each design, the riprap would be located landward of its existing location. Under Section 5(E)(1) of the Coastal Sand Dune Rules, it states the following:

“Permanent alteration of different dimensions or location. With a permit from the department, a seawall or similar structure may be replaced with a structure of different dimensions or in a different location that is farther landward if the department determines that the replacement structure would be less damaging to the coastal sand dune system, existing wildlife habitat and adjacent properties than replacing the existing structure with a structure of the same dimensions and in the same location.”

- A. Based on this standard of the rules, what allowances would the department make for the existing riprap for stabilization measures for the road? Can the Town install a riprap revetment that does not exceed a 3,000 sf footprint landward to protect Bayview Avenue and existing infrastructure?
 - B. If the Department determines that Section 5(E)(1) is not applicable and Concept Design 1 is not permissible, can the Town install an engineered dune consisting of a riprap core (not to exceed 3,000 sf) and overlaid with sand that has the textural and color characteristics consistent with the existing beach sediment?
2. During the pre-application, there was discussion for the potential of installing an underground bulkhead along the roadway. Could we construct an underground bulkhead along the roadway and if so, would we have to stay within the existing road right of way? Reference was made to a similar project north of Ferry Beach on Black Rock Road. This appears to have been allowed under a prior statutory exemption under 480-Q. Would the existing rules allow for Town's to install a bulkhead to protect a road and associated infrastructure provided the entire structure was underground and there was an associated maintenance plan?

3. If this project were to be expanded as a greater resiliency initiative, to include elevating Bayview Avenue from west of Ocean Ave to Champion Street (crossing through the frontal dune designation), in which case a riprap revetment would be used along the oceanside of the road for the purpose of stabilizing the roadway, would it qualify under the existing crossing exemption as outlined under Section 480-Q(2-D) of the NRPA?
4. The project area consists of three parcels with the Town's right of way extending within a portion of the project area. If the project moves forward to the permitting phase, can the Town be the sole applicant provided appropriate title, right, or interest documentation is submitted with the application materials, or will the Department require the property owners be a co-applicant? Will the Department require separate applications for each parcel?

Kind regards,

Leila

LEILA PIKE, P.E.
Branch Manager / Senior Civil Engineer

GEI

5 Milk Street | Portland, ME 04101



From: Stehr, April A <April.A.Stehr@maine.gov>

Sent: Thursday, August 21, 2025 3:10 PM

To: Pike, Leila <[REDACTED]>; Slovisky, Peter A <Peter.A.Slovinsky@maine.gov>; Whiteman, Nicholas R <Nicholas.R.Whiteman@maine.gov>

Cc: Jami Fitch <jfitch@scarboroughmaine.org>; Angela Blanchette <ablanchette@scarboroughmaine.org>; Vickers, Lisa <[REDACTED]>

Subject: [EXT] RE: HQD-SHMX-RFAKF Town of Scarborough Land License Pre-Application Meeting Request

EXTERNAL EMAIL

[Quoted text hidden]

 **2403961_Higgins Vulnerability Assessment.pdf**
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