

**From:** [Richard Greenwald](#)  
**To:** [Natasha Moore](#); [Evalyn David](#)  
**Cc:** [Ingrid Allen](#); [Marshall Labadie](#)  
**Subject:** Marine structures  
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Good morning,

I watched the recent Commission meeting video.

I was pleased to learn that the proposed rule for extension into the waterway is “25 feet or 25%, whichever is less” and that the “whichever is less” was “inadvertently” left out in the Planning Board recommendation report. The “25 ft., 25% whichever is less” should be specifically codified, so there can be no misunderstanding.

I heard no comment regarding regulation of “non permanent” structures—plastic lifts, docks and other floating items. I am still requesting clarification on what can and can’t be regulated under Town code.

Two suggestions that might aid in informed decision making as the process moves forward:

1. Create some images of what the view would be from a single family property if neighbors on both sides built property line to property line docks. Add a boat lift at each property line. Place a 35-40 foot boat on the elevated boat lift. Give each boat a tuna tower. Have the images include the usual surface area view, but more important a virtual 3D view showing mass. Create the images with “lines of sight” from individuals walking or sitting in the back yard of the now boxed in adjacent property. What does it do to “unencumbered” views? Is the result acceptable?

The same can be done for multi family and condo zoned areas. Try it with varying waterfront lot sizes and setbacks for docks and attachments, on straight stretches and for corner lots. I don’t know how to do this, but I think with readily available software someone with the appropriate skills can.

2. Create images of boats, lifts, floating objects moored property line to property line. Add some lifts. Demonstrate how docking and navigation would work safely in this scenario. I don’t believe it would, if everyone exercised this maximum option under the Planning Board proposed “no setback” recommendations. Try out a virtual construction on some of the narrower canals and turns.

As an aside, I totally reject the stated argument that if the Town passes “bad” codes the neighbors can “work it out”. Codes should be carefully considered and designed to set a fair standard for all. Fostering potential conflict and litigation among neighbors is an extraordinarily bad idea.

Thanks for all the work you do for Highland Beach.

Wishing everyone a Happy Thanksgiving.

Best regards,

Rick Greenwald

Sent from my iPad