

HOPKINS DAM REPORT

JULY 10, 2010

THE HOPKINS DAM ON LITTLE SEBAGO LAKE CONTINUES TO SERVE THE HOMEOWNERS OF LAKE WELL.

THE GRANITE BLOCK STRUCTURE IS SOLID WITH NO MOVEMENT.

THE MECHANICAL DRAW, GUIDES, AND WHEEL ALL FUNCTION AS DESIGNED.

THE TWO WOOD SEALS THAT COME TOGETHER AS THE KNIFE MEETS THE BASE ARE AFTER 30 YEARS SHOWING SOME WEAR, BUT THE LEAKAGE IS INSIGNIFICANT AND ITSELF IS NOT REASON FOR REPAIR.

SOME VERY MINOR LEAKAGE BETWEEN THE BASE WOOD AND THE GRANITE IT IS SECURED TO HAS THE POTENTIAL TO BECOME A PROBLEM. I WILL WATCH IT CLOSELY FOR ANY NOTICEABLE INCREASES IN LEAKAGE AND INFORM THE BOARD OF ANY RECOMMENDATIONS.

THE LOWEST LAKE LEVEL OCCURRED NOVEMBER 8TH AT 19" BELOW SUMMER HIGH AND THE HIGHEST LEVEL TO DATE WAS APRIL 3RD AT 6" ABOVE SUMMER HIGH.

IN THE SPRING NEWSLETTER I HAD WRITTEN ABOUT A CONTRADICTION THAT WAS EXPOSED WHEN THE CIVIL ENGINEERS CONTRACTED TO SITE DESIGN A DEVELOPMENT OFF SANBAR ROAD STATED THE 100 YEAR HIGH WATER MARK FOR THE PROPERTY TO BE APPROXIMATELY 1 FOOT BELOW WHAT I STATE EVERY YEAR AS OUR NORMAL SUMMER HIGH.

THE CONCERN FOR THE DEVELOPER AS WELL AS THE SANBAR ROAD ASSOCIATION WAS OBVIOUS. HOW CAN YOU BUILD ON LAND THAT POTENTIALLY A FOOT UNDER WATER IN THE SUMMER.

THE ANSWER IS IMPORTANT TO NOTE NOT ONLY IN THIS CASE BUT BECAUSE FEMA IS REWRITING NATIONAL FLOOD INSURANCE CRITERIA (NOTE THE RECENT PORTLAND HARBOR ISSUES) AND IT SHOULD BE CLEAR THAT TWO STANDARDS ARE USED.

LITTLE SEBAGO LAKE AS WELL AS BIG SEBAGO HAVE HISTORICALLY USED THE MEASUREMENT "FEET ABOVE MEAN LOW TIDE PORTLAND HARBOR" TO STATE OUR WATER LEVEL. THE STANDARD DATES BACK TO THE DAYS WHEN SD WARREN OWNED THE LAKE AND USED A SERIES OF DAMS TO CONTROL THE FLOW OF ICE AND LOGS TO THE PRESUMPCOT AND OUT TO THE HARBOR.

THE "WARREN STANDARD" FOR LACK OF A BETTER NAME WAS SITED IN THE 1984 DEP AGREEMENT WITH THE LITTLE SEBAGO LAKE ASSOCIATION AS THE MEASUREMENT STANDARD FOR MAINTAINING THE SUMMER AND WINTER LEVEL OF LITTLE SEBAGO LAKE.

THE AGREEMENT DOCUMENT STATES THAT LITTLE SEBAGO LAKE WILL BE MAINTAINED AT 289.2 FEET

ABOVE MEAN LOW TIDE PORTLAND HARBOR FROM APRIL 15 THRU OCTOBER 15. AND LOWERED FOR THE WINTER OCTOBER 15 THRU APRIL 15TH.

THE WARREN STANDARD IS NOT THE SAME MEASUREMENT USED BY THE US GEOLOGICAL SOCIETY. THAT MEASUREMENT USES AS ITS BASIS “FEET ABOVE SEA LEVEL”

THE TWO STANDARDS HAVE A DIFFERENCE OF 3.48 FEET.

TO CONFUSE AND BORE YOU A BIT MORE, THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, USED BY THE US GEOLOGICAL SOCIETY AND FEMA TO WRITE FLOOD INSURANCE STANDARD WILL BE ADJUSTED SOON TO REFLECT THE EFFECTS OF GLOBAL WARMING AND RISING TIDES.

THE WARREN LEVEL WE USE WILL NEVER CHANGE, IT IS AS THEY SAY “SET IN GRANITE” ON THE RIGHT SIDE OF THE LITTLE SEBAGO LAKE DAM.