Maryann Stacy

From: Linda O'Koniewski [lindaoko@me.com]
Sent: Monday, February 17, 2020 12:05 PM
To: mstacy@townofogunquit.org
Subject: 239 Shore Road Application change of use input

To Whom It May Concern,

As abutters to the property at 239 Shore Road, and David is a resident as well, we would be delighted to see a small wine bar and welcome outdoor seating in that cozy space. It could use a little upscale vibe and we view it as an improvement to the neighborhood.

We support the application of Katlyn Mitsch and look forward to meeting her and wish her well on her new venture.

Linda O'Koniewski
David Bubier
7 Hartwig Lane, Ogunquit.

Maryann Stacy

From: June Saraceno [junesaraceno2@gmail.com]
Sent: Monday, February 17, 2020 9:04 AM
To: mstacy@townofogunquit.org
Cc: June Saraceno
Subject: Re: Coastal Wine request for change of use at 239 Shore Road

Maryann,

Thank you for speaking with me yesterday. As I mentioned, I will be out of town and unfortunately unavailable for the February 24th meeting.
I will attend the meeting planned for March 9th.
After renting at the Colony Terrace for many years, my parents Rosemary & Ben Saraceno purchased 241 Shore Road (then 99 Shore Road) back in 1998. We have taken pride in our home and Ogunquit and consider ourselves part of the community. Now I, and my daughter Elyssa continue in my parents tradition.
Many of the neighbors we met upon arrival are our neighbors still, and I would classify it as one of the quietest sections of Shore Road.

Here are some of my concerns:
The proximity of the two properties and the lack of distance between the actual dwellings of 241 & 239. They are VERY close.
The site map included with the application packet omits our property.

The parking area/proposed outdoor seating is next to our front yard with only light brush as a buffer for privacy. And the way the two dwelling sit, the noise from 239 comes right onto our front porch & in the front door.
The sound generated from some past businesses had noise impacts on the immediate neighborhood, with far less a client population and with shorter stays at the facility.
Just last summer, a new business renter came in while property was up for sale. They put up an outdoor speaker that sounded like it was in our living room. After a few days of asking them to turn it off, they finally did.
I did not have to pursue a formal complaint, as they chose to close the business shortly after.
Also when people converse on the bench outside, their voices radiate. And people tend to linger after they've been sipping wine. This is a concern and could be close to midnight before folks move on.

Parking/traffic: although the business owner addresses seated sipping patrons, waiving the need for parking does not address people that may want to stop in to purchase retail product, or drop offs while driver looks for parking. That will, most likely, end up in double parking, blocking driveways & adding congestion to an already difficult section of street to maneuver.

And questions:

Food smells: what are the proposed limits for food prep? Although the owner presents what appears to be cook-less/odorless options-are these limits final, so that those of us in close proximity don't have to keep our windows closed?

Fire hazards? Smoking patrons? Tables being fanned out to area reserved for scooter-which will put patrons right in the front yard.

Site walk ? And are abutters & neighbors welcome. I can't emphasize enough how close in proximity we all are.

So for our home and our neighbors' homes, please consider that most of us have all been here for a long time, and I can't imagine so many potential adversities impacting all of us on a daily/nightly basis, at our homes in our beautiful town of Ogunquit.

Thank you for your considerations to these many issues.
June Saraceno
978-375-2826

Maryann Stacy

From: scott scherschel [scottscherschel@yahoo.com]
Sent: Monday, February 17, 2020 7:13 AM
To: mstacy@townofogunquit.org
Cc: Gregory Long; scott scherschel
Subject: Re: 239 Shore Road, Change of Use Application
Attachments: OGT Planning Board Letter.pdf

Dear Ms. Stacy,

My partner Gregory Long and I are the owners of 240 Shore Road. I am attaching a letter to the planning board outlining our concerns for the proposed Change of Use Application for the property at 239 Shore Road. We will plan to attend the Planning Board meetings where this application will be reviewed.

In the meantime, should you have any questions, please feel free to contact me.

Thank you for the opportunity to address this situation.

Respectfully,

Scott Scherschel and Gregory Long
(813) 417-9269

Maryann Stacy
Town of Ogunquit
Recording Secretary
Ogunquit Planning Board

Re: COASTAL WINE OGUNQUIT/KATLYN MITSCH—239 Shore Road—Map 5 Block 10-1
LBD—Design Review and Site Plan Review for post 1930 structure.
Application for change of use from retail to Type 2 Restaurant with the addition of new outdoor seating.
Hearing Date: February 24, 2020 at 6:00 P.M.

Dear Ms. Stacy and Members of the Planning Board:

As the owners and residents of 240 Shore Road, which is directly across from 239 Shore Road, we would like to express our concerns regarding the above referenced Application as follows:

1) **Impact to neighborhood:** This location is surround by a neighborhood of residential properties. Five homes are within less than 100 feet of the property, with 241 Shore Road very closely abutting. Rezoning this property to a more commercial business (changing the property use from retail to restaurant type 2) greatly impacts the residential neighborhood.
2) **Parking:** There are currently three parking spaces in front of 239 Shore Road, one of which is proposed for outdoor seating and two for residents above the restaurant. This leaves no customer parking available. Even though the petitioner indicates that all customers will be foot traffic, people will park their car on the street and run into pick something up from the business. With previous businesses located there, people repeatedly parked in front of our home across the street. Street parking creates a dangerous situation due to traffic coming from Shore Road and rounding the curve which meets with traffic coming from Bourne Lane. The area in front of our home is not designated for parking. And in fact, there is no parking available on the east side of Shore Road. There are a few legal on-street parking spots (with time limits) available two doors down from 239 Shore Road on the west side of the street, with no other public parking available nearby.
3) **Noise:** 239 Shore Road is closely surrounded by residential properties. Noise resulting from customers and music in outdoor seating areas is a concern. The most recent business there used outdoor speakers from store opening until closing (which was sometimes 10:00 P.M. or later). The speakers were heard loudly in all of the neighboring homes. Additionally, conversations and noise from patrons sitting outside until 10:00 or later will carry into neighboring homes.
4) **Increased commercial traffic:** The property owner is proposing to serve food which will require regular commercial deliveries of fresh products to serve to patrons. Since there is no on-site parking in the proposal, where would commercial vendors park to make deliveries? Commercial deliveries would likely arrive in early morning hours before the business opens, creating more disruption to the neighborhood.
5) **Restaurant trash:** Outdoor dining often leads to inadvertent debris from diners (i.e. napkins and food products falling to the ground, stray cigarette butts, etc.). This debris will likely scatter throughout the neighborhood and attract rodents and pests.
6) **Dumpsters:** With the property abutting residential units so closely and without any parking areas, there is no place to store trash collection bins or dumpsters without creating a negative visual impact to the neighborhood. Regular pickup of trash from this commercial venue would also create noise disruption to the neighborhood.
7) **Odors:** A restaurant in such close proximity with the neighborhood will create cooking and waste odors that will carry to nearby homes. Other restaurants in the area are buffered by other commercial properties or streets or parking areas. There is no opportunity for that here.

Having been visitors to Ogunquit for more than 25 years and homeowners of 240 Shore Road for more than 10 years, we appreciate the harmony of commercial and residential properties throughout the town. There are areas in Ogunquit which are densely commercial and other areas that are quieter and residential. Our most significant concern is that this proposed business type will negatively impact the quiet spaces of Shore Road. The proposed business would be a welcome addition to Ogunquit in areas with denser commercial zones.

We plan to attend the Planning Board meetings when the project will be reviewed. In the meantime, we hope that you will take our concerns into consideration as you review this Application for Change.

Sincerely,
Scott Scherschel and Gregory Long
240 Shore Road
Ogunquit, ME 03907
(813) 417-9269, (813) 340-3374