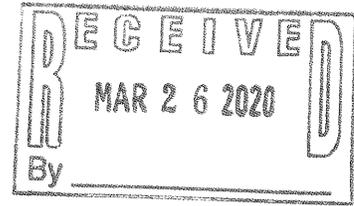


February 25 2020



Members of the Planning Board

Town of Ogunquit
23 School Street
Ogunquit, ME 03907

Dear Members of the Planning Board

I would like to thank you for meeting with me in the spring of 2019 and granting the approval for my home on 123 Riverbank Road.

I realize that this permit expires on April 8, 2020 . I would like to request an extension of this permit from you. I have some personal issues that I am trying to resolve and I am not sure that they will be taken care of by this point. I am hoping that I will be able to move forward by this April 8th deadline. However, if I cannot move forward by April 8th 2020, I would like to apply for an extension.

Please let me know how to proceed in this matter. I appreciate your help.

Thank you

A handwritten signature in cursive script that reads "Roberta Lichoulas".

Roberta Lichoulas
123 Riverbank Road
Ogunquit, ME

36 Sylvanus Wood Lane
Woburn, MA 01801



Town Of Ogunquit
Post Office Box 875
Ogunquit, Maine 03907-0875

Planning Board
Tel 207 646-9326

**TOWN OF OGUNQUIT
PLANNING BOARD
FINDINGS OF FACT**

Regarding: **Ashton Arms LLC – 123 Riverbank Road – Tax Map 9 Block 69 – SLR/RP – Building permit to demolish existing single family dwelling and associated sheds; and construct a new single family house.**

1. Project Name: **Ashton Arms**
 2. Applicant's Name: **Ashton Arms LLC**
 3. Dates heard by Planning Board: **March 25, 2019 and April 8, 2019**
 4. Date of Board Decision: **April 8, 2019**
 5. Site Street Address: **123 Riverbank Road**
 6. Assessor's Map **9** Block **69**
 7. Zoning District: **Shoreland Limited Residential (SLR) / Resource Protection (RP)**
 8. The Applicant has shown legal interest in the property by deed, option or purchase and sale agreement, or other legal device: **Warranty Deed dated 20 July 2018 and filed at the York County Maine Registry of Deeds in Book 17761 on Page 435 on 24 July 2018.**
-

The Ogunquit Planning Board has reviewed the above-noted proposal under Ogunquit Zoning Ordinance Article 3.3 Nonconforming Structures, Section H Additional Requirements in Shoreland Zone.

The size of the lot – The lot is small in size; and the proposed structure's relocation will be conforming on three sides; and will be less non-conforming on the east side setback to the water.

The slope of the land – The Board unanimously determined that The slope of the land is basically flat.

The potential for soil erosion - The Board unanimously determined that Potential for soil erosion is minimal because the lot is basically flat; and the Applicant has provided a sedimentation erosion control plan.

The location of other structures on the property and on adjacent properties – The Board unanimously determined that The location of other structures on the property, and on adjacent properties, will not be impacted enough to require the Applicant to alter the proposed plan. The existing shed on the property will be removed; and the proposed new location of the structure will meet the setbacks to other properties.

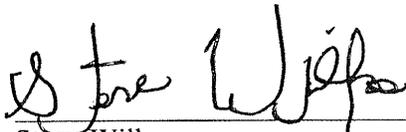
The location of the septic system and other on-site soils suitable for septic systems – the Board unanimously determined The location of the septic system and other on-site soils suitable for septic systems is acceptable because the proposed new structure will be connected to Town Sewer and Town Water.

The type and amount of vegetation to be removed to accomplish the relocation – The Board unanimously determined that The type and amount of vegetation to be removed to accomplish the relocation will be minimal because the proposal does not call for removal of existing trees or other substantial vegetation; and there will be a rain garden installed on the east and south sides of the driveway.

The proposed foundation is sufficient to support the proposed structure – The Board unanimously determined that The proposed foundation will be sufficient to support the proposed structure.

With the following motion the Board unanimously Granted the Application:

**Mr. MacLeod Moved to Approve the Application for ASHTON ARMS LLC – 123 Riverbank Road – Tax Map 9 Block 69 – SLR/RP; and to confirm that the reconstruction or replacement will be in compliance with the water body, tributary streams or wetlands setback requirements to the greatest practical extent.
MACLEOD/HAYES 4:0 UNANIMOUS (Ms. Botsford had left the meeting).**



Steve Wilkos
Planning Board Chair

4-24-19

Date