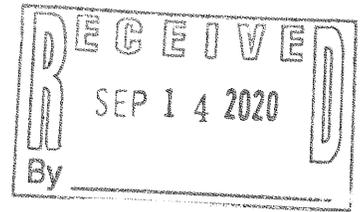




Attorneys at Law



DAVID J. JONES
F. BRUCE SLEEPER
LESLIE E. LOWRY III
MICHAEL J. QUINLAN
NATALIE L. BURNS
SALLY J. DAGGETT
ROY T. PIERCE
BRENDAN P. RIELLY
NICHOLAS J. MORRILL

MARK A. BOWER
CHARLES M. KATZ-LEAVY
ALYSSA C. TIBBETTS
JEFFREY B. HERBERT
ERICA M. JOHANSON
TUDOR N. GOLDSMITH
KATHERINE C. BAILEY
BENJAMIN T. MCCALL
SHARRA L. INGLIS

TEN FREE STREET
P.O. BOX 4510
PORTLAND, MAINE 04112-4510
(207) 775-7271 (Phone)
(207) 775-7935 (Fax)

www.jbgh.com

Of Counsel

JOSEPH G. CARLETON, JR.
LAWRENCE C. CLOUGH
KENNETH M. COLE III
PATRICIA M. DUNN
FRANK H. FRYE
R. LEE IVY
DEBORAH M. MANN
NICHOLAS S. NADZO
RICHARD H. SPENCER, JR.

YORK COUNTY
OFFICE
11 MAIN STREET, SUITE 4
KENNEBUNK, MAINE 04043
(207) 985-4676 (Phone)
(207) 985-4932 (Fax)

September 10, 2020

Ogunquit Planning Board
c/o Steve Wilkos, Chair
Town of Ogunquit
P.O. Box 875
Ogunquit, ME 03907-0875

Re: ***Sketch Plan Application/Richard Moody & Sons/Pine Hill Road North Subdivision***

Dear Board Members:

I am writing on behalf of Robert and Joan Satter and the PHN Homeowners Association, Inc. in advance of the site walk scheduled for Tuesday, September 15, 2020 on Richard Moody & Sons' proposed subdivision off Pine Hill Road North in Ogunquit.

My clients believe it is important to point out at this early stage in the process that the vehicular access way serving the project must be 50 feet wide (with sidewalks) and otherwise meet the "local residential street" design standards set forth in Sections 10.3 and 10.4 of the Subdivision Ordinance. There was some discussion between the developer's engineer and the Board at last month's Planning Board meeting about the access way serving the project not needing to be 50 feet wide because the project is a condominium. However, the Zoning Ordinance is very clear that any vehicular access way "that serves more than two more dwelling units . . . shall comply with the street design standards of Article 10 of the Subdivision Regulations." See Article 2 of Zoning Ordinance (definition of "driveway"). In turn, Section 10.3.2 of the Subdivision Ordinance requires a minimum right of way width of 50 feet and a minimum sidewalk width of 4 feet for local residential streets.

While it used to be the case that a "driveway" could serve more than two dwelling units if the units were located on a single lot in Ogunquit, the Zoning Ordinance definition of "driveway" was amended by Town Meeting in both 2014 and 2016, and that

~ Over 60 Years of Service ~

Jensen Baird
Gardner Henry

September 10, 2020
Page 2

is no longer the case. *See, e.g.*, Warrant Article 10 of June 14, 2016 Town Meeting, which passed by a vote of 335-81 (attached).

Thank you for your consideration of these preliminary comments on the sketch plan application. A representative of the Satters and the PHN Homeowners Association, Inc. will be present at the site walk next week.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sally J. Daggett', with a long horizontal flourish extending to the right.

Sally J. Daggett

SJD/gw
Enclosure
cc: Jonathan Moody
clients

MODERATOR'S CERTIFICATE OF ELECTION RESULTS
(SECRET BALLOT ELECTION)

ANNUAL TOWN MEETING - TOWN OF OGUNQUIT
(CANDIDATE/REFERENDUM ELECTION)

JUNE 14, 2016

The Annual Town Meeting was called to order on June 14, 2016, by Town Clerk Christine Murphy with the reading of the Call, Return and First Article. The polls were declared open at 8:00AM.

Cynthia Douglass, Marjorie Esau, Blanche Feinberg, Frederica Hart, Leila Kupper, Tracey Ann Leach and Mary Littlefield served as Ballot Clerks/Counters. A total of 465 people voted at the polls.

Article 1: To elect a Moderator to preside at said Meeting. [Note: This question is not intended to be acted upon as part of the official secret ballot at the Annual Town Meeting.]

Cheryl Emery was elected as Moderator. Mrs. Emery resigned at 4:00PM. Jo Anne Lepley was deputized as Moderator at 4:00PM.

Article 2: To elect **One (1) Select Board Member** for a three (3) year term to commence at the conclusion of the 2016 Annual Town Meeting; term ending Annual Town Meeting 2019.

BARTON, David F.	192
<i>DOLLIVER, Richard A.</i>	252 (Elected)
Scattered Write-Ins	2
Blanks	19

Article 3: To elect **One (1) Budget Review Committee Member** for a three (3) year term to commence at the conclusion of the 2016 Annual Town Meeting; term ending Annual Town Meeting 2019.

<i>AARON, Carole</i>	205 (Elected)
MACLEOD, Mark	157
Scattered Write-Ins	2
Blanks	101

Article 4: To elect **One (1) Wells-Ogunquit Community School District Trustee** for a three (3) year term to commence July 1, 2016; term ending June 30, 2019.

<i>DOLLIVER, Boriana</i>	343 (Elected)
Scattered Write-Ins	6
Blanks	116

Article 10: Shall an ordinance entitled “**An Ordinance to Amend Title X of the Ogunquit Municipal Code, Ogunquit Zoning Ordinance as it relates to Article 2, Definitions of Driveway**” be enacted? (Note: Language proposed to be inserted is indicated by underlining. Language proposed to be removed is indicated by a ~~strikeout line~~. All other portions of the ordinance are proposed to remain unchanged.)

Ogunquit Zoning Ordinance Article 2 — Definition of Driveway

A vehicular access-way serving not more than two dwelling units, or leading to the parking area of nonresidential uses on only one lot. Any vehicular access way that serves more than two dwelling units or leads to the parking areas of nonresidential uses on more than one lot shall comply with the street design standards of Article 10 of the Subdivision Regulations. Within any Shoreland Zones, driveways over five hundred feet (500') in length, or serving more than two dwellings, shall ~~be regulated as roads, for the purposes of enforcing the provisions of section 9.15-~~ comply with the street design standards of Article 10 of the Subdivision Regulations.

<i>YES</i>	335
NO	81
BLANKS	49

Article 11: Shall an ordinance entitled “**An Ordinance to Amend Title X of the Ogunquit Municipal Code, Ogunquit Zoning Ordinance as it relates to Article 6.6 – Procedures for Site Plan Review**” be enacted? (Note: Language proposed to be inserted is indicated by underlining. Language proposed to be removed is indicated by a ~~strikeout line~~. All other portions of the ordinance are proposed to remain unchanged.)

Article 6.6 — Procedures for Site Plan Review.

Article 6.6.C.4 of the Ogunquit Zoning Ordinance

Determination of Inapplicability of Submission Requirements for Site Plan Review. The Code Enforcement Officer shall review the submissions to make an initial determination of whether all required submissions have been made with a site plan application. The Code Enforcement Officer shall determine whether any submission requirement is not applicable to a specific application, including but not limited to submission requirements for subsurface wastewater disposal systems for properties that are served by public sewer, private well information for properties served by public water or open space information where none exists and none is proposed or required. The Code Enforcement Officer shall document any determination that one or more submission requirements is inapplicable and shall provide a copy of that determination to the Planning Board for consideration in the Board's determination of completeness of the application.