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August 19, 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. to indicate their strong opposition to Richard Moody & Sons' proposed subdivision off Pine Hill Road North in Ogunquit.

The Satters reside in the PHN Subdivision in York, which five lot subdivision abuts the Town of Ogunquit. The Satters and the members of the PHN Homeowners Association will be directly, adversely impacted by the proposed subdivision. They have multiple concerns about the project's ability to comply with the Town's Zoning and Subdivision Ordinances and the State subdivision statute. They understand that the project is only at the sketch plan phase, but have already identified a number of issues with the project, including the following:

- (1) **Road design/sidewalks.** Has the developer designed the dead end "local residential street" to include sidewalks and to otherwise comply with the Town's street design standards set forth in Sections 10.3 and 10.4 of the Subdivision Ordinance?
- (2) **Wetlands/Vernal pools.** Has the developer properly identified wetlands and vernal pools pursuant to Section 6.2.11.3 of the Subdivision Ordinance and 30-A M.R.S. § 4404(8)? Can the developer demonstrate that the proposed subdivision will not have an undue adverse effect on the scenic or

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Gardner Henry

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- natural beauty of the area, aesthetics, and any significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the Town as required by 30-A M.R.S. § 4404(8)?
- (3) **Net residential area/density bonus calculations.** Has the developer properly calculated the “net residential area” of the project site consistent with Article 2 of the Zoning Ordinance? Has the developer properly calculated the planned unit development density bonus consistent with Section 9.6(A)(3) of the Zoning Ordinance? Can the developer demonstrate compliance generally with the planned unit development standards of Section 9.6 of the Zoning Ordinance?
  - (4) **Traffic safety.** Can the developer demonstrate that the proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of public roads existing or proposed as required by 30-A M.R.S. § 4404(5) and otherwise complies with Section 8.13 of the Zoning Ordinance?
  - (5) **Access management.** Can the project meet the access management requirements of Section 8.13(B) of the Zoning Ordinance, including compliance with the MDOT Highway Driveway and Entrance Rules?
  - (6) **Stormwater management.** Has the developer designed the stormwater management facilities in compliance with the Town’s stormwater management standards set forth in Sections 9.12.5 and 10.5 of the Subdivision Ordinance?

The Subdivision Ordinance provides for peer review of an application at the applicant’s expense. We ask that, as this project progresses, the Planning Board keep the availability of this resource in mind, especially as relates to the required wetland identification and traffic impact study to be conducted by the applicant.

Thank you for your consideration of these initial comments on the sketch plan application. A representative of the Satters and the PHN Homeowners Association, Inc. will be present at the August 24, 2020 meeting to answer any questions that Board members may have.

Sincerely,



Sally J. Daggett

SJD/gw

cc: Jonathan Moody  
clients