

Subject: RE: Beachside Cove Revised Layout
Date: Monday, January 18, 2021 at 2:28:19 PM Eastern Standard Time
From: Norm Chamberlain
To: Christopher Di Matteo, gary@shorelineconstructionmaine.com
CC: Dylan Smith
Attachments: image009.png, image010.png, image011.png, image012.jpg, image013.png, image014.png, image015.png, image016.jpg, image017.jpg, image001.jpg, 2021-01-18 Revised Layout 53 Rogers.pdf

Chris and Dylan,

The attached plan was what we were able to come up with given the CEO determinations. The frontage supports 9 lots in the Shoreland Zone. Based on the net residential density calculations and approved yield plan, we can have up to 12 units on the parcel. However, we are only able to fit one additional unit on the parcel outside the vernal pool buffer. The buffer has already been impacted by around 25% and any more impact would require payment of compensation to DEP from the first square foot of impact. The amount of this fee does not make the two additional units economically viable.

Gary has not had much success on finding a holder for the open space. He will provide the board with an update at the meeting. Outside of that issue. If the board agrees to this layout plan, we should be able to have final plans ready for the February meeting.

Let me know if you have any questions.

Norm

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