

THE RESIDENTS GROUP
Pine Point



Position Statement

Adopted June 21, 2006

Beachwalk at Pine Point Subdivision

We, the members of the Residents Group at Pine Point, take the following positions regarding the proposed subdivision by Paul Hollis of York, Maine.

1. The Residents Group acknowledges and appreciates the developer's excellent communication to the neighborhood and greater community throughout the design and approval process. He has invited input and acted upon it in his final plan.
2. We enthusiastically support the conveyance of 3,409 square feet (shown as area A on the subdivision plan), to the Town of Scarborough, deeded without restriction to the citizens for the public's enjoyment. This conveyance will expand the quantity of precious, publicly-accessible shorefront property in perpetuity.
3. We support the developer's plans to construct a four-foot granite curbed sidewalk from East Grand Avenue to the entrance of the subdivision, with a crosswalk across the private way entrance to the conveyed land, for the public to access and enjoy.
4. We support the efforts the developer, beyond what is required, to provide for the protection of Piping Plovers which are known to nest in the area. Signs, notifications and fencing of nesting sites and other efforts are commendable.
5. We support the developer's agreement to make 4 foot height restrictions of vegetation, fencing and screening within the development (both in the common areas and on each lot) a non-amendable covenant, and to have these restrictions also part of the subdivision approval so these important restrictions will be in place in perpetuity and will be publicly enforceable by Homeowners Association or the municipality beyond the developer's period of control. The developer's promise to preserve the public's views of the Atlantic Ocean is commendable. We support adding the language in covenant 4.1.2 to the Subdivision Notes consistent with Mr. Hollis's willingness to preserve public views in perpetuity.

For these reasons, we recommend and support final approval of the subdivision plan by the Scarborough Planning Board.

For the Residents Group,

John Callahan, 38 King Street

Judy Shirk, 6 Avenue Three

Harold Hutchinson, The Gables

John Thurlow, 1 Starpine Lane