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The Residents Group  
Pine Point

February 17, 2006

Paul Hollis  
Coastal Property Development  
316 U.S. Route 1 Suite F  
York, ME 03909

Dear Paul:

Thank you for your letter of February 15<sup>th</sup> which we received today. The leaders of the Residents Group met on the 15<sup>th</sup> discuss the last committee meeting and to compile our group's list of questions about your project. We appreciate your view of "practicing wide open communication" and we would like to provide as much information to our group as possible. Many residents of Pine Point are away now, but our e-mail list has become a wonderful tool for communicating. We would be grateful if you would e-mail your answers so we can forward it to our large e-mail list. I manage the list for the group at [john@thurlow.com](mailto:john@thurlow.com).

We also want to say that we appreciate your willingness to "give something back" to the community. That approach goes such a long way toward establishing positive relationships. We also support community meetings and would be very willing to help you inform people when they are scheduled. Last summer, Andy Hyland's firm scheduled a series of meetings at the local fire station about the condo conversion and those were very helpful. But they were not well advertised to the community at large and there wasn't sufficient notice. We recommend an initial presentation meeting with Q & A, followed by another meeting later that so residents can provide you with the feedback you're looking for. Then any changes you may decide to bring about to your plan could be shared at a final meeting. That worked very well last summer and the residents were very satisfied by that process. We also recommend invitations be placed in the Scarborough Leader, Scarborough Current, and the Forecaster at least two issues in advance. Finally, you should know that the second floor of the fire station is not handicap accessible. You may want to explore another venue, such as the Historical Society at Dunstan, Blue Point School on Route 9, or Town Hall.

Thank you once again, Paul.

For the Residents Group Leaders,

John Thurlow

Att: Questions for Paul Hollis

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Pine Point**

**QUESTIONS FOR PAUL HOLLIS**

**February 17, 2006**

1. When do you foresee holding meetings for residents, and would it be possible to hold multiple meetings?
2. Could you hold meetings before you go before the Planning Board?
3. If the hotel owners decide to withdraw their conversion proposal, are you willing to explore possibilities with the Town and/or residents on matters involving the end of the Pine Point Road and public access issues?
4. Can you provide information on how the proposed shorefront building envelopes will avoid impact on sensitive environmental areas?
5. We have questions about the Intertidal Zone and are interested to know why the proposed lots extend to the low water mark? Also, how were the high and low tide lines determined? How do you feel about efforts by private landowners to restrict access to beaches? Since the plan shows that that the front lots extend to the low tide mark, do you plan easements or rights of way for the public as part of the project so the beach is forever accessible by the public for recreation?
6. Will you be building any homes yourself or just selling lots to private individuals, builders or investors? Your letter mentioned that you will make sure that the houses are “responsibly designed and sized so that they are in harmony with the character of the neighborhood,” but we thought you were just subdividing and pre-selling the lots. Can you explain how you will be able to control those design and size decisions? Is it possible to see renderings of designs that might be constructed and a profile of the plan from the public way so we can see how the neighborhood will look?
7. What is your intended time frame? When will you go before the Planning Board? If approved, when do you intend to begin infrastructure? Are you at the DEP now and do you need other approvals? Please explain that process to us and the time frame so we can answer questions.
8. You mentioned that you are always open to giving something back to the community, which is very admirable. Do you have some ideas for what that might be? Could some portion of the parcel be conveyed to the Town for public space without affecting your final design?
9. Do you intend to have any open space within the development itself?
10. Could you explain why the road is proposed to be private rather than public? If it were to remain private, will this be a “gated” community?
11. Would the deed restrictions and/or covenants prohibit fences and high vegetation so view corridors for the public are maintained? What are other proposed deed restrictions, covenants or site-plan restrictions? Would the Town be able to enforce these in the future; for example, if fences or high growth landscaping were prohibited, could the covenants as proposed be enforced by the town or only members of the homeowners association?