

Harold Hutchinson
The Gables
47-3 King Street
Scarborough, Maine 04074

October 15, 2011

Mark Maroon, Chairman
Zoning Board of Appeals
Town of Scarborough
Scarborough, ME 04074

Subject Miscellaneous Appeal Application
 Lighthouse Motel, LLC

Mr. Maroon:

Previous commitments make personal attendance impossible for the scheduled ZBA meeting November 9, 2011. I request this communication be read at the public meeting and the information thoughtfully considered by individual board members.

I am in favor of a change of use to allow condominium units at the site of the Lighthouse Inn provided no greater than a total of five (5) units are developed contingent upon presentation of a comprehensive plan by the applicant including written association declarations, covenants and bylaws addressing parking, rentals, pets, etc., and in keeping with the current neighborhood character.

Elements of the declarations and covenants which address critical issues such as parking, rental of units, and enforcement of existing deed restrictions and previous site plan conditions should be conditions of approval so they are enforceable by the Town of Scarborough and unalterable by the Association.

I am a resident of the Gables, a seven-unit beachfront condominium in Pine Point not far from the Lighthouse Inn. There are seven units at the Gables on 2.5 acres of land, density which would not be allowed by today's standards. Twelve proposed units on ¾ of an acre of land and expansion of a large, non-conforming structure with inadequate parking is questionable density.

Sincerely,



Harold Hutchinson