



GENE R. LIBBY, ESQ.
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January 12, 2012

Dan Bacon
Planning Board
Scarborough Municipal Building 259
U.S. Route 1
Scarborough, ME 04074

Re: Site Plan Review Application of Peter and Nicholas Truman,
Owners of The Lighthouse Inn at Pine Point, LLC

Dear Dan:

I enclose fourteen copies of the following materials for filing and distribution to the Planning Board: (1) Planning Board Application; (2) Site Plan Review Checklist; (3) Amended Site Plan Lighthouse Condominiums prepared by BH2M; (4) elevations and proposed floor plans; and (5) application fee of \$500.

On September 29, 2011, the Zoning Board of Appeals granted the Trumans' Miscellaneous Appeal to convert a non-conforming use (motel/condominiums) to another non-conforming use (condominiums/townhouses) in the R-4A Zone. The Zoning Board also granted a separate appeal to add a third story to the existing structure within existing setback requirements. The Zoning Board of Appeals approved the creation of ten (10) condominium/townhouses, (9) located in the existing motel and (1) located in the office to the rear of the motel. The Trumans have decided to reduce the number of townhouses from ten (10), approved by the Zoning Board of Appeals, to eight (8). Seven (7) townhouses will be located in the main motel building and one (1) in the office building to the rear of the motel. The exterior buildings will be sided with gray cedar shingles with white trim.

The Trumans will be creating a condominium association pursuant to state law. Each townhouse will contain a full kitchen and be designed for year-round occupancy.

The existing site of the motel, including the entrance and exit to the property, were substantially altered in conjunction with the land swap between the Trumans and the Town of Scarborough in 2009. At that time, Pine Point Road and King Street were widened, sidewalks constructed, and traffic safety improvements were installed at the front of the property. Those changes have worked well for the Town and the Applicant. Further, entry and exit to the property will be controlled by electronic swing-arm gates. Since traffic to the site will be substantially decreased with the change in use, no traffic impacts are anticipated.

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The site has twenty-two (22) parking spaces to the front of the motel and four (4) parking spaces to the rear. Each of the eight (8) units will be assigned a minimum of two (2) spaces. There will be ten (10) visitor spaces. The current Zoning Ordinance requires two (2) spaces per unit.

There are no special exceptions or anticipated off-site improvements. There are no stormwater management changes since stormwater is adequately handled by existing systems.

Signage will remain the same with the name of the condominium at the end of the building facing King Street. The signage will conform to existing ordinances. There will be no change in existing lighting plans.

I am submitting fourteen (14) copies as required by the Town and requesting that this matter be placed on the Planning Board Agenda for January 30, 2012. Thank you for your anticipated cooperation.

Sincerely,



Gene R. Libby

GRL/eb
Enclosures

cc: Peter Truman
Nick Truman

