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August 3, 2006

David Grysk
Town of Scarborough
P.O. Box 360
Scarborough, ME 04070-0360

Re: The Lighthouse Inn

Dear Dave:

At your request, I am writing to address the July 25, 2006 letter to you from Robert E. Danielson, Esquire asking you to confirm that no permits or approvals would be required to convert the Lighthouse Inn to a condominium.

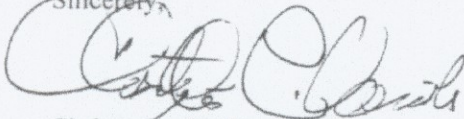
It is not clear to me that converting the existing hotel rooms to condominium units would not be a change of use. I am attaching the opinion of the Maine Supreme Judicial Court in Oman v. Town of Lincolnville, 367 A.2d 1347 (Me. 1990). In that case the Law Court perceived rental cabins for a transient population as different from seasonal, single-family residences.

The term "hotel/motel" in the Scarborough Zoning Ordinance refers to a building or buildings containing "guest rooms and offering lodging accommodations ... to transient guests." While the term "transient guest" is broadly defined to include a person who occupies the hotel for up to 186 days in any 365 day period, the basic premise of the definition remains that hotel rooms are "guest rooms" and that a hotel offers lodging accommodations to the general public. It is not clear from attorney Danielson's letter whether the rooms in the Lighthouse Inn, once individually owned, would continue to be offered for rent to the general public on a transient basis.

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Accordingly, based on the information currently available, I do not think you should provide confirmation that no permits or approvals are required for the proposed change.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Vaniotis", written in a cursive style.

Christopher L. Vaniotis

CLV/lc
Enclosure
cc: Joseph Ziepniewski, Town Planner

the victim. The admission of such testimony cannot be held to comprise obvious error affecting substantial rights. *Whiting*, 588 A.2d at 302; M.R.Crim.P. 52(b).

The entry is:

Judgments affirmed.

All concurring.

II.

[4] Finally, Giovanini contends that the instructions given to the jury on the purposes for which prior conduct could be considered were erroneous.⁴ The trial court gave a limiting instruction following the victim's testimony which was reiterated in the course of instructing the jury at the close of the trial. Those instructions limited the consideration of the testimony concerning the "truth or dare" game to its bearing on the relationship between Giovanini and the victim, and Giovanini's opportunity, motive or intent to commit the crimes with which he was charged. The court specifically prohibited the jury from using that testimony to establish the defendant's propensity to commit those crimes. Giovanini, who failed to object to either instruction at trial, maintains that the jury should not have been instructed that the evidence could be considered on the element of intent since the crime of gross sexual misconduct requires no culpable mental state. *State v. Keaten*, 390 A.2d 1043, 1045 (Me.1978) (construing 17-A M.R.S.A. § 253(1)(B)). While the State was not required to prove Giovanini's intent in order to convict him of gross sexual misconduct, intent is an essential element of unlawful sexual contact,⁵ the other crime with which Giovanini was charged. Viewed under an obvious error standard, the court's limiting instructions were not so inadequate that they "[tainted] the proceeding, ... denying [Giovanini] a fair trial and resulting in manifest injustice." *Whiting*, 588 A.2d at 302.

4. We reject Giovanini's additional contention that the trial court erred in defining the sexual act required to establish gross sexual misconduct as one that contained an element of sexual gratification. The instruction given incorporated the definition in effect at the time of the incident. See 17-A M.R.S.A. § 251(1)(C) (1983), repealed by P.L.1985, ch. 495, § 5 (effective Sept. 19, 1985); *Mailman v. Colonial Acres Nursing Home*, 420 A.2d 217, 221 (Me.1980).



David OMAN and Jean Oman

v.

TOWN OF LINCOLNVILLE.

Supreme Judicial Court of Maine.

Argued Nov. 3, 1989.

Decided Jan. 3, 1990.

Property owners sought judicial review of decision rendered by town zoning board of appeals declaring that conversion of their rental cabins to condominium form of ownership would violate minimum lot size requirement of zoning ordinance. The Superior Court, Waldo County, Browne, J., affirmed. Landowners appealed. The Supreme Judicial Court, Wathen, J., held that rental cabins serving transient population were not "dwelling units", within meaning of zoning ordinance and, accordingly, conversion to condominiums would involve creation of nine individual dwelling units out of former single use, each of which would be required to comply with minimum lot requirement.

Affirmed.

5. 17-A M.R.S.A. § 255(1)(C) (1983) provided in pertinent part as follows:

(1) A person is guilty of unlawful sexual contact if he intentionally subjects another person, not his spouse, to any sexual contact, and

(C) The other person has not in fact attained his 14th birthday and the actor is at least 3 years older....

(Emphasis added).

569

212

Digest

Zoning and Planning ¶254, 256

Rental cabins serving transient population were not "dwelling units" within meaning of zoning ordinance and, accordingly, conversion to condominiums would involve creation of nine individual dwelling units out of former single use, each of which would be required to comply with minimum lot requirement.

See publication Words and Phrases for other judicial constructions and definitions.

Esther R. Barnhart (orally), Strout, Payson, Pellicani, Hokkanen, Strong & Levine, Rockland, for plaintiffs.

Terry Calderwood (orally), Calderwood, Ingraham & Gibbons, Camden, for defendant.

Before McKUSICK, C.J., and ROBERTS, WATHEN, GLASSMAN, CLIFFORD, HORNBY and COLLINS, JJ.

WATHEN, Justice.

Plaintiffs David and Jean Oman appeal from a judgment of the Superior Court (Waldo County, Browne, J.) affirming a decision rendered by the Zoning Board of Appeals for the Town of Lincolnville. The Board declared that the conversion of plaintiffs' rental cabins to a condominium form of ownership would violate the minimum lot size requirement of the General Zoning Ordinance. Plaintiffs argue on appeal that their condominium proposal is protected from the application of the lot size requirement by the grandfather clause. We affirm the Superior Court.

The facts of the case are undisputed. Plaintiffs own property in Lincolnville consisting of a main house and eight detached cabins located on 3.01 acres. Each cabin has a separate heating and electrical system as well as its own bathroom and kitchen. All of the buildings have been in existence for more than forty years and, with the exception of the main house, have been used continuously as rental cabins. All of the cabins, with the exception of one, have been rented on a seasonal basis, generally from May to October. Approximately 50% of the rentals are for a period of one night.

Plaintiffs proposed to sell the individual cabins and the main house as condominium units for seasonal single family residence. At issue is the interpretation of three articles of the Town's General Zoning Ordinance. Article 7 mandates that "[m]inimum lot area shall be 40,000 square feet per individual dwelling unit or other single use". Article 7A defines a "dwelling unit" as "a room or group of rooms designed and equipped exclusively as living quarters for only one family..." Article 4 governing prior existing uses provides that:

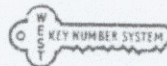
Any lawful use of building, structure, premises, land or parts thereof existing prior to the effective date of this Ordinance and not in conformance with the provisions of this Ordinance may continue and may be maintained, repaired and improved. No such non-conforming use may be expanded or changed to any other non-conforming use in any way which does not conform to this Ordinance.

Plaintiffs contend that the proposed conversion involves no change in use. It is their position that at present each individual rental cabin constitutes a "dwelling unit" on a nonconforming lot. The Town contends, however, that the entire cabin rental operation constitutes a single use and, as such, meets the requirement for minimum lot size.

The Board declined to interpret "dwelling unit" to include the rental cabins. The Board committed no error of law in this regard. A rental cabin serving a transient population is not "designed and equipped exclusively for use as living quarters for only one family." Accordingly, the conversion to condominiums will involve the creation of nine individual "dwelling units" out of the former single use. The Board correctly determined that each newly-created "dwelling unit" must comply with the minimum lot requirement of 40,000 square feet.

The Entry is:
Judgment affirmed.

All concurring.



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