

From: Richard Arnold <ra0094@yahoo.com>
Sent: Tuesday, July 30, 2019 12:33 PM
To: Town of Lamoine
Subject: Please forward to the Appeals Board

Stu,

Would you please be so kind as to forward this to the Appeals Board in preparation for the Aug 6th meeting. Thank you.

To the Appeals Board:

I would like to provide a brief rationale for my appeal of the CEO's issuance of the Certificate of Completion (CoC) for the True property located at 114 Marlboro Beach Rd. The CEO issued the CoC on or about July 1 of this year. The CoC is based upon the True's agreeing that their home would only accommodate two bedrooms. This restriction is due to their continued use of the original 1992 septic system which is rated for only two bedrooms. Since the issuance of the CoC the True's have been advertising their home for vacation rentals. In their ads they state that the property sleeps eight. In a response to an inquiry about a future rental the True's state that they have "3 standard beds (2 queens and a full) with a queen sized, deluxe air mattress". They also state that once a permitting "hiccup" is resolved then "we will have another regular bed delivered for the office/den". In the drawing of their floor plan they show two bedrooms on the third floor plus a "den/game room". If you put a bed in the den/game room isn't that really just another bedroom? Clearly their intent is to game the system and to ignore the restrictions placed on their property by the CEO and to yet again demonstrate little regard for the rules and regulations set out by the town of Lamoine and for the norms of the neighborhood. This game they seem to be playing has some very serious consequences. If their current septic system fails then the effluent will flow across my property and directly into Raccoon Cove. This could then lead to another closure of the clam and mussel beds and the loss of income for the local fishermen. It is my understanding that the True's have filed a "Plan B" septic design that is to be implemented in case of a failure of the current system. This Plan B design is for a three-bedroom home. But clearly since their intent is to use four bedrooms, three on the 3rd floor and one on the 1st floor, shouldn't the Plan B design be for a four-bedroom house? I suspect the True's were told that a septic design for four-bedrooms would not fit within the very limited space on their property and so settled for a Plan B for three bedrooms. I respectfully ask the Appeals Board to allow a review of all of the relevant material regarding the issuance of the

CoC with the intent to rescind the CoC until such time as a septic system of the proper size can be installed.

Regards,
Richard Arnold
102 Marlboro Beach Rd