To: Lamoine Board of Appeals
From: John Holt
Date: May 23, 2019
Re: Timeliness of Moldawer May 3, 2019 appeal

[Note: As chair of the Planning Board, I normally am not involved in the issuance of residential building permits. However, because of my familiarity with the unique recent history of the parcel on which the True house is located as well the B&LU and the Shoreland Zoning ordinances with their regulations regarding reconstruction of structures on non-conforming lots, I assisted CEO Albright in reviewing various aspects of the True application and subsequent construction.]

1. Sometime early in March 2019, but certainly prior to March 13, I entered in conversation with Alan Moldawer and CEO Rebecca Albright at the Lamoine Town Office. Mr. Moldawer was discussing with CEO Albright the recently constructed True residence when I entered the building and I was asked by CEO Albright to join the discussion. Mr. Moldawer asked several questions and voiced several objections regarding the building permit which had been issued for the True's and also complained about the height of the building.

2. On March 13, I assisted CEO Albright in measuring the height of the True house. We determined that its average height from the roof ridge to the rough finished grade was less than 35 feet.

3. On March 18, CEO Albright and I received a letter of complaint from Mr. Moldawer in which he made several assertions as to why the building permit should not have been issued to the True's and also complained that the building height limit of 35 feet had been exceeded.

3. On March 20, I spoke briefly with Mr. Moldawer at the Lamoine Town Meeting. I noted that I thought the building permit for the True's was issued properly and that CEO Albright and I has measured the building height and found it in compliance with the BLUO.

4. On March 27, CEO Albright and I again measured the height of the True house and concurred that our determination of March 13 – that the building height was less than 35 feet from the rough finished grade – was correct.