

Alan and Brenda Moldawer
15 Brown Lane
Lamoine, Maine 04605

August 3, 2019

Mr. Griff Fenton, Chair
Board of Appeals
Town of Lamoine
Lamoine, Maine 04605

Re: August 29, 2019 letter from Jim Scott, Coastal Builders

Dear Mr. Chair:

Jim Scott of Coastal Builders, the builder of the True house in Marlboro, has submitted a letter on behalf of Tom and Kathryn True. Mr. Scott claims to be an experienced builder in the area. He claims that unidentified Marlboro neighbors have been verbally abusive toward his workers. He alleges that several of those “complaining the most” about the height violation of the True house have “done the same thing” and he submitted what he claims is evidence of doing “the same thing.”

His letter was likely written at the urging of Mr. True who was not permitted to file a further pre-hearing statement after August 23. But the letter is remarkable in its own way and justifies a response to correct the misinformation.

This is the first time that the Town has heard from Coastal Builders since construction of the True house began last winter. The Town heard nothing from this builder when the foundation was set without an inspection, or when allegations of a building height violation were made public months ago, or when hearings were held on May 20, June 13, or July 11, or at any time during the period the Trues had to submit a prehearing statement. Instead of being heard when the Town could have used information relevant to this dispute, the Town hears from this builder for the first time in a surrogate role attacking the Trues’ neighbors.

As for the attack, at no time have I spoken to or directed any comments at a worker on the True property. Nor have I seen or heard anyone being verbally abusive toward a worker. His workers are not responsible for the mess made here.

Mr. Scott (or whoever supplied him with the misinformation) knows little about the history of other houses built in Marlboro, and his allegation that others have done “the same thing” as the Trues is absurdly false. The two-story Moldawer house was set back from the water as the Shoreland Zoning Ordinance required and the original grade was purposefully lowered through the work of a civil engineer to assure that the house profile did not negatively

affect the sight lines of people above them. The two-story Arnold house was excavated and sits on original ground and, like the Moldawer house, is well-below the BLUO building height limit. The Arnold's house waterside downslope shown in Mr. Scott's photo was nicely terraced into original ground. The Laura Lyell house was built well before she became its owner and, unlike the True house, there is nothing about that house that violates the Town's building and land use codes or is otherwise offending. The True house, on the other hand, was built upon hundreds of cubic yards of fill, raising the ground to considerable heights to have a "magnificent view" over others, at the expense of others, and most importantly, in obvious violation of the BLUO. No one in the area has ever opposed the idea of the Trues building a new house, as long as they complied with the rules.

It is the obligation of a builder that claims to be experienced and to care about the communities in which it builds to know and adhere to building codes. Whether Coastal Builders is responsible for the building height violation or simply stuck a house on a raised foundation put in by the Trues, anyone who might use this company in the future would be wise to hire a consultant knowledgeable in local building codes to oversee the work.

Respectfully submitted,



Alan B. Moldawer

Cc: Jim Scott, Coastal Builders
Jon Pottle, Esq.