

James A. Bennett, ICMA-CM
City Manager
Biddeford, Maine

Phone 207.284.9313

FAX 207.571.0678

Follow me on Twitter: <https://twitter.com/BiddMECityMgr> www.biddefordmaine.org

Under Maine's Freedom of Access ("Right to Know") law, all email and email attachments received or prepared for matters concerning City business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law. If you have received this message in error, please notify this office immediately by return email. Thank you in advance for your cooperation.

City of Biddeford, Maine

-----Original Message-----

From: Tansley, Greg
Sent: Wednesday, August 24, 2016 2:02 PM
To: Gerlach, Jerry
Cc: Bennett, James
Subject: FW: Requesting information

Jim - They have identified "correspondence" from the owners of 20 Sea Spray Drive and their Attorney John Bannon. This means (to me) to include e-mails. Does Jerry need to conduct an e-mail search?

Jerry - Attached are .pdf's of written correspondence in my files.

Greg

Greg D. Tansley, AICP
City Planner
P.O. Box 586
Biddeford, Maine
207-284-9115

-----Original Message-----

From: Bennett, James
Sent: Wednesday, August 24, 2016 12:30 PM
To: Tansley, Greg
Cc: Gerlach, Jerry
Subject: RE: Requesting information

When you get a chance, PDF the documents you have and get them to Jerry

James A. Bennett, ICMA-CM

City Manager
Biddeford, Maine

Phone 207.284.9313
FAX 207.571.0678

Follow me on Twitter: <https://twitter.com/BiddMECityMgr> www.biddefordmaine.org

Under Maine's Freedom of Access ("Right to Know") law, all email and email attachments received or prepared for matters concerning City business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law. If you have received this message in error, please notify this office immediately by return email. Thank you in advance for your cooperation.

City of Biddeford, Maine

-----Original Message-----

From: Tansley, Greg
Sent: Wednesday, August 24, 2016 12:09 PM
To: Bennett, James
Subject: RE: Requesting information

Done. Thanks.

Greg D. Tansley, AICP
City Planner
P.O. Box 586
Biddeford, Maine
207-284-9115

-----Original Message-----

From: Bennett, James
Sent: Wednesday, August 24, 2016 12:04 PM
To: Tansley, Greg
Cc: Gerlach, Jerry
Subject: RE: Requesting information

Have them send the request directly to me and ask them to be as specific as they can. We are going to treat it as a FOIA request. You can let them know that we will put the request and response up on our webpage that covers the FOIA

James A. Bennett, ICMA-CM
City Manager
Biddeford, Maine

Phone 207.284.9313
FAX 207.571.0678

Follow me on Twitter: <https://twitter.com/BiddMECityMgr> www.biddefordmaine.org

Under Maine's Freedom of Access ("Right to Know") law, all email and email attachments received or prepared for matters concerning City business are likely to be regarded as public records which may be inspected by any person upon

request, unless otherwise made confidential by law. If you have received this message in error, please notify this office immediately by return email. Thank you in advance for your cooperation.

City of Biddeford, Maine

-----Original Message-----

From: Tansley, Greg
Sent: Wednesday, August 24, 2016 11:54 AM
To: Bennett, James
Subject: FW: Requesting information

Jim,

Jerry recommended I forward this to you for action. How would you like to handle this?

Greg

Greg D. Tansley, AICP
City Planner
P.O. Box 586
Biddeford, Maine
207-284-9115

-----Original Message-----

From: Rosemary LaPorte [mailto:rlap@comcast.net]
Sent: Wednesday, August 24, 2016 11:17 AM
To: Tansley, Greg
Cc: Scott Anderson; Russell LaPorte; laporte1824@comcast.net; Brad Googins
Subject: Requesting information

Hi Greg,

I would like to get copies of any correspondence (relating to 20 Seaspray Drive) sent to your office, the Planning Board, and the City Council, by the owners of 20 Seaspray Drive and their attorney, John Bannon. In particular, any letters written to the board or the council prior to the meetings regarding the proposed amendments to shoreland zoning.

Who do I need to contact and where do I go for this?

I would appreciate your help in directing me. Thank you.

Rosemary LaPorte

Sent from my iPad

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Tuesday, August 16, 2016 8:44 AM
To: 'Tansley, Greg'
Subject: RE: Kevin Tourangeau Stopped by

Do you know whether the City Attorney has been shown these letters? They are way off the mark, legally.

From: Tansley, Greg [<mailto:gtansley@Biddefordmaine.org>]
Sent: Tuesday, August 16, 2016 8:34 AM
To: John C. Bannon <jbannon@mpmlaw.com>
Subject: FW: Kevin Tourangeau Stopped by

Here is the second letter received.

Greg D. Tansley, AICP
City Planner
P.O. Box 586
Biddeford, Maine
207-284-9115
Office Fax: (207) 571-0676
Email: afagan@biddefordmaine.org

 Please consider the environment before printing this email

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Tuesday, August 16, 2016 8:35 AM
To: 'Tansley, Greg'
Subject: RE: Kevin Tourangeau Stopped by

Thanks again.

From: Tansley, Greg [<mailto:gtansley@Biddefordmaine.org>]
Sent: Tuesday, August 16, 2016 8:34 AM
To: John C. Bannon <jbannon@mpmlaw.com>
Subject: FW: Kevin Tourangeau Stopped by

Here is the second letter received.

Greg D. Tansley, AICP
City Planner
P.O. Box 586
Biddeford, Maine
207-284-9115
Office Fax: (207) 571-0676
Email: afagan@biddefordmaine.org

 Please consider the environment before printing this email

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Tuesday, August 16, 2016 8:32 AM
To: 'Tansley, Greg'
Subject: RE: letter to the biddeford council

Thanks, Greg.

John

-----Original Message-----

From: Tansley, Greg [mailto:gtansley@Biddefordmaine.org]
Sent: Tuesday, August 16, 2016 8:31 AM
To: John C. Bannon <jbannon@mpmlaw.com>
Subject: FW: letter to the biddeford council

As requested, here is one letter received by the Council regarding the Shoreland Zoning Amendments. I will forward the second one in a separate e-mail.

Greg D. Tansley, AICP
City Planner
P.O. Box 586
Biddeford, Maine
207-284-9115

-----Original Message-----

From: christina Stone [mailto:christina.stn@gmail.com]
Sent: Monday, August 15, 2016 12:03 PM
To: Alan Casavant; Tansley, Greg; Bennett, James; Michael Swanton
Subject: letter to the biddeford council

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Wednesday, August 03, 2016 11:22 AM
To: 'Tansley, Greg'
Subject: RE: CLARIFICATION - Appeals of Planning Board Decisions in Shoreland Zoning

Thanks, Greg.

I was already aware that there is an intermediate appeal to the ZBA from Planning Board decisions on shoreland zoning applications. However, I saw no reason to contradict you on that point. ZBA review only makes the LaPorte's suggested Planning Board review process *more* consumptive of City resources and would elongate the review process for the parties because it would take up the ZBA's time as well as that of the courts.

Moreover, ZBA review of Planning Board decisions on shoreland permits under Section 16(G)(3)(B) is appellate rather than de novo. The fact that there are *no* review criteria in the LaPortes' proposed amendment would mean, in turn, that there would be *no* standards by which the ZBA could determine whether the Planning Board's decision was "contrary to specific provisions of the ordinance or contrary to the facts presented to the Planning Board." That would greatly increase the incentive for a disappointed party to appeal the ZBA's decision to the court.

John

From: Tansley, Greg [mailto:gtansley@Biddefordmaine.org]
Sent: Wednesday, August 3, 2016 10:50 AM
To: John C. Bannon <jbannon@mpmlaw.com>
Subject: CLARIFICATION - Appeals of Planning Board Decisions in Shoreland Zoning

Dear Attorney Bannon,

Please see the attached memorandum clarifying/correcting a statement that I made last night regarding appeals of Planning Board decisions in the Shoreland Zone.

Please let me know if you have any questions.

Respectfully,

Greg

Greg D. Tansley, AICP
City Planner
P.O. Box 586
Biddeford, Maine
207-284-9115

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Thursday, July 21, 2016 2:40 PM
To: 'Tansley, Greg (gtansley@Biddefordmaine.org)'
Subject: Checking in on Shoreland Zoning Amendments

Hello, Greg:

Do you have any idea at this point when the City Council will hold its first reading of the shoreland zoning amendments?

Thanks very much, as always.

John

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Thursday, July 07, 2016 1:37 PM
To: 'Tansley, Greg (gtansley@Biddefordmaine.org)'
Subject: Letter concerning Attorney Anderson's proposed amendment to section 15(B)(4)
Attachments: L-G Tansley 06 10 16.pdf

Greg:

At the risk of boring you, I am hereby sending you another copy of the letter I wrote to you previously concerning Attorney Scott Anderson's proposed amendment to section 15(B)(4). Although I share some of the same concerns you raised last night, if you work your way through the language of the amendment as I did, it is apparent that the amendment could not even perform the function intended for it. It simply doesn't work.

Thanks.

John

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Thursday, July 07, 2016 9:09 AM
To: 'Tansley, Greg (gtansley@Biddefordmaine.org)'
Subject: Shoreland Zoning Amendments

Greg:

As I interpret the Board's vote last night, the proposed amendment to Section 15(B)(4) (with the rest of the amendments) *will* be sent to the Council for potential adoption. Is that your understanding as well?

Thanks.

John

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Wednesday, July 06, 2016 9:06 AM
To: 'Tansley, Greg'
Subject: RE: Continued hearing on Shoreland Zoning amendments

Thanks, Greg. That is is very helpful indeed.

John

From: Tansley, Greg [mailto:gtansley@Biddefordmaine.org]
Sent: Wednesday, July 6, 2016 8:34 AM
To: John C. Bannon <jbannon@mpmlaw.com>
Subject: RE: Continued hearing on Shoreland Zoning amendments

Hi John,

There have been no changes. Maine DEP are lukewarm on the one year effective date of the new Nonconforming Structure expansion rules. My hope is the Board will finalize what they recommend and send the result to City Council (whatever that result may be). It may not, however, go to the City Council until August 2, based on a discussion I had with the City Clerk (since both she and the City Manager are on vacation the week of July 18).

For tonight, yes it was intentional that the continued hearing occur after the items. THAT SAID, Item #C has been removed from the Agenda. This item would have likely taken the longest. Items A and B should not take long at all.

I hope this helps.

Greg

Greg D. Tansley, AICP
City Planner
P.O. Box 586
Biddeford, Maine
207-284-9115

From: John C. Bannon [mailto:jbannon@mpmlaw.com]
Sent: Wednesday, July 06, 2016 8:17 AM
To: Tansley, Greg
Subject: Continued hearing on Shoreland Zoning amendments

Greg:

Have there been any further developments with respect to the proposed amendments to the Shoreland Zoning amendments? I presume not, but thought I had better check.

In addition, I see that the public hearing is currently scheduled for tonight after three new matters rather than under unfinished business. If that was intentional, that's the luck of the draw, and I have no complaints. However, I want to make sure what the agenda actually will be, so that I can know whether I need to be there promptly at 6 o'clock for the public hearing rather than after the other matters.

Thanks very much, as always.

John

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Wednesday, July 06, 2016 8:17 AM
To: 'Tansley, Greg (gtansley@Biddefordmaine.org)'
Subject: Continued hearing on Shoreland Zoning amendments

Greg:

Have there been any further developments with respect to the proposed amendments to the Shoreland Zoning amendments? I presume not, but thought I had better check.

In addition, I see that the public hearing is currently scheduled for tonight after three new matters rather than under unfinished business. If that was intentional, that's the luck of the draw, and I have no complaints. However, I want to make sure what the agenda actually will be, so that I can know whether I need to be there promptly at 6 o'clock for the public hearing rather than after the other matters.

Thanks very much, as always.

John

Gerlach, Jerry

From: zzag1234@aol.com
Sent: Tuesday, July 05, 2016 11:22 AM
To: gtansley@biddefordmaine.org
Subject: Meeting tomorrow...

Hi Greg,

I know there is another Planning Board meeting tomorrow evening. My brother and I are of course hoping this might be the time that the "rock outcropping" amendment that is part of the Shoreline Zoning package will be further discussed, and maybe even voted upon. I want to thank you and the Board for being able to speak at the May 18th meeting, (although I do apologize if I got too personal....) And again, I want to thank you very much for all the work that you and the Board have put into this issue and the others too over these last several weeks.

With appreciation,
Beth Zagoren

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Wednesday, June 15, 2016 4:03 PM
To: 'Tansley, Greg (gtansley@Biddefordmaine.org)'
Subject: Our recent phone conversation about the amendment to 15(C)(1)

Greg:

What I was telling you in our phone conversation was *incorrect*. I pulled together enough documents to determine that Ms. Harper's house *would* be located partially within 75' of the upland edge of the wetland. Hence, my comments were incorrect.

I sincerely apologize. If you have not yet reached Roby, please do not make further efforts to do so. My error.

John

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Wednesday, June 15, 2016 1:37 PM
To: 'Tansley, Greg'
Subject: RE: Draft Heigh variation Option

Thanks, Greg. Bad news, but you obviously did your best.

Would you feel comfortable sending me a copy of your redraft of the DEP's revision to Section 12(C)(1)?

Thanks again.

John

From: Tansley, Greg [<mailto:gtansley@Biddefordmaine.org>]
Sent: Wednesday, June 15, 2016 12:50 PM
To: John C. Bannon <jbannon@mpmlaw.com>
Subject: FW: Draft Heigh variation Option

Greg D. Tansley, AICP
City Planner
P.O. Box 586
Biddeford, Maine
207-284-9115

From: Morse, Michael J [<mailto:Michael.J.Morse@maine.gov>]
Sent: Wednesday, June 15, 2016 12:14 PM
To: Tansley, Greg
Subject: RE: Draft Heigh variation Option

Just back in from the field and had received confirmation that the Department would not approve an amendment that allows both the 30% floor area/volume standard and the new 30% footprint standard in effect simultaneously. We again would approve an amendment with a delayed replacement of the provision until sometime in 2017 as previously discussed though.

Mike

Mike Morse
MDEP
Assistant Shoreland Zoning Coordinator
312 Canco Road
Portland, Maine 04103
Ph- 207-822-6328
Fax- 207-822-6303

From: Tansley, Greg [<mailto:gtansley@Biddefordmaine.org>]
Sent: Wednesday, June 15, 2016 11:15 AM
To: Morse, Michael J
Subject: RE: Draft Heigh variation Option

Hi Mike,

Any feedback yet?

Greg

Greg D. Tansley, AICP
City Planner
P.O. Box 586
Biddeford, Maine
207-284-9115

From: Morse, Michael J [<mailto:Michael.J.Morse@maine.gov>]
Sent: Tuesday, June 14, 2016 12:15 PM
To: Tansley, Greg
Subject: RE: Draft Heigh variation Option

Greg, I just had a minute to take a look at this and it looks good. I only looked at the height changes you made and not the rest (assuming the rest is cut & paste).

I decided I ought to run the other expansion question by our other staff and haven't heard back. Will let you know as soon as I hear back. Your next public hearing is tomorrow evening, right?

Mike

*Mike Morse
MDEP
Assistant Shoreland Zoning Coordinator
312 Canco Road
Portland, Maine 04103
Ph- 207-822-6328
Fax- 207-822-6303*

From: Tansley, Greg [<mailto:gtansley@Biddefordmaine.org>]
Sent: Friday, June 10, 2016 2:09 PM
To: Morse, Michael J
Subject: Draft Heigh variation Option

Hi Mike,

This is a draft of what we discussed might look like. Please let me know what you think.

Thanks,

Greg

Greg D. Tansley, AICP
City Planner
P.O. Box 586
Biddeford, Maine
207-284-9115

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Tuesday, June 14, 2016 4:55 PM
To: 'Tansley, Greg (gtansley@Biddefordmaine.org)'
Subject: Possible revision to Section 12(C)(1) governing expansion of nonconforming structures in the shoreland zone

Greg:

If you draft a revision to the DEP's modified version of Section 12(C)(1) before the Planning Board's workshop/hearing tomorrow morning, could you please e-mail me a copy?

Thank you very much.

John

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Friday, June 10, 2016 6:03 PM
To: 'Tansley, Greg (gtansley@Biddefordmaine.org)'
Subject: Second Letter Concerning Proposed Amendment to Section 15(B)(4)
Attachments: L-G Tansley 06 10 16.pdf; Exhibit A.pdf; Exhibit B.pdf; Exhibit C.pdf; Exhibit D.pdf

Greg:

Attached to this e-mail is a second letter concerning the proposed amendment to Section 15(B)(4) of the Shoreland Zoning Ordinance, plus four exhibits. This letter constitutes a rebuttal to the arguments raised by the LaPortes at the Planning Board's hearing of May 18, 2016.

Thank you for your assistance.

John

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Friday, June 10, 2016 1:42 PM
To: 'Tansley, Greg (gtansley@Biddefordmaine.org)'
Subject: Proposed effective date of amendment to Section 12(C)(1) of the Shoreland Zoning Ordinance

Greg:

At the Planning Board's May 18, 2016 public hearing, the Board tentatively voted that the effective date of the proposed "footprint" amendment to Section 12(C)(1) of the Shoreland Zoning Ordinance should be delayed until May, 2017. I understand the Board's rationale to be that, because (a) the amendment will reduce the extent to which many owners of nonconforming structures will be able to expand those structures, and (b) a substantial portion of the City's summer coastal residents have not yet returned to Maine, may be unaware of the proposed change, and thus be unfairly surprised if the amendment became effective immediately; therefore (c) it is fair to allow such residents an additional several months to apply for and obtain approval of an expansion under the old rule. The Board's concept is compassionate and reasonable as far as it goes.

However, there are also a substantial number of lot owners who will derive an *advantage* from the proposed "footprint" amendment as compared to the old rule, including one of my clients. On behalf of that client, I respectfully request that the Planning Board amend its vote to provide that, until May 2017, property owners will have the option of filing applications for expansion of nonconforming structures under *either* the "footprint" amendment or the old rule, and that in May 2017, the old rule will expire (a sort of "sunset provision").

The proposed "footprint" amendment was mandated, not just by the 2015 changes to the State Guidelines, but by a 2013 amendment to 38 M.R.S.A. Section 439-A. Thus, persons such as my client have already waited a few years for the City to adopt the "footprint" amendment, and would be disadvantaged if they were required to wait yet another year before they can file an application under the "footprint" amendment.

It seems equally compassionate and reasonable, therefore, for the Board to allow the "footprint" amendment to become effective as soon as it is adopted by the City Council *but* to allow property owners the option of using either the "footprint" amendment or the old rule until May, 2017.

Thank you for your consideration of this e-mail.

John

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Thursday, June 09, 2016 5:50 PM
To: 'Tansley, Greg'
Subject: RE: Letter concerning proposed amendment to Section 15(B)(4) of the Shoreland Zoning Ordinance

Greg:

Would you have any time between 8:30 and 12:00?

John

-----Original Message-----

From: Tansley, Greg [mailto:gtansley@Biddefordmaine.org]
Sent: Thursday, June 9, 2016 5:01 PM
To: John C. Bannon <jbannon@mpmlaw.com>
Cc: Tansley, Greg <gtansley@Biddefordmaine.org>
Subject: Re: Letter concerning proposed amendment to Section 15(B)(4) of the Shoreland Zoning Ordinance

Hi John,

My intent is to call you tomorrow to explain the non-conformance issue. Are you available for a phone call, and if so, when is a good time?

Greg

Sent from my iPhone

> On Jun 9, 2016, at 4:40 PM, John C. Bannon <jbannon@mpmlaw.com> wrote:

>

> Greg:

>

> At the conclusion of the Planning Board's hearing of May 18, 2016, some of the Planning Board members expressed discomfort with the tone of some of the comments made during the discussion of the proposed amendment to Section 15(B)(4) of the Shoreland Zoning Ordinance. Those Board members also indicated that they wished to evaluate the amendment on its independent merits rather than as applied to any particular property.

>

> To the extent I inadvertently contributed to the Board's discomfort, I sincerely apologize for doing so.

>

> Because the proposed amendment to Section 15(B)(4) is indeed meritorious regardless of the properties to which it may apply, I have prepared the attached letter describing, in a neutral manner, the legislative history of Section 15(B)(4) and explaining why, as presently drafted, it serves only as routine grandfathering provision. I believe that this analysis will be of assistance to the Board in evaluating the amendment.

>

> There remains the issue of the letter presented to the Board by the LaPortes' attorney at the public hearing, which raises legal arguments directly relating to my clients' property suggesting a proposed modification to the draft amendment. However, in order not to detract from the intended objectivity of the attached letter, I will be responding to the LaPortes' arguments in separate correspondence.

>
> If you have any questions about the attached letter, please let me know.
>
> Thank you for your assistance.
>
> John
> <L-G Tansley 06 09 16.pdf>

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Thursday, June 09, 2016 4:39 PM
To: 'Tansley, Greg (gtansley@Biddefordmaine.org)'
Subject: Letter concerning proposed amendment to Section 15(B)(4) of the Shoreland Zoning Ordinance
Attachments: L-G Tansley 06 09 16.pdf

Greg:

At the conclusion of the Planning Board's hearing of May 18, 2016, some of the Planning Board members expressed discomfort with the tone of some of the comments made during the discussion of the proposed amendment to Section 15(B)(4) of the Shoreland Zoning Ordinance. Those Board members also indicated that they wished to evaluate the amendment on its independent merits rather than as applied to any particular property.

To the extent I inadvertently contributed to the Board's discomfort, I sincerely apologize for doing so.

Because the proposed amendment to Section 15(B)(4) is indeed meritorious regardless of the properties to which it may apply, I have prepared the attached letter describing, in a neutral manner, the legislative history of Section 15(B)(4) and explaining why, as presently drafted, it serves only as routine grandfathering provision. I believe that this analysis will be of assistance to the Board in evaluating the amendment.

There remains the issue of the letter presented to the Board by the LaPortes' attorney at the public hearing, which raises legal arguments directly relating to my clients' property a suggesting a proposed modification to the draft amendment. However, in order not to detract from the intended objectivity of the attached letter, I will be responding to the LaPortes' arguments in separate correspondence.

If you have any questions about the attached letter, please let me know.

Thank you for your assistance.

John

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Tuesday, June 07, 2016 5:38 PM
To: 'Tansley, Greg (gtansley@Biddefordmaine.org)'
Subject: Shoreland Zoning Amendments

Greg:

Just wondering whether you've made any progress with the DEP in resolving the ambiguities about expansion of nonconforming structures and/or about the applicable date of the amendment. If not, will the workshop/hearing still be held on June 15th?

Thanks very much.

John

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Thursday, May 19, 2016 9:41 AM
To: 'Tansley, Greg'
Subject: RE: Submitted Materials - Shoreland Zoning Hearing 051816

Much obliged, Greg.

John

From: Tansley, Greg [mailto:gtansley@Biddefordmaine.org]
Sent: Thursday, May 19, 2016 9:10 AM
To: John C. Bannon <jbannon@mpmlaw.com>
Subject: Submitted Materials - Shoreland Zoning Hearing 051816

Hi John,

As requested, here is the Verrill Dana and Conservation Commission written submissions provided to the Planning Board last night.

Respectfully,

Greg

Gerlach, Jerry

From: John C. Bannon <jbannon@mpmlaw.com>
Sent: Wednesday, May 18, 2016 12:49 PM
To: 'Tansley, Greg'
Subject: RE: One more question about public hearing on shoreland zoning amendments

This makes sense to me, as did your second reply.

Of course the Chair....

Thanks, Greg.

John

From: Tansley, Greg [<mailto:gtansley@Biddefordmaine.org>]
Sent: Wednesday, May 18, 2016 12:14 PM
To: John C. Bannon <jbannon@mpmlaw.com>
Subject: RE: One more question about public hearing on shoreland zoning amendments

Good Question.

Generally public comment can be limited to 5 minutes at the discretion of the Chair. If there are not many people there, I will suggest allowing more time for comment.

If there are a lot of people (hopefully not!) the Chair may limit it to 5 min.

In your case, I would suggest allowing 10 regardless, so long as you state that you are representing two separate clients and state who each client is. They, however, would not be able to speak.

Make sense???

Of course the Chair....

Greg D. Tansley, AICP
City Planner
P.O. Box 586
Biddeford, Maine
207-284-9115

From: John C. Bannon [<mailto:jbannon@mpmlaw.com>]
Sent: Wednesday, May 18, 2016 12:09 PM
To: Tansley, Greg
Subject: One more question about public hearing on shoreland zoning amendments