

Greg:

You may not know the answer to this question, but:

I will be at the hearing representing two different clients concerning two different amendments. Will I be allowed to speak twice, or will I have to make both presentations during a single opportunity to speak?

Thanks for any light you can shed on this.

John

**Gerlach, Jerry**

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**From:** John C. Bannon <jbannon@mpmlaw.com>  
**Sent:** Wednesday, May 18, 2016 12:09 PM  
**To:** 'Tansley, Greg (gtansley@Biddefordmaine.org)'  
**Subject:** One more question about public hearing on shoreland zoning amendments

Greg:

You may not know the answer to this question, but:

I will be at the hearing representing two different clients concerning two different amendments. Will I be allowed to speak twice, or will I have to make both presentations during a single opportunity to speak?

Thanks for any light you can shed on this.

John

## Gerlach, Jerry

---

**From:** John C. Bannon <[jbannon@mpmlaw.com](mailto:jbannon@mpmlaw.com)>  
**Sent:** Monday, May 16, 2016 9:45 AM  
**To:** 'Tansley, Greg'  
**Subject:** RE: Planning Board Hearing on Shoreland Zoning Amendments

Thanks very much, Greg.

John

**From:** Tansley, Greg [<mailto:gtansley@Biddefordmaine.org>]  
**Sent:** Monday, May 16, 2016 9:39 AM  
**To:** John C. Bannon <[jbannon@mpmlaw.com](mailto:jbannon@mpmlaw.com)>  
**Subject:** RE: Planning Board Hearing on Shoreland Zoning Amendments

Hi John,

Yes the meeting is still on and the Public Hearing is scheduled to take place. The format will likely be just to open the hearing and allow folks to speak. They have the ability to limit public comment to 5 minutes, although depending on how many people want to speak they may not hold folks to that.

Nothing has been submitted in writing to the Board, although I expect some folks may attend the meeting to express their opinions about various aspects of the proposal.

Reminder that the meeting starts at 6 PM.

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:** Monday, May 16, 2016 9:17 AM  
**To:** Tansley, Greg  
**Subject:** Planning Board Hearing on Shoreland Zoning Amendments

Greg:

First, I'm just checking in to confirm that the Planning Board is still proposing to conduct a public hearing on the proposed amendments to the Shoreland Zoning Ordinance On May 18, 2016.

Second, although I doubt there's anything new, I wanted to ask if you know anything further about the format for the meeting and whether the Board has received any correspondence concerning any of the proposed amendments.

Thank you.

John

**Gerlach, Jerry**

---

**From:** John C. Bannon <jbannon@mpmlaw.com>  
**Sent:** Monday, May 16, 2016 9:17 AM  
**To:** 'Tansley, Greg (gtansley@Biddefordmaine.org)'  
**Subject:** Planning Board Hearing on Shoreland Zoning Amendments

Greg:

First, I'm just checking in to confirm that the Planning Board is still proposing to conduct a public hearing on the proposed amendments to the Shoreland Zoning Ordinance On May 18, 2016.

Second, although I doubt there's anything new, I wanted to ask if you know anything further about the format for the meeting and whether the Board has received any correspondence concerning any of the proposed amendments.

Thank you.

John

## Gerlach, Jerry

---

**From:** zzag1234@aol.com  
**Sent:** Tuesday, May 03, 2016 9:33 AM  
**To:** gtansley@Biddefordmaine.org  
**Subject:** Re: Shoreland Zoning Public Hearing

Hi Greg,

Whoa....What happened???

What would the revised timeline be as a result? ie., what dates would the City Council then be taking up the issue(s) afterwards?

(We want to see what the new date is we can go for the building permit would now be....)

Thanks Greg,  
Beth

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

**From:** Tansley, Greg <gtansley@Biddefordmaine.org>  
**To:** John C. Bannon <jbannon@mpmlaw.com>  
**Cc:** zzag1234 <zzag1234@aol.com>  
**Sent:** Tue, May 3, 2016 7:12 am  
**Subject:** RE: Shoreland Zoning Public Hearing

Hi John,

Most importantly, I want to let you and your client know that the Board has postponed the hearing (the entire meeting in fact) until May 18 due to unforeseen circumstances.

In response to your questions,

- A format has not yet been established.
- We have not received any written comments.
- I have not provided them any information. The Public Hearing notice provides a brief summary of the amendments and it may be all they need, but if I do prepare something, I will send it along to you and your clients.

Sorry about any inconvenience regarding the rescheduling of the meeting to May 18.

Respectfully,

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:** Monday, May 02, 2016 3:42 PM

**To:** Tansley, Greg  
**Subject:** RE: Shoreland Zoning Public Hearing

Greg:

Based on your e-mail below I am planning to stay for the entirety of the hearing.

In the meantime, I just have a few questions:

- has the Chair yet established any specific format for the hearing?
- has your office received any written comments on any of the proposed ordinance amendments?
- have you prepared any sort of summary or guidance document for the Board? (Given the unusually large number and wide variety of amendments, that would seem like a Herculean task, but I thought I should at least ask.)

Thanks very much.

John

**From:** Tansley, Greg [<mailto:gtansley@Biddefordmaine.org>]  
**Sent:** Friday, April 22, 2016 8:01 AM  
**To:** John C. Bannon <[jbannon@mpmlaw.com](mailto:jbannon@mpmlaw.com)>  
**Subject:** RE: Shoreland Zoning Public Hearing

Hi John,

I suspect it will be an open forum for the public to comment on any of the amendments they wish to. I have not spoken to the Chair yet, however, so that may change. My recommendation, based on experience, would be for you to plan on staying until the conclusion of the meeting.

If something different is planned, I will try to let you know, but in any event, I suspect when we begin the Public Hearing to process will be explained.

Greg

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

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**From:** John C. Bannon [<mailto:jbannon@mpmlaw.com>]  
**Sent:** Thursday, April 21, 2016 5:10 PM  
**To:** Tansley, Greg  
**Subject:** RE: Shoreland Zoning Public Hearing

Greg:

Can you give me an idea of how the public hearing will be structured? For example, will the amendments be addressed in a particular order, or will the public be able to speak, at any time, about whatever amendments are of interest to

them? Perhaps what I am really asking is whether it would be necessary to attend the entire meeting to ensure that I had heard all public comment on a particular amendment.

Thank you for any light you can shed on this.

John

**From:** Tansley, Greg [<mailto:gtansley@Biddefordmaine.org>]

**Sent:** Thursday, April 21, 2016 9:06 AM

**To:** John C. Bannon <[jbannon@mpmlaw.com](mailto:jbannon@mpmlaw.com)>

**Subject:** Shoreland Zoning Public Hearing

Hi John,

I wanted to confirm with you that the Planning Board has scheduled a Public Hearing for Wednesday, May 4 for proposed Shoreland Zoning Amendments.

The Public Hearing notice is attached. Please let me know if you have any questions.

Respectfully,

Greg Tansley

---

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, May 03, 2016 8:51 AM  
**To:** 'Tansley, Greg'  
**Cc:** 'zzag1234@aol.com'  
**Subject:** RE: Shoreland Zoning Public Hearing

Thanks, Greg. I will be present on the 18<sup>th</sup>.

John

**From:** Tansley, Greg [mailto:gtansley@Biddefordmaine.org]  
**Sent:** Tuesday, May 3, 2016 7:13 AM  
**To:** John C. Bannon <jbannon@mpmlaw.com>  
**Cc:** zzag1234@aol.com  
**Subject:** RE: Shoreland Zoning Public Hearing  
**Importance:** High

Hi John,

Most importantly, I want to let you and your client know that the Board has postponed the hearing (the entire meeting in fact) until May 18 due to unforeseen circumstances.

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**Sent:** Monday, May 02, 2016 3:42 PM  
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**Subject:** Shoreland Zoning Public Hearing

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Greg Tansley

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P.O. Box 586  
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## Gerlach, Jerry

---

**From:** John C. Bannon <jbannon@mpmlaw.com>  
**Sent:** Tuesday, May 03, 2016 7:27 AM  
**To:** Tansley, Greg  
**Subject:** Read: RE: Shoreland Zoning Public Hearing

**Importance:** High

### Your message

To: John C. Bannon  
Subject: RE: Shoreland Zoning Public Hearing  
Sent: Tuesday, May 03, 2016 7:12:50 AM (UTC-05:00) Eastern Time (US & Canada)

was read on Tuesday, May 03, 2016 7:26:30 AM (UTC-05:00) Eastern Time (US & Canada).

**Gerlach, Jerry**

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**From:** MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@Biddefordmaine.org  
**Sent:** Tuesday, May 03, 2016 7:13 AM  
**To:** gtansley@Biddefordmaine.org  
**Subject:** Relayed: RE: Shoreland Zoning Public Hearing

**Delivery to these recipients or distribution lists is complete, but delivery notification was not sent by the destination:**

John C. Bannon

zzag1234@aol.com

**Subject:** RE: Shoreland Zoning Public Hearing

---

Sent by Microsoft Exchange Server 2007

## Gerlach, Jerry

---

**From:** John C. Bannon <[jbannon@mpmlaw.com](mailto:jbannon@mpmlaw.com)>  
**Sent:** Monday, May 02, 2016 3:42 PM  
**To:** 'Tansley, Greg'  
**Subject:** RE: Shoreland Zoning Public Hearing

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Thanks very much.

John

**From:** Tansley, Greg [<mailto:gtansley@Biddefordmaine.org>]  
**Sent:** Friday, April 22, 2016 8:01 AM  
**To:** John C. Bannon <[jbannon@mpmlaw.com](mailto:jbannon@mpmlaw.com)>  
**Subject:** RE: Shoreland Zoning Public Hearing

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Greg Tansley

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P.O. Box 586  
Biddeford, Maine  
207-284-9115

## Gerlach, Jerry

---

**From:** zzag1234@aol.com  
**Sent:** Friday, April 22, 2016 3:43 PM  
**To:** gtansley@Biddefordmaine.org; buzzyanuszewski@gmail.com; gilpatrb@gmail.com  
**Subject:** Re: Shoreland Zoning Public Hearing

Thank you so much Greg, that helps a lot - I can understand/figure it out now.... Isn't it amazing that just that one sentence at the bottom of page 22 can be so critical to our project....?

I just hope that none of all the other restrictions/regulations that are spelled out in the 66 additional pages are going to provide any further opportunity for Mr. LaPorte to continue to get in the way of our 8+ years of efforts!

Sincerely,  
Beth Z.

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

**From:** Tansley, Greg <gtansley@Biddefordmaine.org>  
**To:** zzag1234 <zzag1234@aol.com>  
**Cc:** John C. Bannon <jbannon@mpmlaw.com>  
**Sent:** Fri, Apr 22, 2016 8:04 am  
**Subject:** RE: Shoreland Zoning Public Hearing

Hi Beth,

The amendment you are particularly concerned with (as far as I am aware of) is at the very bottom of page 22.

Everything in the document that is red represents a change from the current Ordinance. Underlines represent additions, and strikethroughs represent deletions.

I hope this helps.

Greg

---

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

---

**From:** zzag1234@aol.comzzag1234@aol.com [<mailto:zzag1234@aol.com>]  
**Sent:** Thursday, April 21, 2016 7:22 PM  
**To:** Tansley, Greg  
**Subject:** Re: Shoreland Zoning Public Hearing

Hi Greg,

Sorry, I think I just sent you a blank email.....

Anyway, I do have some other questions.....I could readily see on the public notice which piece of the agenda applied to our land, but when I opened up the text of the proposed amendments, I confess I was pretty overwhelmed by the enormity of it all....and I couldn't really figure out which part of the text was relevant to our situation at Granite Point..... Could you possibly let me know which of the 67 pages are the ones I should be looking at? That would be helpful to me.....Also, what does it mean when some of the text is red, and what does it mean when some of the text has lines through it?



Thanks again Greg,  
Beth Z.

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

From: Tansley, Greg <[gtansley@Biddefordmaine.org](mailto:gtansley@Biddefordmaine.org)>

To: [zzag1234 <zzag1234@aol.com>](mailto:zzag1234@aol.com)

Sent: Thu, Apr 21, 2016 9:05 am

Subject: Shoreland Zoning Public Hearing

Hi Beth,

I wanted to confirm with you that the Planning Board has scheduled a Public Hearing for Wednesday, May 4 for proposed Shoreland Zoning Amendments.

The Public Hearing notice is attached. Please let me know if you have any questions.

Respectfully,

Greg Tansley

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

## Gerlach, Jerry

---

**From:** John C. Bannon <jbannon@mpmlaw.com>  
**Sent:** Friday, April 22, 2016 8:57 AM  
**To:** 'Tansley, Greg'  
**Subject:** RE: Shoreland Zoning Public Hearing

Thanks, Greg.

John

**From:** Tansley, Greg [mailto:gtansley@Biddefordmaine.org]  
**Sent:** Friday, April 22, 2016 8:01 AM  
**To:** John C. Bannon <jbannon@mpmlaw.com>  
**Subject:** RE: Shoreland Zoning Public Hearing

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John

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**Sent:** Thursday, April 21, 2016 9:06 AM

**To:** John C. Bannon <[jbannon@mpmlaw.com](mailto:jbannon@mpmlaw.com)>

**Subject:** Shoreland Zoning Public Hearing

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Greg Tansley

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Thanks again Greg,  
Beth Z.

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

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**To:** zzag1234 <zzag1234@aol.com>  
**Sent:** Thu, Apr 21, 2016 9:05 am  
**Subject:** Shoreland Zoning Public Hearing

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## Gerlach, Jerry

---

**From:** zzag1234@aol.com  
**Sent:** Thursday, April 21, 2016 6:11 PM  
**To:** gtansley@Biddefordmaine.org  
**Subject:** Re: Shoreland Zoning Public Hearing

Hi Greg,

Thanks for sending me the notice. I do plan to attend. My brother is not able to come. I will bring the letter we wrote to the Mayor/City Council (with JohnBannon's help) with me, more for my own support probably than anything....I will look for you and introduce myself if I can. I expect that Mr. LaPorte and maybe other members of his family will be there as well....!

How long a meeting do you think it will be? I may decide to spend the night at my Goose Rocks house if it goes too late..

See you at the meeting, hopefully,  
Beth Z.

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

**From:** Tansley, Greg <gtansley@Biddefordmaine.org>  
**To:** zzag1234 <zzag1234@aol.com>  
**Sent:** Thu, Apr 21, 2016 9:05 am  
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**Sent:** Thursday, April 21, 2016 9:23 AM  
**To:** 'Tansley, Greg'  
**Subject:** RE: Shoreland Zoning Public Hearing

Thanks very much, Greg. I appreciate the heads-up.

John

**From:** Tansley, Greg [mailto:gtansley@Biddefordmaine.org]  
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## Gerlach, Jerry

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**From:** John C. Bannon <[jbannon@mpmlaw.com](mailto:jbannon@mpmlaw.com)>  
**Sent:** Friday, April 08, 2016 9:47 AM  
**To:** 'Tansley, Greg'  
**Subject:** RE: Proposed Shoreland Zoning Amendments

Thanks very much, Greg.

John

**From:** Tansley, Greg [<mailto:gtansley@Biddefordmaine.org>]  
**Sent:** Friday, April 8, 2016 9:20 AM  
**To:** John C. Bannon <[jbannon@mpmlaw.com](mailto:jbannon@mpmlaw.com)>  
**Subject:** RE: Proposed Shoreland Zoning Amendments

John,

Here is the Draft. I still have to proof it once more, but a Public Hearing is scheduled for May 4.

Greg

---

Greg D. Tansley, AICP  
City Planner  
P.O. Box 586  
Biddeford, Maine  
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**From:** John C. Bannon [<mailto:jbannon@mpmlaw.com>]  
**Sent:** Friday, April 08, 2016 9:06 AM  
**To:** Tansley, Greg  
**Subject:** Proposed Shoreland Zoning Amendments

Greg:

Beth Zagoren sent me copies of some e-mails with you that suggest that the process for adopting the most recent DEP amendments to the shoreland zoning guidelines may be under way. If there is a draft of the proposed amendments, could you please e-mail me a copy?

Thanks very much.

John