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*Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

September 20, 2010

PretiFlaherty
One City Center
P.O. Box 9546
Portland, ME 04104
Attn: Estelle A. Lavoie

RE: Properties at Island Avenue, Belvedere Road and Pleasant Avenue, P.I. – 90-P- 8,
9, 11, 13, 14 and 15 – IR-2 Zone – Real Estate of Timothy and Elizabeth Williams

Dear Attorney Lavoie,

I am in receipt of your determination request concerning the properties owned by Timothy and Elizabeth Williams. There is a proposed reconfiguration to create two conforming lots from the three distinct lots owned by Timothy and Elizabeth Williams. All lots involved in the reconfiguration are located in the IR-2 Island Residential Zone.

I am basing my determination upon the chain of titles submitted along with copies of the appropriate deeds and a survey plan indicating the proposed lot configuration. The survey is a stamped and signed survey by Eugene Schleh, a professional Land surveyor and dated December 28, 2006.

Based upon all the above defined information, I have determined that the proposed new two lot configuration does meet the current underlying IR-2 Zone requirements.

Please note that this is not an allowance to begin building upon the newly created vacant lot. Separate permits are required for review and approvals prior to any construction activities. It is further understood that Timothy and Elizabeth Williams own other properties on Peaks Island which are unaffected by this determination.

If you have any questions concerning this determination, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator