

May 23, 1973

Mr. Nick Holt  
Krumbhaar & Holt Associates  
66 Main Street  
Ellsworth, Maine

Dear Mr. Holt:

Yesterday, the Planning Board discussed your amendment to the previously approved site plan for Deering Pavilion. This amendment incorporates the additional parking FHA and the developer have requested.

The Planning Board feels that this site plan embodies a sizeable disadvantage in that the average walking distance from parked car to main entry is excessive, thereby increasing the likelihood of potential mishaps, especially in winter when slippery conditions can prevail. Most members of the Board felt that the functional needs of the elderly should dictate the form of the site plan ("form follows function") and that the basic need of walking from car to building is a more meaningful day-to-day consideration than the maintenance of a near-perfect idyllic setting. In this particular case, however, the Board's views are merely advisory and cannot therefore be binding. The Board would strongly urge to further evaluate this matter by placing the parking more southerly and westerly.

If you persist in this particular location we would strongly suggest a setback from Forest Avenue of at least 20 feet so as to not conflict with any future widening of Forest Avenue and also, so as to allow maximum room for parking lot screening from passing vehicular and pedestrian traffic. The abutting residential properties should also be buffered by retaining as much of the existing vegetation cover as possible and desirable. The present setback is 15 feet.

Sincerely,

Gerald A. Holtenhoff  
Ass't Planning Director

cc: R. Lovell Brown, Building Inspector  
Nelson Cartwright, Building Inspection

GAH/jk