

From: office@beachdreamscottages.com
Sent: Wednesday, April 18, 2018 11:40 AM
To: Shannon Belanger
Cc: wolf279@comcast.net; mlivingston@
Subject: RE: letter to 291, 295

Good Morning Shannon,

This is from Attorney Jeff Clark;

The Board's approval of the expansion of the Units #291-#295 by building decks should be contingent upon the following:

1. The decks should be no bigger than 10' x 12' ? the size of other decks within the Park;
 2. That the owners take appropriate action to Amend the condominium Documents to add their Units
 3. That the owner prepare, at their own expense, an "As Built" plan showing the addition of the deck and filing the same in the York County Registry of Deeds in the Beach Dreams Condominium File; and
 4. That the owner obtain written approval from the Town of Wells to construct a deck; to do so currently, would violate paragraph 3 of the Consent Agreement
- Unfortunately, the Consent Agreement doesn't allow for Beach Dreams to add or change anything to do with "Lot Coverage" or "Density" on the property without Town approval first. Can you let us know what the Town is looking for that complies with the Consent Agreement.

Thanks,
Mike

Beach Dreams Office
412 Post Road, Wells, Maine
207-251-4783

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

From: Shannon Belanger [mailto:Sbelanger@wellstown.org]
To: office@beachdreamscottages.com
Cc: mlivingston@wellstown.org
Sent: Tue, 17 Apr 2018 20:11:50 +0000
Subject: RE: letter to 291, 295
All we need is a letter giving him permission to amend the site plan.

Shannon L.M. Belanger
Assistant Planner
Website Administrator
Town of Wells, Maine
sbelanger@wellstown.org
phone: (207) 646-5187
fax: (207) 646-7046

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From: office@beachdreamscottages.com [mailto:office@beachdreamscottages.com]
Sent: Tuesday, April 17, 2018 4:05 PM
To: Shannon Belanger
Subject: RE: letter to 291, 295

He didn't request it to the Board of Directors. Should he have?

Beach Dreams Office
412 Post Road, Wells, Maine
207-251-4783

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

From: Shannon Belanger [mailto:Sbelanger@wellstown.org]
To: mike@beachdreamscottages.com>, "mike@mackinnonproperties.com"
Cc: mlivingston@wellstown.org>, Jodine Adam

Sent: Tue, 17 Apr 2018 20:00:10 +0000
Subject: RE: letter to 291, 295
Thanks Mike,

Does Mr. Gallo have permission from the Beach Dreams Association to pursue the site plan amendment?

Shannon L.M. Belanger
Assistant Planner
Website Administrator
Town of Wells, Maine
sbelanger@wellstown.org
phone: (207) 646-5187
fax: (207) 646-7046

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From: mike@beachdreamscottages.com [mailto:mike@beachdreamscottages.com]
Sent: Tuesday, April 17, 2018 3:35 PM
To: Shannon Belanger; mike@mackinnonproperties.com; office@beachdreamscottages.com
Cc: Mike Livingston; Jodine Adams
Subject: RE: letter to 291, 295

Good afternoon Shannon,

Ken Wolf is the General Contractor representing Gallo and Cavaertta. He requested an approval letter from Beach Dreams for the decks. The Consent Agreement with the Town of Wells doesn't allow for us to approve his request. This would need to be approved by the Town first.

Thanks,
Mike MacKinnon

From: Shannon Belanger <sbelanger@wellstown.org>
Sent: Tuesday, April 17, 2018 3:19 PM
To: mike@beachdreamscottages.com; mike@mackinnonproperties.com;
office@beachdreamscottages.com
Cc: Mike Livingston <mlivingston@wellstown.org>; Jodine Adams <jadams@wellstown.org>
Subject: FW: letter to 291, 295

Thank you for the email,

Was this letter intended for Ken Wood of Attar Engineering by chance? Ken Wood is representing Mr. Gallo/ Mr. Cavaretta to amend the Beach Dreams site plan for units 291 and 295. I am not sure who Ken Wolf is, maybe the contractor?

We had asked Mr. Gallo to obtain written permission from the Beach Dreams Condo for him to amend the Beach Dreams site plan to permit units 291 and unit 295 to have the ability to construct 10' x 16' decks. Attached is the application form that Mr. Gallo and Ken Wood prepared last week for the amendment.

I hope this information helps and aids you in preparing a letter that gives Mr. Gallo permission to pursue this site plan amendment. Thank you,

Shannon L.M. Belanger
Assistant Planner
Website Administrator
Town of Wells, Maine
sbelanger@wellstown.org
phone: (207) 646-5187
fax: (207) 646-7046

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From: Jodine Adams
Sent: Tuesday, April 17, 2018 3:01 PM
To: Shannon Belanger
Subject: FW: letter to 291, 295

From: office@beachdreamscottages.com [mailto:office@beachdreamscottages.com]
Sent: Tuesday, April 17, 2018 10:18 AM
To: Jodine Adams; Mike Livingston; mike@beachdreamscottages.com; mike@mackinnonproperties.com
Subject: letter to 291, 295

Good morning,

Please find the attached letter sent to Ken Wolf regarding a request for decks on units 291 & 295 Beach Dreams.

Thank you,
Julie

Beach Dreams Office
412 Post Road, Wells, Maine
207-251-4783