

Mr. Peter Nesen, Chair  
Zoning Board of Appeals  
City of Belfast  
131 Church Street  
Belfast, Maine 04915

September 7, 2021

Re: Appeal of CEO Decision on issuance of BP3-2022 Henry's Homes LLC/Wayne Corey  
47-R Northport Avenue - Map 36 Lot 118-A

Dear Chair Nesen and Members of the Zoning Board of Appeals"

We, the abutting property owners and property owners directly impacted by this development, are collectively appealing the August 10, 2021 decision of the Belfast Code Enforcement Officer (CEO), Steve Wilson, to approve and issue the above-mentioned permit. It is our firm belief that the CEO erred in his decision in issuing the building permit. Specifically, the CEO, nor the applicant have addressed the standards detailed Article IX Performance Standards, Division 2, Environmental Standards of the City Code of Ordinances. We believe the permit and work being done violate Section 102-1123 Erosion Control, Section 102-1124 Control of Stormwater run-off, Section 102-1134 Uses in Wetlands, and Section 102-1136 Soils.

It is our conclusion that after your careful consideration and review of the materials accompanied herein and the Environmental Standards within the City's Code of Ordinances, you will find that the CEO erred in his decision to issue the permit. It is our conclusion as well that Henry's Homes LLC did not provide sufficient evidence to support the issuance of a permit. We respectfully, request that the Board direct the CEO to revoke the permit and/or issue a stop work order and to ensure that sufficient technical information is submitted to ensure that the standards are complied with and that the developer is in compliance with the Maine Natural Resources Protection Act (NRPA). We would add by stating that they will restore the site or that the permit indicates they must comply with NRPA is not "compliance." The applicant must demonstrate compliance prior to any land use activity. Stormwater issues are of great concern as well, and you will find that nothing has been proposed or done to comply with section 102-1124. Erosion and Sedimentation Control is another standard that has clearly been violated and the developer nor the city have done anything to ensure that the developer is in compliance with this standard.

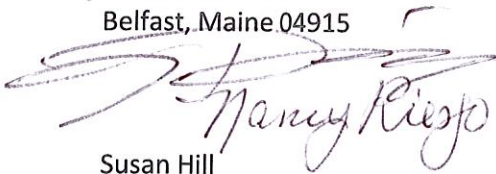
It is not our intent to stop the project, but it is our intent to ensure that City and developers are held accountable to taxpayers and property owners to ensure that development complies with all of the city's applicable standards, as well as the NRPA's wetland rules. As abutters and property owners directly impacted by the loss of wetland functions and increased stormwater we must ensure that development

do comply with the rules and standards that are in place to protect not only the environment, but peoples properties and public infrastructure.

Thank you for your time and consideration,

Respectfully,

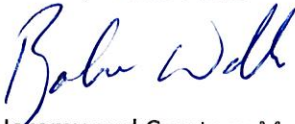
Tom and Nancy Riesgo  
68 Durham Circle  
Belfast, Maine 04915



Susan Hill  
45 Northport Ave.  
Belfast, Maine 04915



Barbara Walls  
51 Northport Ave.  
Belfast, Maine 04915



Jeremy and Courtney Martin  
41 Northport Ave.  
Belfast, Maine 04915



Molly Ahrens  
8 Durham Street  
Belfast, Maine 04915



See Enclosures

- Exhibit A: Approved Building Permit Application
- Exhibit B: Photographs of site.
- Exhibit C: Aerial Photo with approx. location of wetland
- Exhibit D: Division 2 Environmental Standards