

Letter to the Planning Board, Camden Maine

September 8, 2013

Subject: Paid Advertisement Camden Herald Thursday September 5, 2013

I read with interest the advertisement in the Camden Herald September 5 2013 from proponents for the Fox Hill Realty LLC request for a zoning change that would allow the establishment of a commercial Drug and Alcohol Rehab facility in a residential area. There is no difference of opinion regarding the quality of care that McLean Hospital would provide for patients suffering from Drug and Alcohol abuse by those of us who are opposed to this request. The difference of opinion centers on the location for the commercial facility. The harmful alteration of the protection that the long standing Zoning Ordinance provides to the owners of the residential properties within the Zone from the intrusion of commercial properties into the zone is the issue. Zoning Ordinances are not to be changed to bail out owners of properties who experience difficulties and delays in selling their properties, nor to allow them to optimize selling prices via a zoning change. While the proponents of the change attempt to rule out the sale of the property as a single family dwelling simply because it has been on the market for an extended period, it is possible that all of the options available to promote a sale have not been exhausted, such as further price reductions or an auction. Auctions are successfully used to sell expensive unique residential properties and it seems that this is a step that should be exhausted, as opposed to the Planning Board considering a change that would allow a commercial property within this residential area. Furthermore, the proponents attempt to dismiss the idea of a high end home development on the property as something that would "forever change the beauty and serenity of our treasured neighborhood", which I find absurd. Perhaps it is easy for the proponents to say this when most of the proponents are not on or that near to Bayview Street, and some not even residents of Camden. Those who live in this area would strongly desire this alternative and would argue that it would MAINTAIN the beauty and serenity of their treasured residential neighborhood, as compared to allowing the intrusion of a commercial property in the area. The residential development alternative and auction process are reasons for the Planning Board to reject the Zoning change proposal by Fox Hill Realty LLC and I strongly urge the Board to act accordingly. Sincerely, Robert P. Collins, Camden, 207-236-3792