
PROJECT MEMO

DATE: October 27, 2010
TO: George B. MacLeod, Christopher Group, LLC
FROM: Dick Day
RE: Harwood/Spiegel property; Eggemoggin Reach; Sedgwick, Maine

I have completed my review of the property at 18 Silver Mine Lane described in a deed to Marcia Spiegel and Michael P. Harwood recorded in Hancock County Registry of Deeds, Book 5329, Page 292.

I am enclosing three copies of our reconnaissance plan of the property showing the approximate property lines overlaid on recent aerial photography of the site.

Site Description

The site contains approximately 12.1 acres with approximately 508 feet of frontage on Eggemoggin Reach. View-sheds from the property are demonstrated by the photography; views from the site are southerly and southwesterly across the Reach to the northerly shore of Little Deer Isle and Stave Island approximately one-half mile distant.

The site has an average elevation of approximately 42 feet above mean sea level, abruptly rising approximately 16 feet from the high water line and then gently sloping northerly toward Silver Mine Lane. A gravel beach area approximately 240 feet long is well exposed a mid and low tides and is a valuable site amenity.

There are two residential dwellings on the property with garages and a 45'x 64' barn. The building sites are accessed by two gravel surface driveways leading southerly from Silver Mine Lane.

As indicated by the photography, the site is approximately one-third cleared and two-thirds wooded. Tree cover is mature mixed wood growth. My inspection indicates that there are no significant environmental obstacles to development of the property; indications of the presence of freshwater wetlands were not observed except for a small pond area at the northwesterly corner of the property adjacent to Silver Mine Lane.

General site observations indicate that soils conditions are similar to much of Maine's coastal real estate; medium to shallow soils with occasional rock outcrops.

Land Use Regulations

The Town of Sedgwick has no zoning ordinance except for state-mandated shoreland zoning that regulates use and development on the 250-foot wide strip adjacent to normal high water line at Eggemoggin Reach. An inquiry to the local code enforcement officer indicates that the shoreland is zoned for general development except for the 75-foot wide resource protection zone immediately adjacent to the shore line. I am forwarding a copy of the Shoreland Zoning Ordinance for your information.

The Town of Sedgwick has also adopted a Commercial Building Ordinance which regulates the placement of commercial buildings. Again, I am forwarding a copy of that ordinance for your information.

As far as could be determined there are no locally-regulated minimum lot size or frontage requirements.

Use Potential

Although the property has the potential for at least six medium-to-high quality conventional home sites, the ratio of shore frontage to acreage of the property suggests that single-lot residential development may not be the highest and best use of the site.

Subject to further due diligence investigations, the property seemingly offers excellent potential for a seasonal campground development. Properly designed and constructed, I believe the site could accommodate approximately 50 individual camping sites and, at the same time, offer good possibilities for re-use of the buildings now on the property for office, store, showers, storage, etc. The relaxed nature of the regulatory environment in the community would seemingly make such a project less expensive and less time-consuming to pursue than a similar development in a more regulated municipality.

Please let me know if I can provide any further explanation of my review and recommendations with regard to this property.