

From: David Kantor
To: [Rockport Planning](#)
Cc: [Clare Tully](#); [Mark Schwarzmann](#)
Subject: Proposed hotel
Date: Wednesday, June 30, 2021 11:34:40 AM

Dear Mr. Thomas,

I am writing to reiterate my opposition to the hotel project that is currently in progress. I want to make it clear that I am not reflexively anti-development, nor am I categorically opposed to the idea of a hotel at all. However, I am strongly opposed to the idea of a massive hotel that entirely eliminates the view from a town park across the street, and which in its scale will loom enormously over the small downtown area of Rockport. Even viewing the steel structure of the hotel that has been erected so far gives a very clear view of how much taller and more dominating this building will be, if allowed to continue. The idea that this structure could be deemed to be harmonious with the existing structures in place beggars the imagination, and calls into question the objectivity of the Planning Board.

I will say that my husband and I enjoy cordial relations with Stuart Smith, and I hope that those continue. In a conversation with Mr. Smith regarding the hotel after the start of construction, he pointed out that Damariscotta and Camden, among others, have buildings that abut each other and cut off the view of the water from the towns' Main Street. My response to that was that Rockport is not Camden. Most of us who moved to Rockport had the option to live in Camden, and we did not choose to do so, because of the unique, quiet, village-like feel of Rockport, and its open green space, parks, and views of the harbor that we highly valued. At least, we did until now. A developer should not be allowed to turn Rockport into another Camden, simply because the Planning Board chooses to ignore the Land Use Ordinance that has been established for years.

While this is bad enough on the face of it, what really represents an additional irritant is the substantial difference between the plans that were approved by the Planning Board, however misguided that decision may have been, and the plans that were submitted to and approved by the Town's Code Enforcement Officer. I think there is ample documentation of those discrepancies, and the liberties that the developer took in expanding his project and renegeing on statements and promises that he made during the approval process. As the Planning Officer for the town, I must ask you, what is the purpose of having a Planning Board review if the developer is not held to the plans that were actually approved? Doesn't this make the entire Planning Board review a sham, a joke, and a waste of time? Is the Town's policy to grant the Code Enforcement Officer full latitude to approve plans that go beyond the scope of what has been previously approved by the Planning Board?

For that reason alone, I would urge the ZBA to find that the CEO exceeded his authority in issuing the building permit and remand the matter back to the Planning Board for review of the new plans that the developer has created, and is apparently following, or to require the developer to submit for building permit approval only that which was approved by the Planning Board.

Sincerely,

David Kantor