

## Town of Gray

6 Shaker Road  
Gray, Maine 04039  
w.w. graymaine.org

1738  
First Settled

July 17, 2006

Twin Brooks Camping Area LLC - Calvin Austin  
C/O Andrea Maloney  
P.O.Box 194  
113 Egypt Road  
Gray, Maine 04039

Re: Zoning Violation, Letter of Intent  
Map L08 Lot 26

Dear Ms Maloney

I am in receipt of a letter dated July 9, 2006, submitted by your consultant Albert Frick Associates, Inc. as a Letter of Intent concerning the violation at Twin Brooks Campground.

Please be advised that you are currently in violation of the Town of Gray Zoning Ordinance Chapter 402 Section 402.28-2 which regulates existing and proposed campgrounds and the Town of Gray Shoreland Zoning Ordinance Chapter 403 Section 14 Table of Land Uses and Section 15 Land Use Standards. The violation includes the removal of trees within 100' of a Great Pond and the placing of fill within 100' of a Great Pond and the expansion of a Campground. Furthermore, please be advised that the Town is seeking compliance with these ordinances by one of two ways, either by removing the violation or by gaining approval of a Site Plan by the Town of Gray Planning Board.

The Letter of Intent suggests that a Site Plan will be submitted in August/September of 2006. This time frame is acceptable and meets the Town's goal for compliance. A good faith effort being made towards final approval and the implementation of said approved Plan will negate the need for any legal action connected with this violation by the Town.

I have included with this letter a review by the Richard Cahill, Town Planner, for your review. I recommend you contact the Town Planner with any questions and deadlines for submission. In addition to the Town's Ordinances any submission should include the State of Maine approvals, specifically Chapter 205 Rules Regulating Campgrounds and the Department of Environmental Protection.

By way of review, currently in the Town's Lot File we show two letters from the State of Maine Department of Human Services (also included). These letters are dated December 5, 1991 and May 7, 1993 and were issued by Kenneth Meyer from the Wastewater & Plumbing Control Division of Health Engineering. The letters indicate necessary measures before approval by the Department. The lot files show no records of compliance.

Let this letter also reflect that on May 25, 2006 I visited the Campground to answer a complaint of a Shoreland Zoning Violation. It was discovered that trees were

cut and fill was placed within 250' of Little Sebago Lake. The discussion and agreement with you at the time was no further activity would take place. Again on June 19, 2006, I answered a complaint and found several Recreational Vehicles placed within 250' of Little Sebago Lake (same area). The discussion at that time was a Stop Work Order and to remove the R/Vs. However it was agreed that a letter of commitment as to a date specific for compliance (removal) was to be submitted within two days. No letter was submitted and a meeting was scheduled for July 5, 2006 at such time you agreed to submit a Letter of Intent which entailed Site Plan approval for the Campground.

And finally I have included with this letter the applicable section in the Ordinance dealing with fines. Please note that the minimum fine imposed is \$100 per day each day the violation is allowed to exist. (Ref. Chapter 403 Shoreland Zoning Section 16, H 3&4).

Please feel free to contact me if I can assist with correcting the above violation.

Sincerely,



Paul J. White

Cc. Planner  
File



## Town of Gray

6 Shaker Road  
Gray, Maine 04039  
w.w.w. graymaine.org

1738

First Settled

September 06, 2006

Twin Brooks Camping Area LLC - Calvin Austin  
C/O Andrea Maloney  
P.O.Box 194  
113 Egypt Road  
Gray, Maine 04039

Re: Zoning Violation, Letter of Intent  
Map L08 Lot 26

Dear Ms Maloney

This letter is regarding the violation letter that was sent to you on July 17, 2006. In that letter I outlined a zoning violation which needed to be addressed. Your intention at that time was to submit an application to the Planning Board for an expansion of the Twin Brooks Campground in August/September. To date I have not seen such application.

The submission deadline for the last planning board meeting in September is September 13, 2006.

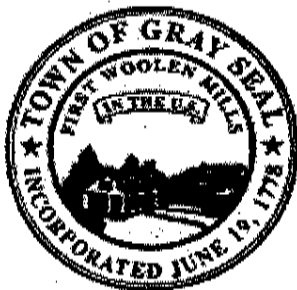
Failure to submit the requested application will result in a Notice of Violation and legal action seeking compliance with the violation. I have attached a copy of the July 17, 2006 letter for your review.

Please feel free to contact me if I can assist with correcting the above violation.

Sincerely,

Paul J. White

Cc. Planner  
File



## Town of Gray

6 Shaker Road  
Gray, Maine 04039  
w.w.w. graymaine.org

1738  
First Settled

March 19, 2007

Twin Brooks Camping Area LLC – Calvin Austin  
C/O Andrea Maloney  
P.O. Box 194  
113 Egypt RD.  
Gray, ME. 04039

Map L08 Lot 26

Dear Mr. Austin and Ms. Maloney,

This letter is a Notice of Violation upon the above property. After substantial review of all submitted documentation, I have determined that there have been two violations of the Ordinance:

Chapter 402 Section 402.28-2C – Set back minimum of one hundred (100) feet from the exterior lot lines of the camping area.

Chapter 403 Section 14 Table 1 – Land Use # 25 – Planning Board Approval.

According to Site Plan done by Albert Frick dated 9/11/2006, lots 49 through 54 are violating the above stated standard. The Town of Gray ORDERS the removal of these sites. These sites may be placed elsewhere on the property within compliance, with site plan approval. In addition, the campground has approval for only 43 campsites. The materials submitted indicate that there are in fact 55 campsites. This constitutes an unauthorized expansion. Therefore, it is also Ordered that you obtain site plan approval for the expansion on an after the fact basis. Enclosed are the copies of the ordinance stated within this letter, and a copy of the ordinance adopted in 1968. The Council will review this letter and make decision upon assessment of fines imposed (Chapter 402 Section 402.31 C – Fines.)

Finally, please consider this letter an ORDER to comply with all of the laws referenced above. You have thirty (30) days from the date of this letter to file an appeal of my decision to the Town's Board of Appeals to contest my determinations; otherwise, your failure to do so will mean my decisions are final and the Town and I will proceed to court if necessary to bring the property into compliance.

Sincerely,

Kinderly Hodgdon

Cc: File, Town Manager, Town Council



## Town of Gray

6 Shaker Road  
Gray, Maine 04039  
w.w.w. graymaine.org

1738  
First Settled

May 3, 2007

### REQUEST FOR CONSENT AGREEMENT

Dear Mrs. Cabana & Gray Town Council,

I would like to request a consent agreement between Twinbrooks Campground and the Town of Gray. The bullets below are my suggestions. Please feel free to add or delete any information:

\* Planning board approval for total of 55 sites. Approval should be obtained by Sept. 30, 2007. ( This takes care of the illegal expansion.)

\* Relocate and phase out camp sites 49 through 54 of site plan dated 9/11/2006 as building of new sites take place. The relocation of illegal camp sites must start no later than September 1, 2007 and all must be removed/relocated by December 1, 2007.

**Note:** These camp sites must be approved via planning board.

\* Camp sites 49 through 54 as stated above shall be returned to natural planted vegetation. The vegetation shall be stabilized no later than June 30, 2008.

\* A fine assessed according to Chapter 402 Section 402.31 C - Town of Gray Ordinance.

Recommended  
Only