

From: Seth Hochbaum <sethhochbaum@gmail.com>
Sent: Wednesday, January 10, 2024 7:35 PM
To: Lanelda Gaskins <lgaskins@highlandbeach.us>
Cc: Ingrid Allen <iallen@highlandbeach.us>; Laura Coburn <lauracoburn3721@gmail.com>
Subject: Re: Planning Board Hearing - January 11, 2024

Good evening all,

Since I cannot attend tomorrow's continued Planning Board meeting due to out of state work obligations, I offer the following comments to be read into the public record:

Since we last met in December, our counsel has been in touch with counsel for the principals of the defunct entity which owns the 12' wide submerged parcel to the immediate north of our seawall. While discussions are ongoing, an agreement has not been reached to date. Given the uncertainty of when such an agreement may be reached, I reiterate our request that the Board vote to approve the pending application subject to an appropriately worded condition which requires production of an agreement with the defunct entity or other satisfactory evidence of ownership of the submerged parcel in question. Given the increasingly dire and emergent need for us to replace our seawall for the protection and preservation of our property, further continuances of this meeting will not serve our interests. For these reasons, we would appreciate your favorable consideration of our request and application.

Additionally, insofar as there was discussion at the last meeting concerning the return walls identified on our plans, I have confirmed with our landscape architect that these walls shall be two feet tall. Consequently, it is grossly inaccurate to conclude that these return walls will in any way obstruct or impair the view of our neighbors to the immediate south. The only way such a view could conceivably be obstructed would be if one were to lay on his/her stomach while laying on the neighbor's patio. This is not a cognizable basis on which to deny our pending application.

We appreciate your time and consideration of our application.

On Wed, Jan 10, 2024 at 9:35 AM Lanelda Gaskins <lgaskins@highlandbeach.us> wrote: