

AGENDA
TOWN COUNCIL WORKSHOP
WEDNESDAY, JUNE 21, 2018
PINE POINT CO-OP
6:00 P.M. - COUNCIL CHAMBERS

Item 1. Call to Order.

Item 2. Those Present.

Item 3. Discussion on Pine Point Co-Op.

Item 4. Adjournment.



Town of Scarborough

Manager's Office Memorandum

To: Members of the Town Council

From: Thomas J. Hall, Town Manager 

Re: Pine Point Fisherman's Co-Op- Change of Ownership

Date: June 15, 2018

We have been advised that there is a perspective buyer for the Pine Point Fisherman's Co-Op. The current concept is that there would be two purchasers, one entity to acquire the real estate and a second entity to acquire the personal property and operating assets of the restaurant and the wholesale business. The principal of both of these entities is Abigail Carroll, owner of Nonesuch Oysters, who currently operates from the pier.

The Town is involved in this matter as the prospective buyer would like to discuss several deed restrictions that she views as challenging. The short history on the property is that in 1964 the Town conveyed a parcel of land subject to certain restrictions and conditions. Through the years the property has changed hands and the restrictions have been modified. In essence the current restrictions require that:

- the Town consent to any sale;
- the Town must approve any mortgage indebtedness on the property in excess of \$125,000, and;
- Any expansion of the building occur only in the front and back.

So for starters, the Town must grant consent to the sale and for reasons I will let them articulate, the limitation on the mortgage amount is apparently problematic. Finally, parking has always been an important part of this relationship and they would like to discuss expanding the current arrangement of 25 unassigned spaces to a larger number.

Although they have secured a lease for the summer, they are anxious to move forward with the purchase. Given the importance of this property and the Town's interest, we have scheduled a workshop for June 20, 2018 for Ms. Carroll to introduce herself, describe her vision for the property and discuss possible modifications to the deed restrictions and the parking lease.

Chairman Donovan and I will be meeting with Ms. Carroll before the workshop and to the extent and additional details or information become available I will be sure to provide it to the Town Council and the public.



Scarborough WebGIS



Legend

- Parcels with Owner Informatic
- Roads
 - MTA
 - MTA
 - MDOT
 - PUBLIC
 - PENDING PUBLIC; PRIVATE; PF
 - CEMETERY; NOT YET BUILT; P
- Building Footprints
- Driveways
 - Paved Driveway
 - Unpaved Driveway
- Road Surfaces
 - Paved Road
 - Unpaved Road
- Parking Lots
 - Paved Parking
 - Unpaved Parking
- Coastline
- Treeline
- Town_Townline_Polygons_α
 - Surrounding Towns
 - Scarborough

Notes

6/15/2018

Disclaimer

This map is a user generated static output from the Town of Scarborough internet mapping site (WebGIS) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.