

**TOWN OF CAPE ELIZABETH**

**SPECIAL TOWN COUNCIL MEETING MINUTES      MEETING #4-98/99  
AUGUST 19, 1998  
7:30 P.M.**

***ROLL CALL BY THE TOWN CLERK      PRESENT      ABSENT***

HENRY G. (BILL) BEYER, CHAIRMAN	X
HENRY N. BERRY III	X
CAROLYN M. FRITZ	X
JOSEPH H. GROFF III	X
JOHN W. McGINTY	X
ROSEMARY A. REID	X
RUTH E. McCLEERY WATSON	X

***PLEDGE OF ALLEGIANCE TO THE FLAG***

**ITEM #39-98/99**

Chairman Beyer opened the item for public comments.

Bill Kourakos, owner Two Lights Keeper's Quarters(15 Two Lights Terrace) - Mr. Kourakos stated that the process for obtaining a permit to renovate the Keeper's Quarters has been "frustrating, and is out of control." Mr. Kourakos graduated from Cape Elizabeth High School. His parents and several family members still reside in Cape Elizabeth. Mr. Kourakos expressed that philosophically he believes the tower should be accessible, however the Keeper's Quarters is private property. Steve Blatt is the architect on the project. Mr. Kourakos chose Mr. Blatt in order to bring the building back to be historically correct. The objective is to minimize the expansion of the footprint, minimize the impact on the view of the quarters and minimize the interference on the neighborhood.

Mr. Kourakos made an offer to delay construction for 45 days provided that the Town Council does not pass the moratorium.

John Rich, Hannaford Cove Road(13 Rocky Point Lane) - Mr. Rich encouraged the Town Council to work with the owner and residents for an amicable solution. The 45 day stay is acceptable to Mr. Rich.

Paul McDonald, 4 Lighthouse Point Road - Mr. McDonald stated that he expresses the views of many of the residents in the neighborhood. Mr. McDonald encouraged the Town Council to accept the 45 day offer. "It is the obligation and duty of the Town Council to step into the arena and take an active part, by the Comprehensive Plan." Mr. Donald suggested that a group of experts be retained by the Town to assist the owner to see if a compromise can be reached - what should the level of alterations be? Objective guidelines from the Department of the Interior should be considered.

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Jack Beaton, 4 Two Lights Terrace - Mr. Beaton asked who was objecting. He stated that the 45 day offer is "more than fair."

Bob Gilbertson, 8 Lighthouse Point Road - Mr. Gilbertson is "impressed with the commitment " of Mr. Kourakos. In the final analysis there needs to be a compromise between the design and property rights of the owner.

John & Andelene Schlegel, Balsam Road - The Schlegel's "respect the property rights of the owner." The Keeper's Quarters is a private residence, the Town Council must look at the fairness to the owner.

Hillary Egan, 41 Hannaford Cove Road - Mrs. Egan stated that she has received comments and concerns from all over the country. The Keeper's Quarters should be cherished.

Eileen Kalikow, 53 Hannaford Cove Road - Ms Kalikow "appreciates the owners goals, while at the same time it's sad for the Town Council to be put in the middle." Ordinances, processes and procedures should be adopted to avoid this "crisis" next time.

Ariette McDonald, - Mrs. McDonald stated that it is common in other towns to have strict ordinances regarding historic places. Perhaps the restrictions by the US Department of the Interior may be appropriate. Mrs. McDonald encouraged the Town Council to work with the owner.

Anthony Kostopoulos, 28 Broad Cove Road - Mr. Kostopoulos is related to the owner and offered to be a character witness. Mr. Kostopoulos feels that Mr. Kourakos has been very patient and is willing to work with the neighbors and the Town.

D. Lee Rich, Hannaford Cove Road(13 Rocky Point Lane) - Mrs. Rich read a statement from the President of the Maine College of Art in support of the moratorium.

Sebago Lake Resident - grandfather was the keeper from 1909-1926. This woman feels the Town should purchase the property. She offers an alternative for the Town to buy the property, and rent it by the week, as a working rent in order to maintain the property as it is.

Louise Sullivan, 72 Two Lights Road - Mrs. Sullivan stated that she is sympathetic to the owner who has purchased a private residence, yet as a historic sight is part of the past. She hopes all parties can come to a resolution.

Ralph Romano, 12 Two Lights Terrace - Mr. Romano questioned how Mr. Kourakos could change the Keeper's Quarters when many residents object to the proposed design, and still be sensitive to the neighbors concerns.

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Frank LaTorre, 24 Ocean View Road- Mr. LaTorre approves of the 45 day stay, however what will happen over the next 45 days. Mr. LaTorre encourages the Town to take an active role.

John Rich, Hannaford Cove Road - Mr. Rich read faxes from the National Trust for Historic Preservation and the Maine Preservation. These organizations have offered the Town resources to resolve the issue.

Marion Romano, 12 Two Lights Terrace - Mrs. Romano asked what to tell tourists when they want to visit the lighthouse. Mrs. Romano will speak to Mr. Kourakos following the meeting.

Ken Lane, 5 Beacon Lane - Mr. Lane owns the west tower. Mr. Lane would like to see the proper procedures and ordinances in place to address these types of issues.

Ralph Romano, 12 Two Lights Terrace - Mr. Romano questions the thought of the Town owning the property. What would be the purpose, what would happen to the property?

After hearing no further comments, Chairman Beyer opened the discussion to the Town Council.  
8:56PM

Councilor Berry read a letter from Thomas Egan, 41 Hannaford Cove Road, in support of the preservation of the Keeper's Quarters.

ITEM #39-98/99      Moved by J. Groff and Seconded by R. Reid

Ordered the Cape Elizabeth Town Council graciously accepts the offer of Bill Kourakos for a 45 day stand still of construction to the Two Lights Keeper's Quarters with the understanding that the Town Council will hold a workshop, as soon as possible, to discuss the role the Town may have, if any.

(7 yes) (0 no)

Moved by J. Groff and Seconded by J. McGinty

Ordered the Cape Elizabeth Town Council adjourns at 9:12PM.

(7 yes) (0 no)

Following the special meeting, the Town Council convened to discuss scheduling a workshop for the Keeper's Quarters issue. A workshop was scheduled for Wednesday, August 26, 1998 at 7:30PM at Town Hall. The workshop agenda will also include the agenda which was previously scheduled for this evening.

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Debra M. Lane, Town Clerk

