

zoning change does not constitute contract zoning." Kirkman replied that "...this proposal predates any specific shopping center plan, (and) this decision needs to be made independently of the shopping center proposal."

Mrs. Parker and other foes of the proposed center, reiterated their arguments at the joint meeting of the Pretty Committee and the Planning Board which got under way with Board Chairman George Falkenberg reading a lengthy letter from Pete Peterson, another opponent who could not be present. Peterson joined Mrs. Parker and others in calling for "a much smaller 'village center' devoted to serving the needs of Pine Knoll Shores."

Mrs. Parker suggested that the proposed mall violates the town's 1976 Land Use Plan. She said that plan called for "retail sales limited to a tract of approximately 15 acres where the ordinance calls for development of a coordinated village center."

She labeled the proposed shopping center "an economically unsound project so ill-suited to our needs, incongruent with our Land Use Plans and likely in the opinion of many to become 'Ghost Town USA.'"

Sarah Burton, another opponent, said Pine Knoll Shores is "a little piece of heaven, now, (and) I don't want it spoiled."

This brought from Mayor Haller the assertion that "there is no way of keeping that property in its present state unless someone buys it and gives it to the town." He said this probably would cost \$1 million or more.

After that, the joint boards' discussions with Zucchini got under way. In reply to questions posed in Peterson's letter and questions raised by the board members, Zucchini said:

1. He felt the developers would grant a covenant promising the town that except for a sewage drain field that would require the clearing of about one acre, the back 10 acres of the shopping center site would remain forever undeveloped.

2. He did not consider the run-off of pollutants from the parking lots would be a serious problem. He said the plans call for paving the lots with asphalt and that grassed catch basins (which would be dry during fair weather) plus the lagoon would catch pollutants before they could flow into the wetlands. Zucchini said the developers would not want to pave the lots with porous materials because that would be "much more expensive."

The revised plan studied by the joint boards embodied suggestions made by townsfolk previously and included four main difference from the original plan as follows:

1. One entrance from Salter Path has been eliminated, leaving one on Salter Path and one on Pine Knoll Boulevard.

2. All parking and paving has been removed from the 50-ft. easement zone on the west edge of the property, to leave a larger buffer between the shopping center and the Roosevelt Park area.

3. The lagoon behind the northern buildings was reduced from over 4 acres, to about 1.5 acres, leaving more of the natural wetlands.

4. The bank building was changed from the northeast to the southwest corner to allow more parking near the proposed grocery store.

At the November 26 session of the planning board, Angshuman De, architect for the project, presented preliminary drawings of seven of the buildings to be erected. The eighth would be constructed by the banking facility for its own use. The buildings include three fairly large structures, three small ones which could be divided to accommodate 1 to 4 tenants, and a 4-story building in the center with small shops on the