

James H. Doyle

7711 Holiday Drive

Sarasota, FL 34231

Sean Dundon, Chair

Planning Board, City of Portland

389 Congress Street

Portland, ME 04101

RE: Change of Use Application for 255 Diamond Avenue, Diamond Cove

Dear Mr. Dundon,

I own property on Diamond Cove at 158 West Shore Drive. I also serve as a member of the Board of Directors of the Diamond Cove Home Owners Association (DCHA). As others have hopefully pointed out to you, our DCHA Board has taken no opinion on this application other than to request that the city incorporate the DEP discharge guidelines into any permit it would grant. So I write only as a resident.

I support the application for the conversion of the general store to restaurant with a smaller store. I believe this would be a welcome addition to our community.

The general store is a very emotional issue for many of us who live at Diamond Cove. Prior to the 2017 summer we had a store most of us loved. But it wasn't a particularly profitable business for the owner. It's very difficult to make that operation profitable in a short Maine summer season.

I, like many others on our island, would love to see the general store we had last forever. But I am hopeful that this proposed change of use will allow us to keep a more modest store while providing an opportunity for that to be sustained over the long-term. Plus we'll get another restaurant option that sounds very exciting.

As others have likely noted, the DCHA may need to negotiate a facilities agreement with the restaurant/store owners. However I do not believe that is an issue which should concern the planning board.

I urge you to support this change of use.

Sincerely,

James H Doyle

Owner

158 West Shore Drive

Diamond Cove