

David Witting  
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Exeter, NH 03833

**February 23, 2018**

Sean Dundon, Chair  
Planning Board, City of Portland  
389 Congress Street  
Portland, ME 04101

Dear Mr. Dundon:

I own a home located at 176 McKinley Court in Diamond Cove and sit on the Diamond Cove Homeowners Association Board. This is my personal opinion and does not reflect the views of the DCHA.

I am writing to express my opposition to the change of use application submitted by Alex Wight and Gail Landry relating to the general store property at 255 Diamond Avenue, Diamond Cove.

My primary concern is the financial impact on the Diamond Cove community. Both the direct costs required to monitor compliance with our waste discharge license and the indirect costs associated with our island infrastructure, staffing and trash management.

Ms. Wight and Ms. Landry have said they plan to work within the general store's existing water and sewer allocations. Who will be paying to monitor outflow usage? What is the penalty for exceeding? Who is bearing the legal costs if limits are not maintained? To my knowledge, no approved, detailed plan is in place between all parties that outlines how compliance will be measured and maintained.

It is important to note that the existing general store has reduced association fees compared to the other two restaurants on the island. These reduced general store fees do not match the proposed change to a 35 person sit down restaurant. This change of use will certainly increase island foot traffic, infrastructure wear and tear, trash removal costs and greater security staffing that the community and City will have to bear. I do not believe any agreement is in place to address these increased costs to the community.

In closing, I would like to suggest that the Planning Board deny the pending change of use application until the owners have come to an agreement with all interested parties on how they will work within the existing wastewater allocation limits and contribute additional association fees to match this desired change of use.

Thank you for your consideration.

Regards,

*David Witting*

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