

Google Groups

Shipyard Brewery -project

Mike Curran <mwcurran@gmail.com>

May 12, 2018 10:54 AM

Posted in group: **Planning Board**

Based on project description at this time I am in support with some concerns.

-Does the Planning Board foresee changes?

-Traffic plan? Tilson/Marriott/Wex/MasonBlock/OceanGate garage along with new Shipyard project as well as another new hotel on Middle St. will create grid-lock on one lane streets. Could one solution be one-way streets?

-Street pavement conditions in this area, as well as Portland proper, are in deplorable conditions. Is there a timeline plan to improve?

Managed growth question- is the growing density of condos and hotels consistent with a 3 to 5 year plan for Portland?

Fair to say a recession is on the horizon (history and our growing deficit dictate this).

If so, tax revenue burdens will fall to residents as businesses fail and as you know current rates and pending re-valuation plan will challenge many homeowners.

Thank you for reading this, I hope to attend the meeting.

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Google Groups

Protest against proposed Shipyard Brewing 86 Newbury Street

Mary G Cadagin <marycadagin@gmail.com>

May 15, 2018 9:27 AM

Posted in group: **Planning Board**

Mary G Cadagin
Leon A Wilson, Jr
22 Hancock Street Unit A207
Portland ME 04101

May 15, 2018

Dear Portland Planning Board:

We are opposed to the proposed Shipyard Brewing Company construction project called in the documents the Shipyard Brewing 86 Newbury Street project. We think the hotel, especially, will contribute not to the neighborhood's growth and development, but rather to a transient and rowdy element.

One of the best things about how this area has grown is that it still feels like most of the people walking the streets around our home are our neighbors. This 105 room hotel, especially with its brew-themed concept, will not bring neighbors and more congeniality into the area. It will bring, in a predominately residential area, people and car congestion, party-animal hotel guests and almost no new neighbors.

We do not support this project.

Sincerely,

Mary G Cadagin & Leon A Wilson, Jr

CC:
Barbara Nash
John Bubar

Shipyard Project 86 Newbury St.

Jeanne Ouellette <jeanouel@comcast.net>

Sun, May 20, 2018 at 1:06 PM

To: Andrews Deb <dga@portlandmaine.gov>, Cameron Caitlin <ccameron@portlandmaine.gov>, Portland Planning Board <planningboard@portlandmaine.gov>

As a neighbor to the proposed Shipyard development site at [86 Newbury Street](#), I have had the opportunity to attend two public meetings to learn of the project's scope in its preliminary form—one public forum held by the developer on May 15, 2018 and a workshop held by Portland's Historic Preservation Board on May 16, 2018. While detailed plans have yet to be provided, it is my understanding that the two acre project site will contain a 6 story hotel and a 7 story office building which includes a bonus floor for the developer's construction of green roof. Also part of the plan is the renovation of the existing Shipyard Brewery building and the construction of a limited number of townhouses along Newbury Street. The suggested schedule for the build out of the entire project is of 21 month duration and could begin as early as this summer.

At present, my primary concern is the Newbury Street residential neighborhoods and the impact this development has on the character of this urban neighborhood adjacent to the Abyssinian Meeting House. My concerns are as follows with some of the potential solutions raised at the meeting of the Historic Preservation Board for the area.

Let neighbors look at neighbors—the proposed office building and the brewery with the hotel behind it (two stories higher) show their backs to the existing residences creating a wall. More residential units on the south side of Newbury which mirror the look, character, and massing of the north side would knit the neighborhood together.

Repeat the rhythm of the residential shapes and materials of the existing residences. Gable roofs, front door stoops and materials, both brick and clapboard, have a precedent in the neighborhood. See images attached.

Create a service alley for underground parking under proposed Newbury row of residences with an entrance off of Hancock St. between the houses and the brewery. This eliminates multiple curb cuts and provides more on-street parking.

Give the neighborhood the benefit of buried utilities and street trees. All telephone poles are located on the construction side of Newbury St. and with the extensive demolition of existing houses and brewery buildings this is a real opportunity to bury the overhead lines. These neighbors will have to put up with two years of construction hassle. Street trees on the project side of Newbury will help with the scale of the new buildings.

The city has a unique opportunity with this development to work with the developers to preserve and strengthen the Newbury Street corridor between Hancock and Mountfort Streets. It is my hope that the solution for the neighborhood can benefit everyone.

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