

## 300 Allen Avenue, Public Comments

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Christopher Ellingwood <cellingwood@berrydunn.com>

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Posted in group: **Planning Board**

To Whom it May Concern,

I would like to submit the following comments regarding the proposed Estelle Estates development at 300 Allen Avenue. Due to business commitments, I cannot be in attendance this evening. Some of these comments reflect past questions/concerns I have posed, and I also have additional concerns.

1) One our biggest issues with this development has been the inconsistent communication and information provided to homeowners of the surrounding properties. Prior to the August 14 Planning Board Workshop, I requested copies of updated site plans and other documentation to review and provide additional comments based on the developer's adjustments from the June Workshop. Documentation was emailed to me on August 13 and were only provided to me (from my understanding, because we asked Mr. Grooms from the City of Portland, which took several emails.) In addition, the link to the City Portal provided in the initial mail notices of this hearing, and previous workshops includes outdated information, most recently updated on June 1, 2018 (less a copy of the mailing for this hearing). The Plans presented on the portal do not reflect the documentation shared with me on August 14.

2) I have concern that the City intends to approve this project without appropriate process or consideration. You may be aware, Allen Avenue is currently being resurfaced. The week before the resurface project began, a construction crew cut the granite curb and paved the driveway entrance to 300 Allen Avenue, which coincides exactly with the proposed plans for where the entrance would be located (if approved). In addition, the new crosswalk discussed in documents, was also "cut" into the curb. It is our understanding of City Code that one must have a permit for a new driveway, which no such permit exists. Why was the new driveway permitted to be installed prior to the approval of the development? (photos of the new pavement and driveway and crosswalk are attached).

3) I have continued concern over the privacy of our homes with the addition of the third story decks of the units. These buildings are already taller than our single family homes and will be in very close proximity to our properties. The third story deck, with the proposed landscaping of trees that are 6-10' tall will do nothing to respect or consider that privacy and someone on the deck would literally look down on our backyards and homes.

4) Traffic on Pennell, and Cyprus Streets – with the resurfacing project ongoing on Allen Avenue, it is our understanding that the City has removed parking spaces in favor of a bike lane (excellent idea!), however, we are now concerned that visitors who may require overflow parking will park their vehicles on our streets and add to the congestion that already exists. This may also increase the potential for residents and guests cutting through our properties to access Estelle Estates. This leads to our next concern,

5) We appreciate the proposed landscaping but formally request the property is fenced along the entire property perimeter with box fencing (or other, non-see through fencing) to prevent people from cutting through our yards and to further respect our privacy. The entrances (garages) to the triplexes are in the rear of the residences, which is in our backyard. Trees and newly planted shrubs will not prevent headlights shining into our yards and potential other foot traffic.

6) We have expressed concern over Mr. Bouchard's maintenance and upkeep of the current property. The property has not been mowed or taken care of since Mr. Bouchard acquired it. How will the property be maintained after the buildings are completed? Is there an association created, with a trust or designated attorney to overlook it? How will snow removal (one of the promises of the development) be managed and ensured? How will the construction process be managed and who will oversee that the impacts to the neighborhood is considered?

7) Site work, We understand the site will require extensive site work. How will the Developer ensure that there is no run off or impact to our abutting properties? How are we assured that with the adjustment of property elevation, water and run-off will not be pushed to our properties?

We understand that development of the vacant lots is inevitable, but is the zoning variance and large parking lots truly appropriate for a neighborhood of mostly smaller single family homes? Why can't Mr. Bouchard simply build a (or a couple) of single family home(s) on the lot(s) at 300 Allen Avenue (which it is zoned for) and not seek a zoning variance for a large and unnecessary parking lot in our backyards, that significantly impacts critical wetlands and drainage for our neighborhood and homes?

This is not the peninsula, and we highly encourage the City, and the Planning Board to consider if Estelle Estates is proper for the location. Mr. Bouchard has shown little consideration for our little community and neighborhood.

I appreciate the opportunity to submit these comments, and look forward to how Mr. Bouchard will address these.

Chris

**Christopher S. Ellingwood, CISA** | Senior Manager

Information Technology Assurance Services

**d/f:** 207.541.2290 | **c:** 802.310.0361

[berrydunn.com](http://berrydunn.com)



