



October 9, 2014

Department of Planning and Development  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Re: 58 Fore Street  
Neighborhood Meeting Certification

To Whom It May Concern:

I, David Senus, P.E., of Woodard & Curran, hereby certify that a neighborhood meeting was held on September 16, 2014, at the Community Room of the East End Community School, located at 195 North Street in Portland, Maine, at 6:00 PM.

I also certify that on September 4, 2014, invitations were mailed to the following:

1. All addresses on the mailing list provided by the Planning Division, which includes property owners within 500 feet of the proposed development.
2. Residents on the "interested parties" list.
3. A digital copy of the notice was also provided to the Planning Division ([jmy@portlandmaine.gov](mailto:jmy@portlandmaine.gov) and [ldobson@portlandmaine.gov](mailto:ldobson@portlandmaine.gov)) and the assigned planner to be forwarded to those on the interested citizen list who receive e-mail notices.

Signed,

WOODARD & CURRAN INC.

David Senus, P.E.  
Project Manager

October 9, 2014

Date

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes



September 4, 2014

Re: Neighborhood Meeting  
58 Fore Street Property - Zoning Map/Text Amendment Application

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a Zoning Map Amendment/Text Amendment for the parcels located at 58 Fore Street.

**Meeting Location:** Community Room, East End Community School, 195 North Street, Portland, ME

**Meeting Date:** Tuesday, September 16, 2014

**Meeting Time:** 6 PM – 7 PM

The City Code requires that property owners within 500 feet of 58 Fore Street and residents on an “interested parties list” be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken; both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please contact David Senus at (207)774-2112 or by email at [dsenus@woodardcurran.com](mailto:dsenus@woodardcurran.com)

Sincerely,

WOODARD & CURRAN INC.

David Senus  
Project Manager

227007

45-46 LLC  
PO BOX 575  
PORTLAND, ME 04112

9 DC LLC  
100 SILVER ST  
PORTLAND, ME 04101

ABT HEATHER S  
94 ST LAWRENCE ST  
PORTLAND, ME 04101

ALLEN PAUL S  
45 EASTERN PROMENADE # K04  
PORTLAND, ME 04101

ATELIER 3 LLC  
PO BOX 75  
BIDDEFORD POOL, ME 04006

ATLANTIC STREET LLC  
217 COMMERCIAL ST STE 500  
PORTLAND, ME 04101

AUSTIN RACHEL N & JAMES C AUSTIN  
45 EASTERN PROMENADE # B3  
PORTLAND, ME 04101

AUSTIN RACHEL N & JAMES C AUSTIN  
JTS  
45 EASTERN PROMENADE # A03  
PORTLAND, ME 04101

BARBOUR NAN WISTER & LISA S  
BUSSEY JTS  
508 CHANDLER'S WHARF  
PORTLAND, ME 04101

BARSTOW F BREWER & JEAN D  
BARSTOW JTS  
22 LUDLOW ST  
PORTLAND, ME 04103

BASS PETER L & LINDA B LISBERGER  
JTS  
29 WATERVILLE ST # 2  
PORTLAND, ME 04101

BERLIN A JAN VN VET & LOUISE A  
BERLIN JTS  
45 EASTERN PROMENADE # H10  
PORTLAND, ME 04101

BERNSTEIN ROSALYNE  
45 EASTERN PROMENADE  
PORTLAND, ME 04101

BONETTI SALVATORE & BARBARA L  
BONETTI JTS  
45 EASTERN PROMENADE # K01  
PORTLAND, ME 04101

BOUCHARD DEBORAH A & WILLIAM  
JABINE III JTS  
26 MUNJOY ST  
PORTLAND, ME 04101

BOURDEAU KELLY J & JACOB A  
BOURDEAU JTS  
17 WATERVILLE ST  
PORTLAND, ME 04101

BRACERAS CHRISTINE  
35 ST LAWRENCE ST  
PORTLAND, ME 04101

BRENNAN JOSEPH E KW VET &  
CONSTANCE L JTS  
45 EASTERN PROM # C7  
PORTLAND, ME 04101

BRENNAN WILLIAM M  
23 ATLANTIC ST  
PORTLAND, ME 04101

BROADWATER IAN  
47 ADAMS ST  
PORTLAND, ME 04101

BURWELL BRIAN R  
12 MAPLE AVE  
FREEPORT, ME 04032

CADOT ANDREW A VN VET  
45 EASTERN PROMENADE # 9E  
PORTLAND, ME 04101

CAHILL JAMES A  
39 CORBETT LN  
WINSLOW, ME 04901

CAMPBELL MARCIA E TRUSTEE  
815 EAST BROADWAY  
BOSTON, MA 02127

CANNING CHARLES F JR TRUSTEES  
47 MARKET ST  
GARDINER, ME 04345

CARSON LYDIA & MARK CARSON JTS  
45 EASTERN PROMENADE # B05  
PORTLAND, ME 04101

CASALE MARY K  
39 WATERVILLE ST  
PORTLAND, ME 04101

CASCO BAY VENTURES  
223 WOODVALE RD  
FALMOUTH, ME 04105

CHAN WENDY  
45 EASTERN PROMENADE # A02  
PORTLAND, ME 04101

CHAPLIN DOROTHY K WID KW VET  
45 EASTERN PROMENADE APT 5D  
PORTLAND, ME 04101

CHENOWETH BARBARA A & WILFRID J  
ROLLMAN JTS  
15 GLOUCESTER ST  
ARLINGTON, MA 02476

CHESTER EDWIN P & BARBARA A  
VESTAL  
107 CONGRESS ST  
PORTLAND, ME 04101

CHRISTIAN LISA E  
27 MUNJOY ST  
PORTLAND, ME 04101

CONLEY GERALD F VN VET  
16 ATLANTIC ST  
PORTLAND, ME 04101

CONNOLLY KATHERINE  
45 EASTERN PROMENADE # B11  
PORTLAND, ME 04101

CONNOLLY MARY FRANCES  
28 ATLANTIC ST # 1  
PORTLAND, ME 04101

CONNOLLY MICHAEL C & REBECCA S  
HITCHCOCK JTS  
36 WATERVILLE ST # 4  
PORTLAND, ME 04101

CONNOLLY MICHAEL C & REBECCA S  
HITCHCOCK JTS  
36 WATERVILLE ST # 4  
PORTLAND, ME 04101

COPLON MICHAEL & BONNIE COPLON  
JTS  
7019 SILVERWOOD ST  
PHILADELPHIA, PA 19128

COTE PAUL B & JUDITH L COTE JTS  
45 EASTERN PROMENADE # C09  
PORTLAND, ME 04101

COUTURE JUDY A  
45 EASTERN PROMENADE UNIT 1-J  
PORTLAND, ME 04101

CPB2 LLC  
254 COMMERCIAL ST STE 122  
PORTLAND, ME 04101

CPB2 LLC  
PO BOX 7987  
PORTLAND, ME 04112

CRONIN PAUL B & FRANK H FRYE  
TRUSTEES  
45 EASTERN PROMENADE # H11  
PORTLAND, ME 04101

CUSHMAN CONSTANCE J  
45 EASTERN PROM #1E  
PORTLAND, ME 04101

DAMBRIE STEPHANIE A & ANGELA M  
DAMBRIE &  
8 KELLOGG ST  
PORTLAND, ME 04101

DECKER JOSHUA L  
16 ST LAWRENCE ST # 1  
PORTLAND, ME 04101

DELORME GEORGENA A  
45 EASTERN PROM # 2-F  
PORTLAND, ME 04101

D'ENTREMONT RICHARD L & FRANCES  
C D'ENTREMONT TRUSTEES  
45 EASTERN PROMENADE #3C  
PORTLAND, ME 04101

DEY FREDERICK C & MARY G GRIFFITH  
JTS  
6 EASTERN PROMENADE # 2  
PORTLAND, ME 04101

DOMINIAC GEORGE M  
56 CROSS ST  
BELMONT, MA 02478

DOUGLAS MARTICA S  
11 MUNJOY ST  
PORTLAND, ME 04101

DRISKELL DAVID C & THELMA G JTS  
4206 DECATUR ST  
HYATTSVILLE, MD 20781

DUNBAR SAN JUAN SANDY  
5701 COLLINS AVE # 808  
MIAMI BEACH, FL 33140

ELLIMAN THOMAS T VN VET &  
ELIZABETH K ELLIMAN JTS  
36 ST LAWRENCE ST  
PORTLAND, ME 04101

EMMERICH REID H & KATHERINE  
PANILL-SIERSMA JTS  
22 ATLANTIC ST  
PORTLAND, ME 04101

FARRIS RICHARD A  
19 MUNJOY ST  
PORTLAND, ME 04101

FITCH HOUSE LLC  
61 JUNE ST # 4P  
NEW YORK, NY 10014

FITZGERALD DAVID J & SHELIA A  
FITZGERALD  
45 EASTERN PROMENADE #10A  
PORTLAND, ME 04101

FLANAGAN SANDRA L  
13 WATERVILLE ST  
PORTLAND, ME 04101

FRENCH PAULETTE  
14 SHERIDAN ST  
PORTLAND, ME 04101

FRYE EILEEN N  
45 EASTERN PROMENADE # F04  
PORTLAND, ME 04101

GALE PETER  
45 EASTERN PROMENADE # B04  
PORTLAND, ME 04101

GARDNER EUGENE F  
110 FLEETWOOD TER  
SILVER SPRING, MD 20910

GELFAND CHRISTOPH & KATHLEEN  
RILEY JTS  
33 ATLANTIC ST  
PORTLAND, ME 04101

GILLIES BRUCE  
151 PLEASANT HILL RD  
SCARBOROUGH, ME 04074

GINESTET FRANCES M  
PO BOX 23  
MIRROR LAKE, NH 03853

GLEASON WILLIAM E  
19012 RIDGEVIEW RD  
VILLA PARK, CA 92861

GLS PROPERTIES LLC  
PO BOX 136  
STANDISH, ME 04084

GOLDBERG STUART E VN VET &  
MELINDA T JTS  
45 EASTERN PROMENADE UNIT 4-J  
PORTLAND, ME 04101

GRAFFAM MARY ANN  
45 EASTERN PROM # 2J  
PORTLAND, ME 04101

GREENSTEIN DANIEL  
420 BAXTER BLVD  
PORTLAND, ME 04103

GRISANTI SUSAN  
29 ATLANTIC ST  
PORTLAND, ME 04101

HALEY TIMOTHY TRUSTEE  
PO BOX 100899  
CAPE CORAL, FL 33910

HAMILL SHERWOOD N  
2 ATLANTIC ST  
PORTLAND, ME 04101

HANLEY MURIEL B & JOHN B HANLEY  
136 LAKESHORE DR # 1110  
NORTH PALM BEACH, FL 33408

HANSEN BURNETT M  
2 JAFFRAY PARK  
IRVINGTON, NY 10533

HARTHORNE J WARREN & CHRISTA H M  
HARTHORNE TRUSTEES  
33 HIGHLAND CIR  
WAYLAND, MA 01778

HAWES SUSAN C  
12 OBRION ST # 3  
PORTLAND, ME 04101

HERNANDEZ GUY A & STELLA  
HERNANDEZ JTS  
12 ATLANTIC ST  
PORTLAND, ME 04101

HITT PETER C TRUSTEE OF  
MARGUERITE E HENDERSON  
100 WOODBROOK LANE  
BALTIMORE, MD 21212

HODGDON AUDREY J  
16 ST LAWRENCE ST # 2  
PORTLAND, ME 04101

HOPE 1 LLC  
25 SOUTH SERVICE RD #300  
JERICHO, NY 11753

HUDSON DIANE M  
16 OBRION ST  
PORTLAND, ME 04101

INGALLS EVERETT P & SUSAN W  
INGALLS  
PO BOX 7602  
PORTLAND, ME 04112

JABLONSKI GREGORY M & ANTONIO  
CARLI JTS  
CMR 427 BOX 2385  
APO, AE 09630

JACKRABBIT LIMITED LIABILITY  
COMPANY  
44 OAK ST  
PORTLAND, ME 04101

JOFFE THEODORE  
45 EASTERN PROMENADE # B07  
PORTLAND, ME 04101

JOHNSON DAVID E  
PO BOX 17622  
PORTLAND, ME 04112

JORDAN ROBERT K TRUSTEE  
1050 ISLAND AVE  
LONG ISLAND, ME 04050

KATZE MEHITABEL LENA  
7 ATLANTIC ST  
PORTLAND, ME 04101

KATZMAN PHYLLIS D TRUSTEE  
4148 BOCAIRE BLVD  
BOCA RATON, FL 33487

KEILTY VICTOR A  
156 INTERLAKEN RD  
LAKEVILLE, CT 06039

KELSH PETER & SABINE KOENGETER  
JTS  
22 IRVING PLACE # 5F  
NEW YORK, NY 10003

KILLIAN MARION T  
108 VAUGHAN ST STE 207  
PORTLAND, ME 04102

KNIGHT KRISTINA M  
12 O'BRIEN ST # 4  
PORTLAND, ME 04101

KOWALCZUK HENRY & CYNTHIA J  
KOWALCZUK JTS  
45 EASTERN PROMENADE # 11A  
PORTLAND, ME 04101

KUHLTHAU GAIL  
9 ADAMS ST  
PORTLAND, ME 04101

KURTZ DONALD R  
163 DAVENPORT DR  
STAMFORD, CT 06902

LAMONT THOMAS S & BARBARA S  
LAMONT JTS  
47 PEABODY ST  
GROTON, MA 01450

LANNON JAMES D  
158 POWNAL RD  
FREEPORT, ME 04032

LAWRENCE WHITTEN LLC  
23 ST LAWRENCE ST  
PORTLAND, ME 04101

LEGERE RONALD J & NANCY L LEGERE  
TRUSTEES  
10108 EAST TOPAZ DR  
SCOTTSDALE, AZ 85258

LESLIE PETER M & KATHLEEN S LESLIE  
PO BOX 295  
WATERFORD, ME 04088

LEVANDOWSKI WILLIAM J SR WWII VET  
& PATRICIA S LEVANDOWSKI JTS  
45 EASTERN PROMENADE # 1F  
PORTLAND, ME 04101

LINSLEY AUSTIN G & KATHERINE S  
LINSLEY TRUSTEE  
43180 CORNA CALA CAMINO  
MURRIETA, CA 92562

LIVADA IRENE L TRUSTEE  
45 EASTERN PROM # 8F  
PORTLAND, ME 04101

LLOYD DAVID VN VET & NANCY M  
ADAMS JTS  
29 WATERVILLE ST # 1  
PORTLAND, ME 04101

MACGOWAN HELEN M & KENNETH N  
MACGOWAN &  
5 EASTERN PROMENADE  
PORTLAND, ME 04101

MACOMBER PETER B JR & MARGARET  
P MACOMBER JTS  
4 ST LAWRENCE ST  
PORTLAND, ME 04101

MAHONEY ALICE B TRUSTEE  
991 PONAS RIDGE  
NEW CANAAN, CT 06840

MAJARONE WANCHAI  
45 EASTERN PROMENADE # A5  
PORTLAND, ME 04101

MARDIN JAMES A WWII VET  
45 EASTERN PROMENADE # U5-G  
PORTLAND, ME 04101

MARKS FRED & KATHLEEN MARKS JTS  
231 GLEN EAGLES RD EAST  
STATESVILLE, NC 28625

MARTELLUCCI JENNA M & BRENT J  
VANNI JTS  
19 ATLANTIC ST  
PORTLAND, ME 04101

MARTORELLA LISA  
45 EASTERN PROM # J7  
PORTLAND, ME 04101

MAZER BRANDON  
45 EASTERN PROMENADE # F03  
PORTLAND, ME 04101

MCARDLE ROBERT D & RICHARD F  
ROTHLISBERGER JTS  
19 BAYSITE LN  
FALMOUTH, ME 04105

MCGEE STEVEN & MICHELLE MCGEE  
JTS  
8 MARK RD  
FRAMINGHAM, MA 01701

MCGHIE J ALEXANDER TRUSTEE  
PO BOX 224  
CUTLER, ME 04626

MCGM RETIREMENT LLC  
226 DUNBAR ST  
MANCHESTER, NH 03103

MCINTOSH ARLENE G TRUSTEE  
PO BOX 793  
BOOTHBAY HARBOR, ME 04538

MCLAUGHLIN AIRADEAN E  
18 MUNJOY ST  
PORTLAND, ME 04101

MENARIO ANTOINETTE  
45 EASTERN PROMENADE # 6F  
PORTLAND, ME 04101

MICHAELS LINDA B  
45 EASTERN PROMENADE # K10  
PORTLAND, ME 04101

MICHAELS LINDA B  
45 EASTERN PROMENADE #J10  
PORTLAND, ME 04101

MILLER MARKOS S  
17 ATLANTIC ST  
PORTLAND, ME 04101

MILLER ROBERT L & JEANNE A MILLER  
8 KIRKWOOD CIR  
SCARBOROUGH, ME 04070

MILLS JOHN P & SARAH C MILLS  
TRUSTEE  
45 EASTERN PROMENADE # 3K  
PORTLAND, ME 04101

MODARRESSI AMIR H & NEGAR NAVA  
JTS  
11514 NE 107TH PL  
KIRKLAND, WA 98033

MONTFORT HOUSING LIMITED  
PARTNERSHIP  
PO BOX 3879  
PORTLAND, ME 04104

MOORES BLAINE D  
45 EASTERN PROMENADE # C01  
PORTLAND, ME 04101

MORGAN PHILIP H  
30 BARKLEY AVE  
AUBURN, ME 04210

MORTIMER CLAIRE  
PO BOX 184  
BROOKLIN, ME 04616

MOULTON SUMNER E  
45 EASTERN PROMENADE  
PORTLAND, ME 04101

MULLIN PAMELA & PETER MULLIN JTS  
44 TWO LIGHTS RD  
CAPE ELIZABETH, ME 04107

NAPOLITANO PETER S KW VET & MARIE  
J NAPOLITANO TRUSTEE  
12 ST LAWRENCE ST  
PORTLAND, ME 04101

NEPTUNE PROPERTIES LLC  
120 EXCHANGE ST  
PORTLAND, ME 04101

NOBLE TALLISON W TRUSTEE  
115 LAKEWOOD RD  
SOUTH GLASTONBURY, CT 06073

OLINS ADA L  
45 EASTERN PROMENADE # 7D  
PORTLAND, ME 04101

OMARK SIGRUNN  
45 EASTERN PROMENADE # B02  
PORTLAND, ME 04101

PARENT R JOSEPH & SHIRLEY M  
18 IVY ST  
PORTLAND, ME 04102

PARKER DAVID H KW VET ETALS JTS  
45 EASTERN PROMENADE #J05  
PORTLAND, ME 04101

PEARSON THOMAS L  
20 ATLANTIC ST #5  
PORTLAND, ME 04101

PETIT MICHAEL R & PAMELA J DAY JTS  
2304 NO JACKSON ST  
ARLINGTON, VA 22201

POLLACK JUDITH S  
PO BOX 718  
PORTLAND, ME 04104

POOLE DANA S  
45 EASTERN PROMENADE # H05  
PORTLAND, ME 04101

PORTER JAMES M & KATHRYN A  
PORTER TRUSTEE  
304 PLEASANT VALLEY RD  
MENDHAM, NJ 07945

PORTLAND HOUSE CONDO 9-B LLC  
240 BROAD TURN RD  
SCARBOROUGH, ME 04074

PORTLAND HOUSE CONDO 9-B LLC  
45 EASTERN PROMENADE # 9B  
PORTLAND, ME 04101

PRATT S MASON JR & CAROL PRATT  
JTS  
45 EASTERN PROM # 4-H  
PORTLAND, ME 04101

PREISSER GAYLA M & DENISE E  
PREISSER JTS  
25 FORE ST # A02  
PORTLAND, ME 04101

PRICE MARY J  
45 EASTERN PROMENADE # H07  
PORTLAND, ME 04101

PULSONI MARIA T  
11 ADAMS ST  
PORTLAND, ME 04101

RAMHARTER NICKALOS D & KIM M  
RAMHARTER JTS  
36 WATERVILLE ST # 3  
PORTLAND, ME 04101

REYNOLDS JOHN M KW VET  
45 EASTERN PROMENADE # 8-C  
PORTLAND, ME 04101

RISANO PETER  
45 EASTERN PROMENADE # A04  
PORTLAND, ME 04101

RYAN JOHN W & JENNY P SCHEU JTS  
29 WATERVILLE ST # 3  
PORTLAND, ME 04101

SANKEY DAVID W  
45 EASTERN PROM # 10B  
PORTLAND, ME 04101

SAWYER CHARLES R & CHATTYE B  
SAWYER JTS  
45 EASTERN PROMENADE # 6-C  
PORTLAND, ME 04101

SAWYER CHARLES R & CHATTYE  
SAWYER JTS  
45 EASTERN PROM # 6C  
PORTLAND, ME 04101

SAWYER CHARLES R & CHATTYE  
SAWYER JTS &  
45 EASTERN PROMENADE # C6  
PORTLAND, ME 04101

SCHIFFMAN STEPHEN J & LISA S  
SCHIFFMAN JTS  
9 WATERVILLE ST # 3  
PORTLAND, ME 04101

SCHMERLER DAVID & ISABEL R  
SCHMERLER JTS  
122 SURREY LN  
TENAFLY, NJ 07670

SHEEHAN M ELIZABETH  
208 WEST 18TH AVE  
VANCOUVER, BC V5Y 2A7

SHIPYARD BREWING COMPANY  
LIMITED LIABILITY COMPANY  
86 NEWBURY ST  
PORTLAND, ME 04102

SHUMAN MICHAEL L  
45 EASTERN PROMENADE # A1  
PORTLAND, ME 04101

SILVERMAN SALLY WIGON  
45 EASTERN PROMENADE #6-H  
PORTLAND, ME 04101

SMITH FRAZIER J  
11203 S TALAVI LN  
PHOENIX, AZ 85044

SMITH KIRBY & CARLETTE MOORE JTS  
45 EASTERN PROMENADE # 7A  
PORTLAND, ME 04101

SOMERO SCOTT J  
13 ATLANTIC ST  
PORTLAND, ME 04101

STARK CARL G SR & HILTRUD A STARK  
JTS  
61 WHITE OAK ST # 5G  
NEW ROCHELLE, NY 10801

STATE OF MAINE  
AUGUSTA, ME 04333

STATE OF MAINE  
STATE HOUSE  
AUGUSTA, ME 04330

STILLWELL RICHARD D  
20 ST LAWRENCE ST  
PORTLAND, ME 04101

SUKASKAS JOSEPH D VN VET & GAYLE  
R BRIGGS JTS  
45 EASTERN PROMENADE # D02  
PORTLAND, ME 04101

THOMPSON JEFFREY G  
6 ST LAWRENCE ST  
PORTLAND, ME 04101

TIERNEY MARK & COLLEEN B JTS  
PO BOX 7903  
PORTLAND, ME 04112

TOOTHAKER CRANDALL K  
PO BOX 4271  
PORTLAND, ME 04101

TRYON PAT C  
1 ST LAWRENCE ST # B03  
PORTLAND, ME 04101

TUREEN SUSAN  
45 EASTERN PROMENADE # K06  
PORTLAND, ME 04101

VESPA LLC  
20 COVESIDE RD  
CUMBERLAND FORESIDE, ME 04110

VON STADE PHILIP R JR ETALS  
PMB 4526 411 WALNUT ST  
GREEN COVE SPRINGS, FL 32043

WARD JAMES E  
45 EASTERN PROMENADE # G-3  
PORTLAND, ME 04101

WEBSTER MARTHA F  
829 PARK AVE  
NEW YORK, NY 10021

WEISBERG HOWARD L & TIMOTHY J  
MAUCHE JTS  
45 EASTERN PROMENADE # 6J  
PORTLAND, ME 04101

WELTON RONALD K  
45 EASTERN PROMENADE #A-G  
PORTLAND, ME 04101

WESTLEY JOHN R & JOAN E WESTLEY  
JTS  
4530 LOWELL ST NW  
WASHINGTON, DC 20016

WHELAN THOMAS C TRUSTEE  
PO BOX 548  
BATH, ME 04530

WHITTEN GEORGE R & ROBIN F JTS  
23 ST LAWRENCE ST  
PORTLAND, ME 04101

WILHOITE DOLORES M & TRACY  
WILHOITE JTS  
PO BOX 582  
PORTLAND, ME 04112

WILKINSON JEFFREY R & DONNA M  
WILKINSON JTS  
3 PRIDE LN  
WINDHAM, ME 04062

WILLIAMS PATRICIA ANN  
45 EASTERN PROMENADE # 1-B  
PORTLAND, ME 04101

WILLIAMS WALTER S & KELLY A  
WILLIAMS JTS  
24 ST LAWRENCE ST  
PORTLAND, ME 04101

WINTERSTEEN JEREMY R  
9 WATERVILLE ST # 4  
PORTLAND, ME 04101

WINTHROP KATHERINE H TRUSTEE  
45 EASTERN PROMENADE UNIT B-G  
PORTLAND, ME 04101

WRIGHT JEFFREY A  
45 EASTERN PROMENADE # 8D  
PORTLAND, ME 04101

WRIGHT MAXINE L TRUSTEE  
45 EASTERN PROMENADE # 2E  
PORTLAND, ME 04101

ZELMAN VICTOR & ESTELLE BETTY  
ZELMAN TRUSTEE  
2632 SPICEBERRY LN  
BOYNTON BEACH, FL 33436

**Labels Requested For CBL:**

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003 O005  
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- 019 A014
- 020 C009
- 444 A003
- 446 A003
- 001 A002
- 002 A002
- 002 A003
- 002 A004
- 002 A007
- 002 A010

Anne Weigel  
92 Hamblet Avenue  
Portland, ME 04103

Anthony Donovan  
27 Riverview Street  
Portland, ME 04102

Barb Wood  
125 Emery Street  
Portland, ME 04102

Chris Castelsky  
Fairpoint Communications  
521 East Morehead Street  
Charlotte, NC 28202

David Nowlin  
215 Oxford Street  
Portland, ME 04102

Deb Keenan  
28 Dorothy Street  
Portland, ME 04103

Devon and Pamela Platte  
26 North Street, #3  
Portland, ME 04101

Edward Suslovic  
District 3  
46 Kenwood St.  
Portland, Me 04103

Ethan Strimling  
211 Spring Street  
Portland, ME 04102

Greater Portland Council of Governments  
970 Baxter Blvd., 2nd Floor  
Portland, ME 04103

Henry Leclair  
209 Range Road  
Windham, ME 03087

Janice Carpenter  
9 West Commonwealth Drive  
Portland, ME 04103

Jennifer Yeaton  
City of Portland  
389 Congress Street  
Portland, ME 04101

Jesse Thompson, RA, LEED AP  
Kaplan Thompson Architects  
424 Fore Street  
Portland, ME 04101

John Leavitt  
NE Regional Council of Carpenters  
68 Bishop Street, Unit 1  
Portland, ME 04103

Kerry Anderson  
5 Frederick Thompson Drive  
Scarborough, ME 04074

Len Anderson  
543 Allen Avenue  
Portland, ME 04103

Liz Holton  
18 Victoria Street  
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Lynn Clarkson  
145 Marlborough Road  
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Mary Griffith  
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Portland, ME 04101

Nancy Bartlett  
PO Box 7965  
Portland, ME 04112

Pam Burnside  
64 Lester Drive  
Portland, ME 04103

Paul Dubois  
Kimberly Dubois  
1915 Congress Street  
Portland, Me 04102

Paul Leblond  
55 Stevens Avenue  
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Peggy Morin  
66 Farnham Street  
Portland, ME 04101

Philip Haughey  
1660 Soldiers Field Road  
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Portland Society of Architects  
c/o James Sterling, AIA  
PO Box 7305  
Portland, ME 04112

Priscilla D. LaVallee  
28 Greenway Drive, Unit #2  
Falmouth, ME 04105-2150

Rebecca Halla  
Waste Management  
2000 Forest Avenue  
Portland, ME 04103

REP Benjamin Dudley III  
District 30  
9 Ponce Street  
Portland, ME 04101

08/25/2014

Citizen's Mailing List

1:22 PM

REP Glenn Cummings  
District 37  
24 Nevens Street  
Portland, ME 04103

REP Herb Adams  
District 33  
231 State Street  
Portland, ME 04101-2361

REP Joseph Brannigan  
District 35  
168 Concord Street  
Portland, ME 04103

Robert Hains  
250 Holm Avenue  
Portland, ME 04102

William Meridian  
105 Stonecrest Drive  
Portland, ME 04103



58 Fore Street Zone Map/Text Amendment  
 Neighborhood Meeting, September 16, 2014  
 East End Community School

Attendance Sign-In Form

Name	Address	Email or Phone
Donald & Ada Olin's	45 Eastern Prom 7D	dolins@une.edu
Tom Landril	100 Congress St	Tom Landry B benchmark@maine.com
Arthur Fink	10 New Island Ave Peabody	arthur@artbur
BRIAN BURWELL	12 MAPLE AVE FREEPORT, ME / DWIND 31 FORE ST.	burwelle@maine.edu fink@for
GAIL Kuhlthau	9 Adams St, Portland	truenorth9@msn.com
Will Williams	24 ST. LAWRENCE ST. PORTLAND	will@hrpmanagement.com
Rick Dambie	11 Wyehaven Rd SP	whizkid@maine.com
Jeri Schroeder	20 Sheridan St.	jschroes@maine.com
JOHN MENARIO	45 E. PROM 6F&6	JMENARIO@MAINE.PS.UM
Tom Pearson	20 Atlantic	tpearson73@gmail.com
Keith Lane	73 Waterville	
Jaime Parker	73 Atlantic	jaime@tails.org
Betsy Ellman	36 St. Lawrence	betsyellman@msn.com
Hugh NAZOR	50 Federal	hugh@NAZOR.NET

58 Fore Street Zone Map/Text Amendment  
 Neighborhood Meeting, September 16, 2014  
 East End Community School

Attendance Sign-In Form

Name	Address	Email or Phone
Pam + Peter Macomber	4 Saint Lawrence St	pamoinestoness@aol.com
BREW + JEAN BARSTOW	45 EASTERN PROM 22 LUDLOW ST.	jbarsto2@gmail.com
Phil + Mary Anne <sup>von Stade</sup>	9 Waterville	PhilvonStade@gmail.com
PETER BASS	29 Waterville St.	pbass@maine.rr.com
Terry + Susan Ingalls	45 E. Prom, Portland	ingalls3@maine.rr.com singalls@maine.rr.com
FRANK + Eileen <sup>Hise</sup>	45 E Prom Av.	
Tony Donovan	27 Riverside Pkld	MELIKESRAIL@GMAIL.COM
Pat Tryn	1 St. Lawrence	ptryon4@hotmail.com
MARIAN LONG	67 ATLANTIC STREET	mrl04629@hotmail.com
John A. Pedersen	20 Sheridan St	Sailmakor@Maine.rr.com
Steve + Lisa Schiffman	9 Waterville St. #3	LisaSchiffman1@gmail.com
Rebecca Hitchcock	36 Waterville St. #4	
Michael Connolly	same	michael.connolly@maine.edu
A. Tom + Louise Berkin	95 Eastern Prom Portland	ajberkin@gmail.com
Anne M. Rand	61 Melbourne St 04101	RNDANNE@AOL.COM
Christopher Closs	93 High St Portland 04101	CCLOSS@PORTLANDLEADERS.ORG
JoAnn Dove	28 Waterville St Portland ME	jopdaigle@gmail.com
Sarah Gravity	36 Waterville #2B	sarahgravity@gmail.com





## MEETING MINUTES



**TO:** City of Portland Planning Department  
**FROM:** Barry Sheff and David Senus (Woodard & Curran) on behalf of CPB2 LLC  
**MTG DATE:** September 16, 2014  
**RE:** 58 Fore Street Zoning Map/Text Amendment Application – Neighborhood Meeting

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A neighborhood meeting was held on September 16, 2014 at the Community Room, East End Community School, 195 North Street, Portland, ME at 6:00 PM. Per the sign-in sheet, the meeting was attended by 48 “abutters” to the 58 Fore Street site or interested members of the public, along with eight members of the project team. The meeting sign-in sheets are appended to these minutes along with a copy of the PowerPoint presentation presented at the meeting, a project brochure provided to attendees, a signed Neighborhood Meeting Certification form, and a copy of the notice letter and mailing lists. Project team members that were present at the meeting are as follows:

### **Project Team Members:**

- Jim Brady, CPB2 LLC
- Casey Prentice, CPB2 LLC
- Kevin Costello, CPB2 LLC
- Richard Prentice, Bernstein Shur
- Mary Costigan, Bernstein Shur
- Angie Helton, Northeast Media Associates
- Barry Sheff, Woodard & Curran, Inc.
- David Senus, Woodard & Curran, Inc.

### **Meeting Minutes:**

Meeting began at approximately 6:00 PM

Jim Brady provided introduction and project team background, specifically Jim provided background on himself, Casey Prentice, and Kevin Costello. Jim also introduced Richard Prentice, Mary Costigan, Barry Sheff and David Senus. Jim described the timing of CPB2 acquisition of the 58 Fore Street property and the development vision.

Barry Sheff presented a PowerPoint presentation (as appended) which addressed:

- goals of the Neighborhood Meeting;
- Zoning Map/Text Amendment Application submission to the City;
- overview and history of Eastern Waterfront Master Planning;
- graphical depiction of existing and proposed zoning map at the 58 Fore Street property and surrounding area;
- why CPB2 is proposing a Zone Map/Text Amendment in lieu of Conditional Rezoning, including discussion of existing WSUZ, B6 and EWP zones;
- overview of the proposed text amendments;
- proposed zoning heights in conformance with the 2004 Height Study;
- regulatory path forward



Upon conclusion of the PowerPoint presentation, questions were received from attendees and recorded on tack-board paper mounted at the front of the room. Response and discussions followed some questions and comments. A summary of the questions and responses offered by the CPB2 team during the meeting follows..

**Questions/Reponses:**

**Question:** *What is the Historic Character of the area that you are looking to preserve? What specifically will you preserve on the site?*

Response: CPB2 has undertaken a historical and structural evaluation of the buildings on the site with a plan to preserve and incorporate certain historic structures in future designs. Future design will go through a review and approval process that will include the City's Historic Preservation Board.

**Question:** *Can you elaborate on the height overlay? What does that term mean? What is a height overlay?*

Response: In certain zones within the City, there are strict dimensional standards with maximum heights in feet and there are also height overlay maps that define the maximum height of buildings within specified areas or blocks. These height overlay maps are typically generated from a height study of the area. Currently the City's height overlay map on the eastern waterfront includes only those parcels in the current B-6 zone and not including the WSUZ. the 2004 Eastern Waterfront Height Study however, includes a height overlay map of the 58 Fore Street property which CPB2 anticipates applying to this Zone Map / Text Amendment Application.

**Question:** *Will you be asking for a building height variance to allow buildings over 65'?*

Response: CPB2 will evaluate proposed building heights during our future Master Development Planning process in context with the work completed as part of the Eastern Waterfront Height Study.

**Comment:** *I have a concern about buildings higher than the Fore Street grade.*

Response: CPB2 is sensitive to how the development will interact with Fore Street. The intent is to plan and design with respect for the residential neighborhood, preserve view corridors identified in the height study, and attempt to integrate the 58 Fore Street site into the neighborhood.

**Question:** *How is height measured? Is building height measured from adjacent grade?*

Response: The City measures building height as the difference between the top structural element on a building and the average abutting grade at the base of the building.

**Comment:** *The B6 zone language statement of "24 (hour) urban vitality" is concerning to me; I have concern about light & noise pollution.*

Response: CPB2 understands the concern and anticipates a diverse mixed use development including residential uses; the intent is for the project to be harmonious with the needs of a residential neighborhood.

**Comment:** *This is an intact industrial historic site. I don't want historic preservation to be caught in the shadows of site planning; I would like to see historic preservation at the center of*



***design. I would like historic protection to lead the process (prior to zoning). I would like to see the design priorities spelled out early in the process.***

Response: This zone change application process does not diminish the level of Site Plan and Historic review that CPB2 must undertake at future phases of permitting and design.

***Comment: I did not like the heights, view corridors and concepts depicted in the Master Plan for Redevelopment of the Eastern Waterfront. I would like the developer to use a means of showing potential building heights on the site, for example, balloons elevated to max building height on each building.***

Response: The comment was acknowledged and clarification provided that CPB2 is requesting a zone change and a height overlay referenced to the 2004 Eastern Waterfront Height Study. The Height Study and the Master Plan for Redevelopment of the Eastern Waterfront had significant public involvement and buy-in prior to its adoption into the City's Comprehensive Plan.

***Comment: I would like to see pedestrian-friendly design for the property frontage along Fore Street.***

Response: The comment was acknowledged; CPB2 plans to develop and incorporate a pedestrian friendly design in this area.

***Question: Who owns the "green space" of undeveloped land on the east side of the site?***

Response: That is part of the 58 Fore Street site owned by CPB2.

***Question: Are you requesting a height overlay for the site?***

Response: CPB2 clarified that it was requesting the height overlay that was developed in the Eastern Waterfront Height Study be extended onto the 58 Fore Street property.

***Question: Is the height overlay new? Are you "dragging" it over or does it currently cover the site?***

Response: The B6 Building Height Overlay Map on file and online from the City only covers the parcels currently in the B6 zone, west of the site. This map was developed from the 2004 Eastern Waterfront Height Study, which included a height overlay figure for the entire area, including the 58 Fore Street Site. CPB2 proposes and is requesting to use the figure from the Eastern Waterfront Height Study, as it covers the project site.

***Question: Is the height overlay greater than 65' or short of 65'?***

Response: The height overlay has a maximum of 65', but is largely less than 65' and is measured in stories (generally 11' floor to floor).

***Question: Are you doing your own height study?***

Response: No.

***Comment: If you are keeping the current height overlay I feel you are in good shape.***

Response: The comment was acknowledged..



**Question:** *What is the current height allowed in the WSUZ for the site?*

Response: WSUZ allows 45' and up to 65' with certain other parameters on type of structure and location.

**Question:** *Is your primary motivation to change the zone to allow for residential?*

Response: CPB2 envisions residential uses on the site, however the rezone request is to allow for a mixed use development that follows the principles and is harmonious with the established zoning for the surrounding area. The request for the B-6 zone executes the vision established in the Master Plan for Redevelopment of the Eastern Waterfront.

**Question:** *Is your vision of mixed use inclusive of mixed income housing? It is important that project contains mixed income housing.*

Response: CPB2 envisions a variety in size and cost of housing on the site and sees a mixed housing stock as important for the project and the City; CPB2 anticipates meeting with the City's Housing and Community Development Committee to further discuss housing among other topics.

**Comment:** *Tell us your plan for the site.*

Response: CPB2 needs a zone change to allow development of a plan for the site. While CPB2 has worked with a master planning consultant to develop concepts and solicit feedback from some members of the Portland community, there is no plan established for the site. CPB2 would be pleased to meet with members of the public and further discuss the vision for the site and solicit feedback.

**Comment:** *The plan should include multiple points of public access to the development.*

Response: The comment was acknowledged and CPB2 agrees with the sentiment.

**Comment:** *I support the proposed B-6 Zone change.*

Response: No response provided.

**Question:** *Will B-6 Zone change affect the potential for rail use on the strip of MaineDOT-owned land that bisects the site? We need to preserve opportunity for passenger rail to extend to Ocean Gateway.*

Response: CPB2 replied that the zone change will not restrict rail or trail use across the site.

**Comment:** *Interested in reducing traffic to the site and associated parking requirement; promote alternate means of transportation including rail.*

Response: The comment was acknowledged and CPB2 suggested this concern will need to be considered in future planning exercises for the site.

**Question:** *What are the heights of the current buildings on the site?*

Response: CPB2 replied that the taller buildings are generally 3 stories.

**Question:** *Where are the 5-story buildings shown on the height overlay map?*



Response: CPB2 referred to the presentation slide and the height overlay map to answer the question.

**Question:** *Have you looked at traffic impacts? I'm concerned about further traffic impacts on Fore Street.*

Response: CPB2 understands the concern, however traffic impacts are not a consideration of the Zone Map / Text Amendment Application. The project will be required to undergo an extensive traffic impact analysis during the Master Development Plan and/or Site Plan processes that considers nearby projects, Fore Street traffic, and other roadways and intersections.

**Question:** *This site is a wonderful asset. During redevelopment, it is important to have a "Pedestrian feel" along Fore Street. How will height be measured? From the Fore Street grade?*

Response: CPB2 agreed on the need to maintain a pedestrian feel along Fore Street. Height is measured as the difference between the top structural element on a building and the average abutting grade at the base of the building.

**Question:** *Can you elaborate on the Marina, what is there currently and what is planned in the future?*

Response: Incorporating water dependent uses into the redevelopment are consistent with the Master Plan for Redevelopment of the Eastern Waterfront and important to CPB2. The plan is to maintain the existing marina in the near term, and a marina on the site is part of future planning considerations. CPB2 hopes that maintaining and enhancing marina operations on the site will be a significant asset to the development.

**Question:** *Will your planning include consideration for sea level rise?*

Response: Yes, we understand the need to plan for sea level rise and will be evaluating how we plan for this in our future design efforts with the architects and engineers.

**Question:** *You are proposing a significant population center, is it time to consider a light-rail option to downtown?*

Response: No response provided.

**Question:** *We would like to see concept plans. I know people have seen plans. It would be helpful to have a plan to understand the height and view corridor discussion.*

Response: Working with a master planning consultant, CPB2 has developed concepts for the site that we've shared with some groups for early feedback, but those are not the final plans for the site; CPB2 does not have a final plan for the site. CPB2 has owned the site for more than a year (at this point) and working with the City staff has developed a step by step approach to zoning and eventual planning for the site that will include significant public input. CPB2 would be pleased to meet with members of the public and further discuss the vision for the site and solicit feedback.

**Comment:** *Your Application requires a description of the proposed use and a Site Plan.*

Response: The site plan included in the Application is the existing conditions plan for the site, because there is no proposed plan. We have lease agreements with existing tenants and envision



maintaining the existing site operations during and after the zone change, until such time as a site plan is developed and approved.

**Question:** *Will the Master Development Plan go to City Council or just the Planning Board?*

Response: No, the Master Development Plan process is through the City's Planning Board.

**Comment:** *The WSUZ height limit of 65' applies to bulk storage and is measured as the height above sea level.*

Response: No response provided.

**Question:** *Does the text edit associated with noise allow for more noise on the site?*

Response: The text edit associated with noise allows for licensed events through the City; it is not intended to allow a greater level of noise on the site. CPB2 is envisioning maintaining events like the Boat Builders Show and the Flower Show-licensed events that have historically been held at the site.

**Question:** *Are you proposing housing on the Fore Street frontage?*

Response: We are considering housing along the Fore Street frontage.

**Comment:** *If you propose to go above the Fore Street grade you will get resistance from the neighborhood.*

Response: The height study doesn't limit building areas to the Fore Street grade, but it does maintain view corridors relative to the Fore Street grade. CPB2 looks forward to working with the residents in the neighborhood to develop a plan that is acceptable to as many parties as possible.

**Question:** *What is the future plan for the building that houses Hamilton Marine?*

Response: CPB2 does not own or control that building; it is not on the 58 Fore Street site.

**Question:** *Can you send notification on future Planning Board & City Council Meetings to those that signed in?*

Response: Jeff Levine responded that the City will work to send notices relative to Board and Council meetings as part of their process, with a focus on ensuring the that legal notice requirements are met.

The Neighborhood Meeting concluded at approximately 8:00 PM, with some attendees remaining to talk with the CPB2 team.

**Attachments:**

- Neighborhood Meeting Certification (signed)
- Meeting Sign-In Sheets
- Notice Letter and Mailing Lists
- PowerPoint Presentation (PDF)
- Project Brochure Provided to Attendees

# 58 | FORE STREET

Neighborhood Meeting | 16 September 2014

# AGENDA

Who is CPB2

Neighborhood Meeting Goals

Zoning Map / Text Amendment Application

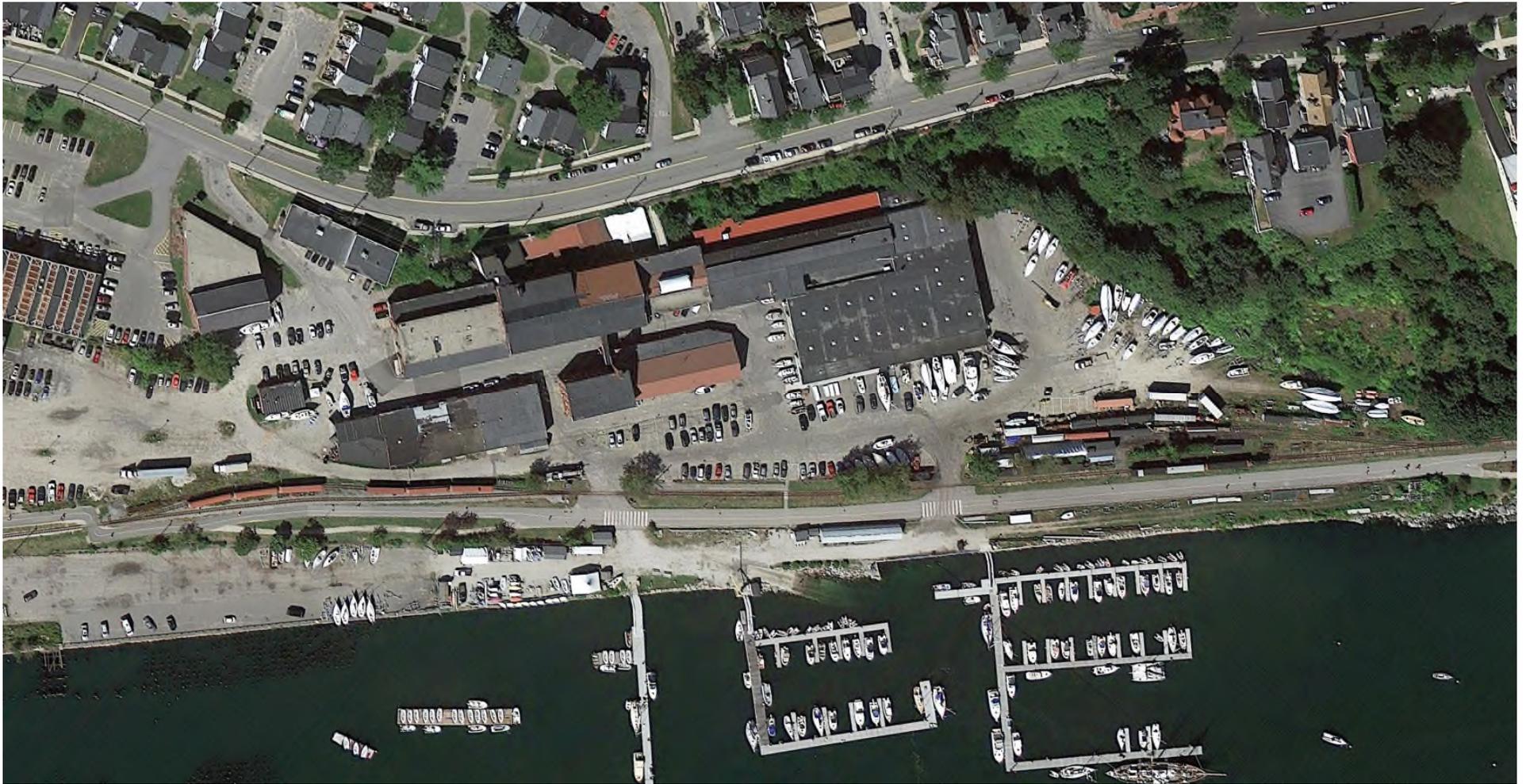
Eastern Waterfront Master Planning

Regulatory Process Path Forward

Questions and Public Comment

Next Steps

# WHO IS CPB2



CPB2



# WHO IS CPB2

## Development Vision

CPB2 envisions redeveloping 58 Fore Street into a vibrant, urban, mixed-use waterfront community that complements the most celebrated features of Portland and the former Portland Company site.

Create a landmark New England destination that delivers the waterfront to Portland's community and surrounding neighborhoods for years to come.



# ZONING MAP/TEXT AMENDMENT APPLICATION

Submitted to City Planning Office on August 21, 2014

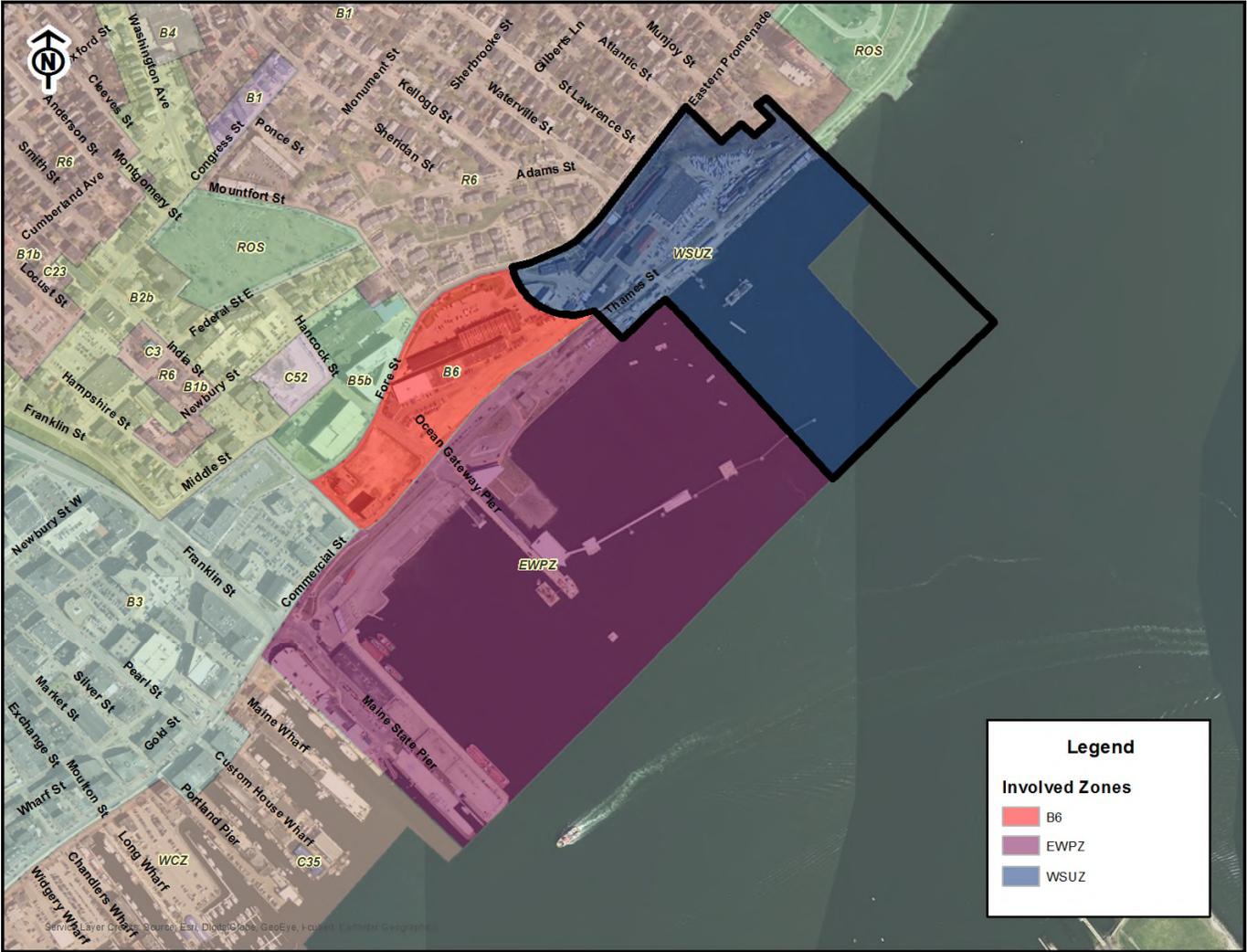
## Zoning Map / Text Amendment Application

- Project Site & Background
- Area Development
- Proposed Zone Map and Text Amendments
- Compliance with Comprehensive Plan
- Site Plan and Process

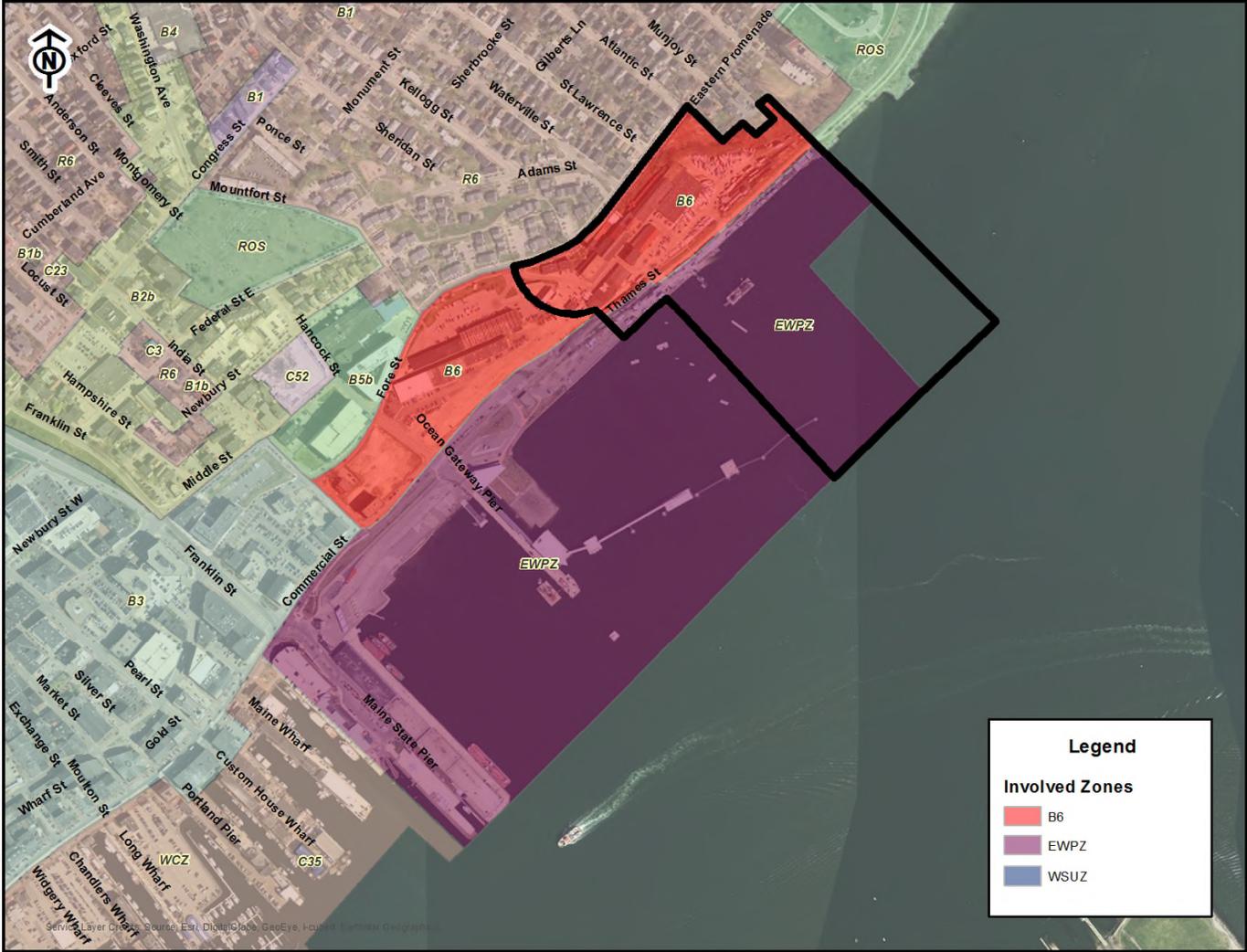
# EASTERN WATERFRONT MASTER PLANNING

- 2000** Community Input Forums
- 2001** Community Design Workshop
- 2001** Committee Statement of Principles
- 2002** Final Draft – Master Plan for Redevelopment of the Eastern Waterfront
- 2002** Design Guidelines for the Eastern Waterfront
- 2002** Council Community Development Committee (CDC) Master Plan Review
- 2002- 04** Planning Board Review and Recommendation on Master Plan
- 2004** City Rezoning from Waterfront Port Development Zone (WPDZ
  - Waterfront – Eastern Waterfront Port Zone
  - Uplands – B6 Zone with Building Height Overlay
  - 58 Fore Street - Waterfront Special Use Zone
- 2014** CPB2 Application for Zoning Map Amendment
  - Realizing the Master Plan

# EXISTING ZONING



# PROPOSED ZONING



# WHY ZONING MAP/TEXT AMENDMENT

**Waterfront Special Use Zone (WSUZ)** focuses on and encourages active water-dependent uses; retained at 58 Fore Street to promote continuation of boat yard and yacht support, **protecting former landowner’s tenants and uses.**

---

**Eastern Waterfront Port Zone** is created **to nurture deepwater dependent activity** within the context of the established waterfront. The primary use of the **deep-water resources must be for the berthing and support of large vessels.** Non-marine **uses that complement and support the deepwater infrastructure and do not conflict or compete for limited space** with existing or anticipated deepwater-dependent uses are encouraged.

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Purpose of the **B-6, eastern waterfront mixed zone** is **to establish a zoning district for the upland portion of the eastern waterfront area.** The B-6 zone encourages this district **to acquire a distinctly urban form through development that emphasizes a quality pedestrian experience, promotes public transit, and demonstrates exemplary urban design.** The zone **promotes a range of uses to achieve twenty-four urban vitality and shared use of parking infrastructure** as recommended in the eastern waterfront master plan for redevelopment.

The zone language established herein provides **regulatory framework to promote the mixed-use development pattern** envisioned for urban land on Portland’s peninsula.



# ZONING TEXT AMENDMENT

## **B-6 Eastern Waterfront Mixed Zone**

### Additions:

Museums, art galleries, and educational exhibition space;  
Private clubs or nonprofit social and recreational facilities;  
Educational, research, and laboratory facilities; and  
Accessory uses to permitted uses or temporary exhibition uses.

## **Eastern Waterfront Port Zone**

### Additions:

Marinas located east of the Ocean Gateway facility;  
Marine office, including but not limited to offices of owners of  
marinas, wharves or their agents, and naval architects, and seafood  
brokers; and  
A facility for non-profit organizations whose facility may include offices,  
classrooms, equipment, equipment rentals, and storage and  
bathrooms for the public.

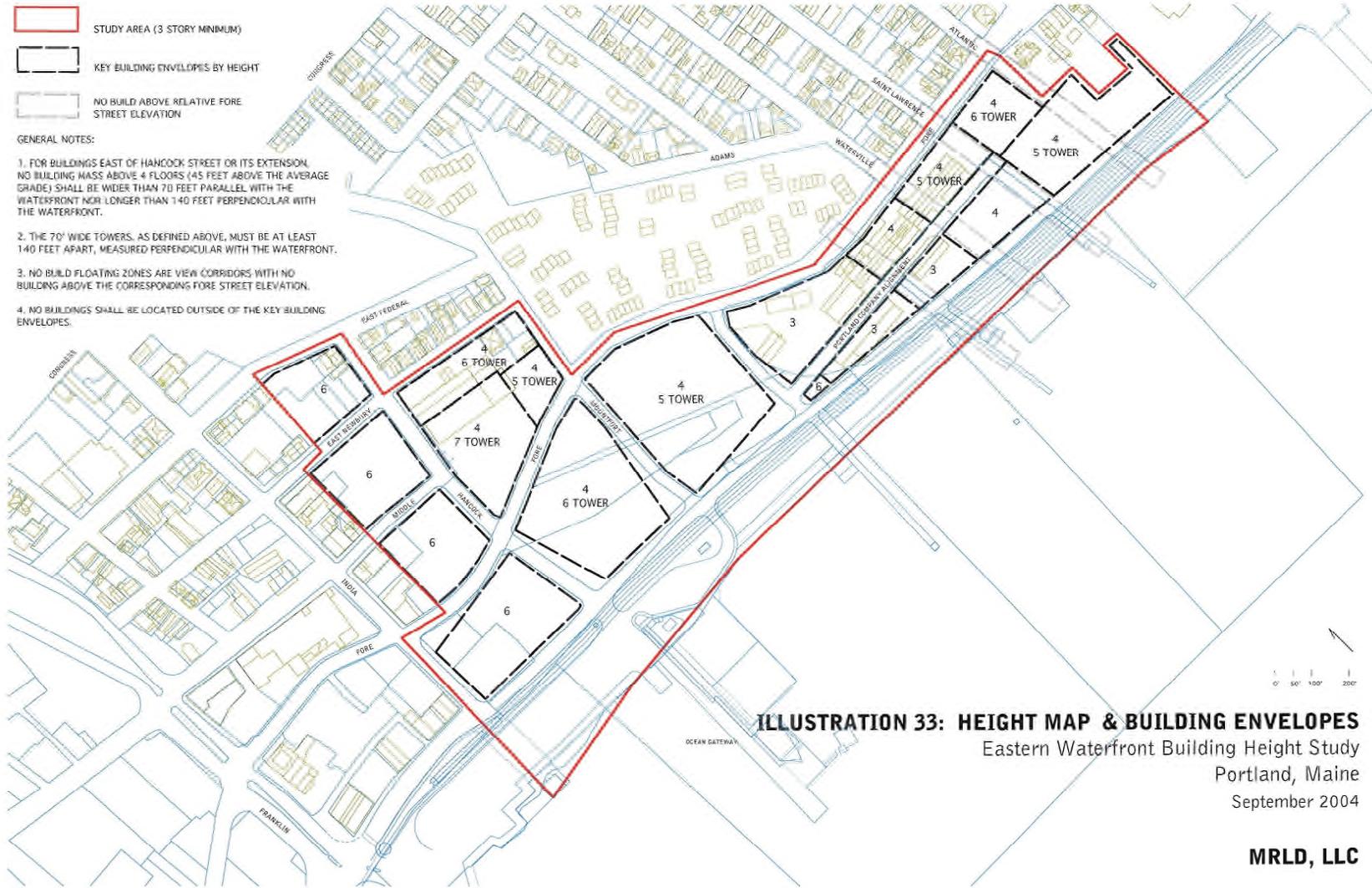
Various Clarifications for Consistency within Land Use Code

# ZONING HEIGHTS

-  STUDY AREA (3 STORY MINIMUM)
-  KEY BUILDING ENVELOPES BY HEIGHT
-  NO BUILD ABOVE RELATIVE FORE STREET ELEVATION

**GENERAL NOTES:**

1. FOR BUILDINGS EAST OF HANCOCK STREET OR ITS EXTENSION, NO BUILDING MASS ABOVE 4 FLOORS (45 FEET ABOVE THE AVERAGE GRADE) SHALL BE WIDER THAN 70 FEET PARALLEL WITH THE WATERFRONT NOR LONGER THAN 140 FEET PERPENDICULAR WITH THE WATERFRONT.
2. THE 70' WIDE TOWERS, AS DEFINED ABOVE, MUST BE AT LEAST 140 FEET APART, MEASURED PERPENDICULAR WITH THE WATERFRONT.
3. NO BUILD FLOATING ZONES ARE VIEW CORRIDORS WITH NO BUILDING ABOVE THE CORRESPONDING FORE STREET ELEVATION.
4. NO BUILDINGS SHALL BE LOCATED OUTSIDE OF THE KEY BUILDING ENVELOPES.



**ILLUSTRATION 33: HEIGHT MAP & BUILDING ENVELOPES**  
 Eastern Waterfront Building Height Study  
 Portland, Maine  
 September 2004

**MRLD, LLC**



# REGULATORY PROCESS PATH FORWARD

Zoning Map / Text Amendment

Planning Board

Workshop(s)

Public Hearing

Council Housing and Community Development Committee

Workshop(s)

City Council

Two Readings

Future Steps

Planning Board Master Development Plan

Historic Preservation Board

Planning Board Site Plan Review(s)

# QUESTIONS AND PUBLIC COMMENT



CPB2



# NEXT STEPS

Document questions and public comments received

Prepare Meeting Minutes

Present at Planning Board Workshop(s)

Present to Council Housing and Community Development Committee

## CONTACT:

info@cpb2.com

## FAQ:

### **Q: What is the maximum building height that will be allowed on the Property?:**

**A:** The B-6 zone allows for "65' or as otherwise governed by a Building Height Overlay map". Current zoning on the site allows for 45 – 65'. The Eastern Waterfront Building Height Overlay Study completed under Master Plan for Redevelopment of the Eastern Waterfront contemplated a height overlay map covering the property. Future site-specific master planning processes will establish site-appropriate building heights with consideration for view corridors, preservation of structures, and site topography in context with the height study and its associated Building Height Overlay Map.

### **Q: Will the existing historic buildings be impacted by your proposal?**

**A:** Encouraging historic preservation and adaptive reuse of historic structures is an objective that will be thoughtfully considered under the guidance of the Master Plan for Redevelopment of the Eastern Waterfront. The Zone Change approval process does not change the protections offered to the buildings on the site. There will be an extensive public review and approval process that we will follow before we put a shovel in the ground. We are currently, and will continue to work with, and engage, the City on historic preservation concepts for the property.

### **Q: How will the Maine Narrow Gauge Rail (MNGRR) and the Portland Trails Eastern Promenade Trail be impacted by your plans for redevelopment?**

**A:** Although the primary path of the MNGRR and trail are within a MaineDOT-owned strip of land abutting our property, we share the community's desire to maintain these amenities. We are very supportive of incorporating and accommodating the



Maine Narrow Gauge RR and the Eastern Promenade Trail into our future development vision.

### **Q: Is this the only chance to provide comment on your zone change application or future design?**

**A:** Absolutely not. This is just step 1 of a multi-step process. We will be presenting our current application at a Planning Board Workshop, Public Hearing, and at a City Council meeting. The public is invited to attend these forums; the dates and times for which are TBD (check the City's website). Future development planning on the site will include an extensive public process.

### **Q: What will happen to the tenants on site?**

**A:** While Portland Yacht Services is in the process of relocating to the Western waterfront, virtually all other current tenants will have the opportunity to stay on site.

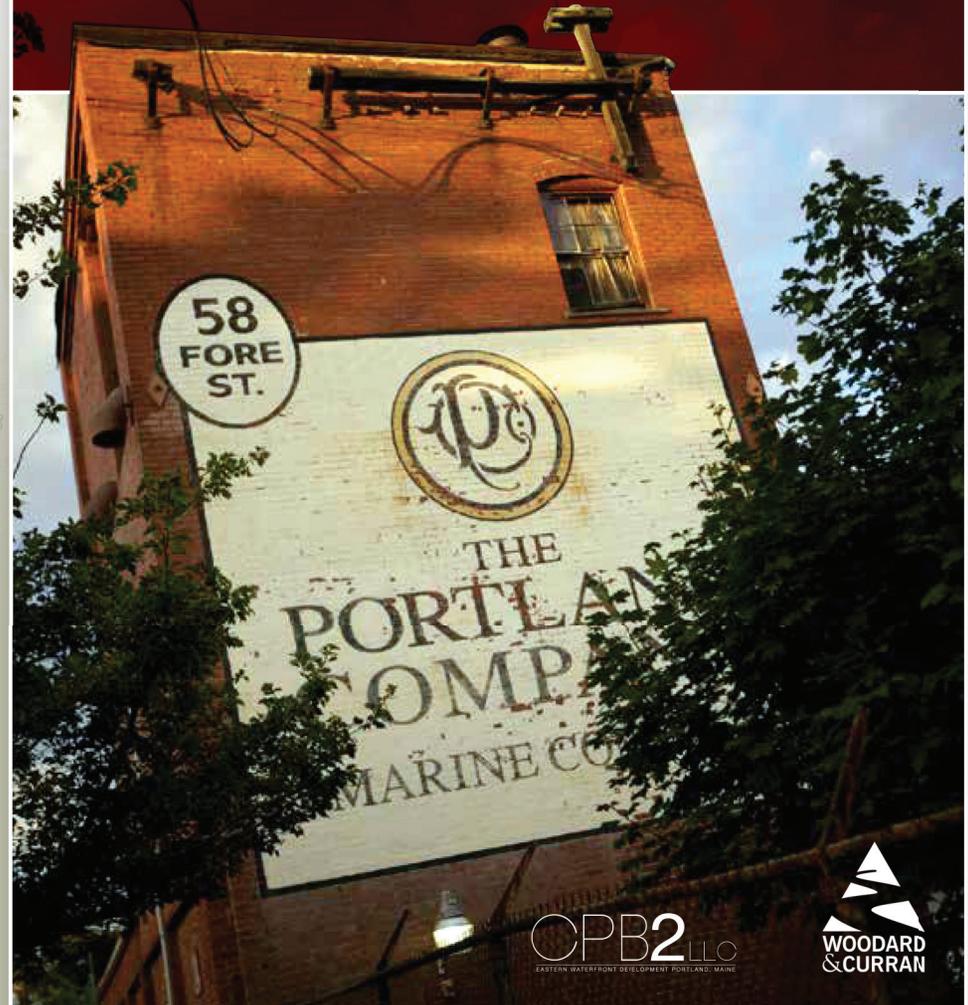
### **Q'S : What about public access to the waterfront? Will my view of the water be impacted by your proposal? Will the development promote public space? Have you considered sea level rise in your planning for the site? What will happen to the marina?**

**A:** We understand that all of these questions/concerns exist, and more. We will thoughtfully consider all of these questions in future planning for the redevelopment of the site. At this early stage, we need to establish a zone change that will inform our planning for the site. It is our desire to design a landmark development, which the surrounding neighborhood and the whole of Portland will celebrate. We will continue to seek and encourage your input in this process as we move forward.

58 Fore Street ±10 AC site

# Integrating the neighborhood with the waterfront

The zoning changes requested by CPB2 LLC would make it possible to reinvent the Portland Company property and truly integrate it with the surrounding area, creating a connection between the waterfront and the rest of the neighborhood, and matching the vision of the Master Plan for Redevelopment of the Eastern Waterfront.



CPB2 LLC  
EASTERN WATERFRONT DEVELOPMENT PORTLAND, MAINE

WOODARD  
& CURRAN

## WHY ZONING MATTERS

Zoning maps and language define how a property can be used. In Portland's eastern waterfront, the City engaged stakeholders and the public in an extensive master planning process including six forums, collecting input from over 300 citizens, and a two-day interactive workshop where 165 citizens and 40 City staff and consultants participated. This public process gave rise to two new zones for the area, the B-6 Eastern Waterfront Mixed Zone and the Eastern Waterfront Port Zone. Although the City was able to create these zones over much of the desired mixed use area, the prior landowner of the Portland Company Site requested that the site be excluded from the new zones, and thus, the Waterfront Special Use zone was created. The zoning changes requested by CPB2 would make it possible to reinvent the Portland Company property and truly integrate it with the surrounding area, creating a connection between the waterfront and the rest of the neighborhood and matching the vision of the Master Plan for Redevelopment of the Eastern Waterfront.



## A MORE INCLUSIVE ZONE

CPB2 has applied for a change to the City's zoning map, along with minor edits to the City's zoning text. Here's what that means:

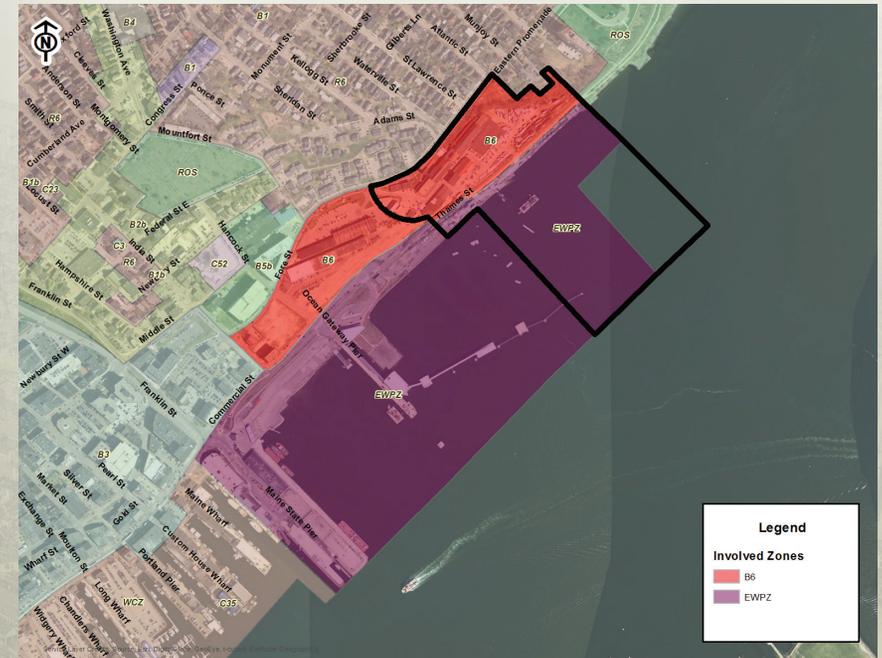
- ▶ The 58 Fore Street site zoning would change from "Waterfront Special Use" to "B-6 Eastern Waterfront Mixed" for upland areas and "Eastern Waterfront Port" along the waterfront.
- ▶ B-6 zoning "encourages this district to acquire a distinctly urban feel through development that emphasizes a quality pedestrian experience... and demonstrates exemplary urban design."
- ▶ Businesses currently operating on the site are encouraged to remain.
- ▶ New uses, including residential development and expanded retail and commercial uses are allowed.
- ▶ Potential uses align more closely with the goals of the Master Plan for Redevelopment of the Eastern Waterfront.
- ▶ The site will be connected to adjacent properties that share the B-6 and Eastern Waterfront Port zoning.

## NEIGHBORHOOD INPUT WILL SHAPE THE DIRECTION OF ANY DEVELOPMENT

Upon approval of the zoning change, CPB2 will begin the process of planning for redevelopment of the site. No specific project is planned at this time, and planning for any proposed project would follow the procedures outlined in Portland's land use code, which includes significant public input. All parties will have the opportunity and will be encouraged to weigh in and help shape the direction of changes to the site.

## HISTORIC CHARACTER

Future development of the site will include historic preservation. New development, including new pedestrian-friendly streets and pathways, will be thoughtfully integrated with the historic character of the area.



## THE BOTTOM LINE

The zoning change requested by CPB2 creates opportunities for economic development. It also opens the door for a closer connection between the Old Port and the residential neighborhoods to the east. The entire redevelopment process will be guided by the City's existing Master Plans and the vision of engaged stakeholders.