


**Re: Fe: I.D.#2017-299, proposed "Aquesta Housing Project" for 977 Brighton Avenue**

3 messages

**Barbara Barhydt** <bab@portlandmaine.gov>

To: jmy &lt;jmy@portlandmaine.gov&gt;, Christian Roadman &lt;croadman@portlandmaine.gov&gt;

Cc: Victoria Volent &lt;vvolent@portlandmaine.gov&gt;

Tue, Feb 13, 2018 at 12:48 PM

This is Christian's project as well. Victoria, this project is on hold. They did not hold their required meeting 30 days before submitting the application, so Jeff Levine wants us to put this on hold until they meet the requirements of Division 30.

Thanks.

Barbara

Barbara Barhydt  
 Development Review Services Manager  
 Planning Division  
 389 Congress Street 4th Floor  
 Portland, ME 04101  
 (207) 874-8699  
 Fax: (207) 756-8256  
 bab@portlandmaine.gov

On Tue, Feb 13, 2018 at 12:46 PM, jmy &lt;jmy@portlandmaine.gov&gt; wrote:

Victoria,

This is public comment for the 977 Brighton Avenue project for your files.

Jen

On Monday, February 12, 2018 at 4:29:15 PM UTC-5, Joe Martelle wrote:

Att: Members of the Portland Planning Board

Re: I.D. # 2017-299, Proposed "Aquesta Housing Project" sub division of 40 housing units and proposed leveling of property at 977 Brighton Avenue, Portland

Please be advised that Portland is the city of my birth, having lived at 977 Brighton Avenue while growing up. I believe the house, now offices, should be preserved as a Portland landmark. Therefore, I am opposed to this proposed project or the following reasons.

My late father, Ameido Martelle, known to his many friends and customers as 'Marty' operated greenhouses [since torn down] , seedling nursery and pansies garden on this land for over 30 years. The property also served as our family home. My parents worked long hours in the garden and greenhouses, usually nights and on weekends, since they both had full-time jobs. Dad's specialty was growing native garlic and tomatoes, along with other seedlings, flowers and his beautiful pansies. Regular customers from the Greater Portland area and from all over Maine annually visited dad's greenhouses to purchase geraniums on Memorial Day. Anyone who grew-up in Portland from the 50s through the 70s will usually associate Memorial Day with my dad's geraniums which adorned the grave sites of their loved ones. I can still see the countless cars lined-up on Brighton Ave., and the smiles on the faces of his loyal customers as they returned year after year to greet him. Quite often, my dad's photo appeared in the Portland Press Herald and Evening Express praising his green thumb. He was also interviewed numerous times by the late Cliff Reynolds on Ch. 6 regarding my father's ability to grow native garlic, and what a special gift "our dad" had.

I am not sure when the house was built, but do know, I was around five years old when we moved to the house at the conclusion of WWII. Therefore, the structure is at least 73 years old and probably much older.

I also believe our former home at 977 Brighton Avenue should not be demolished because I 'spun' records, as a future radio wannabe, in the basement of this wonderful ole home. After graduating from Cheverus High School in '59, and attending St Francis Xavier Univ. in Nova Scotia and Emerson College for Broadcasting in Boston, I went on to enjoy a 40 year career in broadcasting. I was on the air in Portland at WGAN, WLOB and WCSH. I also managed WCSH Radio in the late 70s, before heading to Boston where I was a radio-TV personality for 20 years. My other radio stops were Cincinnati, Houston and West Palm Beach. In 2013, it was my honor to be inducted to the Maine Broadcasters Hall of Fame. My successful career all began in the basement of that grand old home on Brighton Avenue. These are just a few reasons why I feel strongly that this house should not be leveled. Therefore, I am asking you in behalf of my late mom and dad, the entire Martelle family and thousands of satisfied folks who benefited from the fruits of their hard labor to block any proposed destruction of the property at 977 Brighton Avenue. I truly believe this home is a Portland Landmark and should be labeled as such.

Please feel free to contact me for any additional information. I stand ready to assist you any way I can to hopefully preserve the integrity of this property.

Thanking you kindly for your time and consideration,,

I remain,

Respectfully,

Joe Martelle  
 Box386  
 Mesa, Colorado 81643  
 Tel: 970-268-5693  
 e-mail: joemartell@aolcom

**Jennifer Munson** <jmy@portlandmaine.gov>

To: Barbara Barhydt &lt;bab@portlandmaine.gov&gt;

Cc: Christian Roadman &lt;croadman@portlandmaine.gov&gt;, Victoria Volent &lt;vvolent@portlandmaine.gov&gt;

Tue, Feb 13, 2018 at 2:32 PM

I did not send it to Christian because I noticed the project was no longer in UI and I didn't know who had the project.

Jennifer Munson, Office Manager  
 Planning and Urban Development  
 City of Portland  
 389 Congress St., 4th Floor  
 Portland ME 04101  
 jmy@portlandmaine.gov  
 (207) 874-8719  
 (207) 756-8258 (fax)

[Quoted text hidden]

**Barbara Barhydt** <bab@portlandmaine.gov>

To: Jennifer Munson &lt;jmy@portlandmaine.gov&gt;

Cc: Christian Roadman &lt;croadman@portlandmaine.gov&gt;, Victoria Volent &lt;vvolent@portlandmaine.gov&gt;

Tue, Feb 13, 2018 at 2:41 PM

I am fairly sure I assigned it to him and I did send out the councilor note. Maybe I lost it somehow, but I worked with it.

Thank you for checking with Vicki

3/21/2018

City of Portland Mail - Re: Fe: I.D.#2017-299, proposed "Aquesta Housing Project" for 977 Brighton Avenue

Barbara Barhydt  
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## Fwd: 977 Brighton Ave

1 message

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**Matthew Grooms** <mgrooms@portlandmaine.gov>  
To: Jennifer Munson <jmy@portlandmaine.gov>  
Cc: Christian Roadman <croadman@portlandmaine.gov>

Mon, Mar 19, 2018 at 9:18 AM

Hi Jen,

Here is a public comment for 977 Brighton Avenue. I believe this is one of Christian's projects.

Thanks,

Matt

----- Forwarded message -----

From: **Gene Leighton** <geno34243@outlook.com>  
Date: Sun, Mar 18, 2018 at 2:55 PM  
Subject: 977 Brighton Ave  
To: "mgrooms@portlandmaine.gov" <mgrooms@portlandmaine.gov>

Dear Sir,

My name is Gene Leighton, I spent many years living on Brighton Avenue in Portland.

Regarding the plans for senior housing at 977 Brighton Ave, I would ask that you consider the age and history of the property being considered for development before any plans are approved.

Mr Martelle , the former owner for decades raised tomatoes, assorted flowers and the like. In its day it was as a very successful family run business.

While the property may not be within an historic district such as properties on the peninsula, I feel considering it's past has merit.

Thank you in advance for your consideration.

Gene Leighton

Sent from my iPhone

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Matthew Grooms  
Planner  
Planning Division  
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(207) 874-8725 (T)  
(207) 756-8258 (F)  
mgrooms@portlandmaine.gov

## 977 Brighton Avenue project by Avesta

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W M <wmontdmd@yahoo.com>

Apr 6, 2018 4:48 PM

Posted in group: **Planning Board**

Dear Planning Board Members:

I have attended the one public meeting of which I am aware presented by Avesta about this project. I own the adjacent property across Wessex Street from 977. I have my office there and have been there since 1989.

Traffic flow could be the weakest link and may well prove to be a safety problem. It can at times be challenging to get onto Brighton from Wessex due to the high traffic volume on Brighton. If the number of vehicles trying to get out of Wessex onto Brighton at one time becomes increased substantially, which is very likely with this project, there are going to be routine back-ups and people trying to get out when perhaps they should wait. Think "rush time". Contributing to the problem is that snow clearance and sanding at the Brighton-Wessex intersection are not as they should be. Slippery winter conditions are going to make it worse. A traffic light responsive to vehicles on Wessex at the intersection would do it, but somehow I doubt that will be an option.

It will be convenient for drivers to use my parking lot to cut through and to turn around. A little of that is OK; a lot, not so much.

On a positive side, the improvement of Wessex Street itself, which is much needed, is a major plus.

I know the engineers are aware of the very wet soil conditions at the back end of the property.

Four stories will make for a large structure, unique to the immediate area. It won't affect my property this way, I believe, but it will cut off at least some morning sunlight to the property immediately adjacent me next back on Wessex. I know that is a concern for the young couple living there. They purchased their home last year.

If dogs are allowed, I suspect they will get "walked" on the grass at the edge of my parking lot as there will not be a good area on the grounds at 977. "Across the street and out of mind". That will not be welcomed. It would be good if there were severe penalties "in house" for that. The Portland leash law recognizes the problems associated with dog waste, but I doubt the law alone will do it.

No doubt you will hear from others, and I may have other thoughts. This is not an anti-project e-mail necessarily, but I wanted to get this information to you. Thank you.

Bill Montgomery, 989 Brighton Avenue

## Development in vicinity of 977 Brighton Ave.

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Judy Stanhope <jstanhope@scarboroughschools.org>

Apr 18, 2018 2:44 PM

Posted in group: **Planning Board**

I am writing to express my concern over the proposal to build a 40 unit senior housing building on the corner of Brighton Avenue and Wessex Street. I own and reside in the home at 1001 Brighton Avenue. My house would be separated from the proposed development by one building.

My concerns are as follows:

- **Traffic, traffic, traffic:** Traffic at this location is heavy and it is unclear how the traffic associated with a 40 unit development can safely enter and exit Brighton Ave. At this location Brighton Avenue begins to expand into 6 lanes. The residents on Wessex already have difficulty, as do I. Does the city intend to install another traffic light? This presents more problems because there are already several traffic lights in the area.

I

- **Scale:**
  - The size of the building is not compatible with the residential / professional buildings in the area.
  - The proposed 4 story height will block sunlight to neighboring residences.
  - The building and associated parking seems to be too large for the lot.
- **Impact of exterior lighting on neighboring residence**
- **Maintenance:** Currently the property is not adequately maintained by Avesta. What assurances do we have the property will be well maintained?

Thank you for considering my concerns.

Judith Stanhope  
1001 Brighton Avenue  
Portland, Maine 04102

## the 977 Brighton workshop

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**W M** <wmontdmd@yahoo.com>

Apr 25, 2018 9:30 AM

Posted in group: **Planning Board**

I attended yesterday's Planning Board session about Avesta's project for senior housing at 977 Brighton Avenue. I was impressed with the presentation and the knowledgeable conversations between the Avesta representatives and members of the Board. I appreciated the efficiency of the meeting as well. Thank you. Bill Montgomery, 989 Brighton Avenue

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## Planning change 977 Brighton Ave

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Bob Kuni <bkuni@haletailer.com>  
To: croadman@portlandmaine.gov

Tue, May 15, 2018 at 1:25 PM

Good afternoon Mr. Roadman,

My name is Robert Kuni and I reside at [32 Warwick Street](#) in Portland. I'm reaching out to you about the zoning change that Avesta has requested to put up a 4 story 40 unit building. I was out of the country and not available for the workshop that was held in April. My house is just a block behind the proposed project. There was a meeting held back in March at The Hall School where Avesta had drawing and site maps of their project. The informed the local residents that attended that the zoning change had already been done and that there was nothing that could stop them. I found that very misleading and am wondering if anyone attended the workshop.

I have some other major concerns about this project. One of the questions that I asked if they had done a traffic study. No they have not. The traffic on Brighton Ave is heavy and at times backed up depending on the time of day. Their maps showed parking off of Wessex St. How is a 40 unit affordable retirement building going to make their way onto Brighton Ave?

They are also proposing to eliminate wetlands. I was under the understanding that you could not. With the new school going up and new access road, I am seeing more run off water running past the property behind my house into a storage drain, if they intend on putting their run off into that, not sure it could handle a major storm, it would back water into my yard but worse, my next door neighbor has a septic system. I feel sorry for the people on Wessex, one of the couples that was at the meeting informed me that the building would block the sun from hitting their house.

I understand that there is a need for affordable housing, but they picked a location that really doesn't have that much space. I spoke with Mr Davis who owns the woodshop next to the property, he is against but doesn't have time to get involved. With setbacks, I'm wondering how they have the space to put up a building of that size?

It just really frustrates me that we were lied to at the meeting about zoning changes that they said were already done. Not the type of company I want near me. Is there anything that will stop this from happening?

Respectfully,

Robert Kuni  
[32 Warwick St.](#)  
[Portland, ME](#)  
207-232-9521