
Re: Public Comment for 1006 Congress Rezoning

1 message

Barbara Barhydt <bab@portlandmaine.gov>

Tue, Mar 27, 2018 at 10:42 AM

To: Brett Gabor <brett.gabor@gmail.com>

Cc: Shukria Wiar <shukriaw@portlandmaine.gov>, "Munson, Jennifer" <jmy@portlandmaine.gov>

Thank you for your comments. The applicant asked to postpone this item, so the Planning Board will not discuss it this afternoon. We will include your comments when this comes forward. We don't have a meeting date for this item yet.

Thank you.

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, Mar 27, 2018 at 9:45 AM, Brett Gabor <brett.gabor@gmail.com> wrote:

To the Planning Board:

I wish to comment on the rezoning of 1006 Congress. I am in favor of rezoning this lot, which borders Congress but does not border any residential lots, to a more appropriate commercial zone. The current industrial zone is less compatible with a lively streetscape along Congress than a business zone, which could contain a workplace, cafe, restaurant, or other amenity. The developers have been accessible to neighbors and have made good-faith attempts to listen to their concerns and I believe they will continue to be good neighbors.

Best,

Brett Gabor
[40 Frederic Street](#)

1006 Congress

Nikki Anderson <n.annetteanderson@gmail.com>

Apr 12, 2018 12:15 PM

Posted in group: **Planning Board**

Good afternoon Council, City Manager and Planning Board,

Please find our attached letter in support of the zoning change for 1006 Congress St,

Best Regards,
Nikki Anderson
Libbytown Neighborhood Association



March 20, 2018

Planning Board
389 Congress St
4th Floor
Portland, ME 04101

Dear Members of the Planning Board,

The Libbytown Neighborhood Association writes in favor of the application to rezone 1006 Congress Street. This particular property presents an opportunity to bring desired amenities to an area that is currently growing beyond its former industrial nature.

Currently, the lot is zoned light industrial. This disallows many uses that would be highly regarded by neighbors, such as a restaurant, cafe, market, office space, or similar businesses that would be valued by those living in the vicinity.

The persons seeking the zoning change own more lots along Westfield Street, but have reasonably requested that only the lot that abuts Congress Street (and does not abut residential uses) be rezoned. Over the last year representatives of the owners have shown a willingness to engage with neighbors and listen to concerns that are brought forward about businesses currently located upon their property. They have expressed a desire for uses of the land that are in accordance with those expressed by many neighborhood residences.

We hope that the Planning Board will consider this particular zoning application as a means to expand the allowed uses beyond merely industrial, which will help provide a lively neighborhood atmosphere where people live, play, and work.

Warm regards,

The Libbytown Neighborhood Association

June 6, 2018

Shukria Wiar
Planner
City of Portland, Maine

Dear Shukria,

I am reaching out to let the planning board know our input with regards to the recommended proposed zoning change for 1000, 1004, 1006 & 1020 Congress Street.

The planning board needs to recognize Atlantic Hardwoods as what it actually is. The map amendment has the use as retail/warehouse, but it is actually a Lumber yard. Atlantic Hardwoods has outdoor storage of lumber, as well as an outside dust collection system and an exterior sawdust container. This has been in place for 20 years and there is no intention of changing business operations.

My concerns are as follows:

- A zone change from IL to B-2 would specifically not allow lumber yards.
- A “grandfather” or variance would reduce the future value of the business to a potential buyer.
- A zone change from IL to B-2 would also make the existing businesses at 1000 Congress Street and 1020 Congress Street non-conforming.
- Portland has very limited industrial areas left, only 12 percent of Portland is zoned industrial. Libby Town and East Bayside are primarily Low Impact Industrial.
- Concerns about minimizing our industrial space was well put by the Economic Development Department about loss to Portland’s tax base and associated employment.
“To summarize, Portland’s industrial space is very limited and should be preserved to the maximum extent possible. Regarding the request from the owners of 1006 Congress Street to rezone their property from IL to B-2, this seems to represent a unique set of circumstances that will not be displacing industrial uses. However, allowing for this use should be addressed in a site-specific fashion.”

I would not oppose a zone change for 1006 Congress Street as our abutter has proposed, but I would have the following concerns:

- Our exterior dust containment system is noisy and starts at 5:00 AM
- There could be significant odor issues during operating hours
- Abutters to a potential Residential Complex may need to comply with new noise level.
- Abutters may also need to deal with new setbacks for any addition that the business may require.

I agree with the City’s Economic Development Department that the need for industrial space remains and is vital to the City of Portland. The proposed development of the former Rufus

Deering parcel on Commercial Street has removed a key supplier of building materials from the peninsula. Atlantic Hardwoods has helped fill this void and plays an integral role in Portland's growth.

Several of our employees, including myself live and work in Portland and it is concerning to see the "Red Brick" character of our warehouses turning into modern condominiums. As tax payers we hate to see the loss of businesses and addition of residences. This change only adds to the Cities' burden of educational costs, utilities, police and fire while reducing the tax base from job creating businesses.

I am unable to attend the public hearing on June 12 or the Neighborhood Meeting at the Portland Eagles on June 19, but please forward my remarks so they are part of the record.

Sincerely,

Jack McInerny
Atlantic Hardwoods, Inc
1004 Congress Street
Portland, Maine 04102
207-773-9663

*Portland, Maine. Yes!
Wood's good here.*



Shukria Wiar <shukriaw@portlandmaine.gov>

Rezoning 1006 Congress Street and vicinity

JOHN FITZGERALD <johnfitzgerald@fitzgeraldtile.com>
To: Shukria Wiar <shukriaw@portlandmaine.gov>

Wed, Jun 6, 2018 at 2:06 PM

Dear Ms. Wiar, I am the owner of Fitzgerald Tile, [13 Westfield Street, Portland](#), immediately adjacent to 1006 Congress Street. I support amending the zoning map and would like my property added to the proposal the Planning Board will consider on Tuesday June 12. May I come by and talk to you about the proposal and the possibility of adding my property to it? John Fitzgerald