

Re: Application ID#2017-242, 24 St. Lawrence Street

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Posted in group: **Planning Board**

Dear Portland Planning Board Members:

We understand that there will be a Planning Board workshop on the proposed 24 St. Lawrence project on this coming Tuesday, June 26. We are writing to voice our strong opposition to this project because its construction threatens our safety and that of our tenants and property; the scale, mass, and design of the building are incompatible with the surrounding structures; and the proposed 10-12 month project would be highly disruptive and costly to all four abutters.

Of particular concern are the following:

1. All three geo tech engineering reports that have been conducted cite potential harm and damage to the 80'x15' retaining wall separating 24 St. Lawrence from our property at 25 Waterville Street. The wall stands within one foot of our rental unit.

- **The city should conduct--and provide to all abutters--an independent peer review of the developer's geo tech engineering retaining wall proposal** to validate that the current retaining wall will remain undisturbed by this major construction project
- In the event that the analysis is incorrect or that construction does not conform with recommended procedures, **the developer provides no written agreement that spells out what the applicant would do to remedy any damage to the retaining walls, adjacent properties, and their occupants**
- **The developer provides no fiscal assurance or bond money** to ensure that the surrounding properties, if damaged by the construction, can be easily paid for by the 24 St. Lawrence property owner.

2. All three surrounding abutters include an affordable rental unit. The proximity of these units is *within a few feet* of the proposed construction. **The developer provides no fiscal assurance for the surrounding property owners loss of rental income** due to renters not wanting to live directly adjacent to a construction zone.

This project is dangerous to surrounding properties and its construction will be very costly to abutters. It should be rejected.

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