
Fwd: Comments and requests on 300 Allen Avenue, Estelle Estates Development

Matthew Grooms <mgrooms@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Tue, Jun 12, 2018 at 8:12 AM

Hi Jen,

I am forwarding a public comment for 300 Allen Avenue.

Thanks,

Matt

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

From: **Jane Orbeton** <mckorb1@gmail.com>

Date: Mon, Jun 11, 2018 at 11:25 PM

Subject: Comments and requests on 300 Allen Avenue, Estelle Estates Development

To: mgrooms@portlandmaine.gov

Cc: Jane Orbeton <mckorb1@gmail.com>, Susan McKenna <susie.mckenna@gmail.com>, Jim McKenna <jimmckenna3@gmail.com>

Hello, Portland Planning Board and Planning Staff,

We are Susan McKenna, James McKenna and Jane Orbeton, owners of a single family home at 7 Short Street that immediately abuts the back side of the Estelle Estates Property at 300 Allen Avenue. We are unable to attend the workshop on June 12 and hope that you will seriously consider our comments and requests. The Estelle Estates development merits careful consideration because (1) it abuts and by its density, paving and scale it will have an impact on, neighboring residences and (2) the properties in the neighborhood and the property at 300 Allen Avenue are often wet enough that ducks swim in our yards on ponds newly formed by rain or snow melt, right over our grass. We cannot accept any more water from Estelle Estates and the development should be designed to avoid such a result. This is a very serious problem that the whole neighborhood needs the Planning Board to address.

To make the Estelle Estates development compatible with our property and the other residences nearby, we ask for the City to require the following:

1. **A metal perimeter fence** at least 4 feet high supported by metal posts set in concrete along the property line everywhere that the development abuts residential property and shrubbery plantings along all property lines;
2. **A lighting plan** that is considerate of and compatible with neighboring residences, that is "dark sky" lighting and that does not direct lighting at abutting properties;
3. **A drainage plan** that ensures that the development absorbs and disposes of its own water runoff, specifically requiring no runoff onto adjacent properties and no increase in the amount of surface water that those properties experience;
4. **Limitation of the amount of on site parking and paving** to the amount required by the zoning ordinance; and
5. **Required use of a permeable paving system** for all or part of the parking and paved areas that will address the neighborhood water issue, that is permeable paving, such as pervious concrete, porous asphalt, paving stones or grass pavers.

Please confirm receipt of this email in time for consideration at the workshop on June 12.

Thank you for your assistance. We would be happy to speak with your staff at any time.

Susan McKenna, 629-7943

James McKenna, 318-3035

Jane Orbeton, 420-6265

--

Matthew Grooms

Planner

Planning Division

City Hall, 389 Congress Street, 4th Floor

Portland, Maine 04101

(207) 874-8725 (T)

(207) 756-8258 (F)

mgrooms@portlandmaine.gov

Additional Comments for 300 Allen Avenue

Christopher Ellingwood <cellingwood@berrydunn.com>

Jun 12, 2018 1:56 PM

Posted in group: **Planning Board**

Good afternoon Matt and members of the Planning Board,

Due to a business trip, I am out of town and will not be able to attend tonight's workshop.

In addition to our original comments, which we thank you for addressing some of those concerns in the agenda for this evening, I would like to share two other items.

1) We are still very concerned about adding another driveway with additional traffic to the location. Please see attached for a photo from Friday, June 8 of Allen Avenue at 7:50 AM. As you can see, when school is in session at Casco Bay High School, the traffic backs up like this most mornings. It is nearly impossible for the residents of Pennell to turn from our street. Additional traffic will contribute to further congestion.

2) We are also concerned over the condition of the lots at both 300 and 280 Allen Ave. For years, the commercial lot has been neglected and was not mowed or maintained. By Midsummer the sidewalk is impassable because the weeds have taken over. Since Estelle Estates purchased the single family home and vacant lot, it has gone unmaintained and the grass is currently pushing waist height. We understand the zoning and approval process may take some time and would like to request the Estelle Estates maintain the property and mow the lawn on a regular basis.

We thank you for your consideration and look forward to hearing the responses of Estelle Estates and reviewing final plans. We look forward to the neighborhood meeting when that is scheduled.

Please don't hesitate to contact me with any questions or further information needed –

Chris Ellingwood

Abutting neighbor and homeowner – 19 Pennell Avenue

802-310-0361



300 Allen Avenue Proposal

Christopher Ellingwood <cellingwood@berrydunn.com>

Aug 9, 2018 1:39 PM

Posted in group: **Planning Board**

Good Day,

I am following up to email I sent to Matt Grooms on August 6 – We received a notice for an additional workshop related to the 300 Allen Avenue proposed development for August 14, 2018. I will be unable to attend due to commitments with a business trip in Maryland.

The link provided on the notice of the meeting does not include any updated documents or site plans that address previous comments from the planning board. I am wondering why there is an additional workshop on the 14th, and if updated documents are going to be made available for the property abutters to review and, like last time, provide comments on. The minutes and notes from the neighborhood workshop have also not been upload and provided on the portal.

As a direct abutter to the development, this would be much appreciated and is important to us. I'd also like to express concern over the condition of lot as it lies now, no one has mowed the lawns or maintained the property. The sidewalks are nearly blocked by overgrowth and the grass in up to my waist right now. It's our opinion that Estelle Estates is not "making any friends" of the neighborhood by managing their property this way and the lots are becoming an eye sore.

I appreciate any information you can provide to us and look forward to seeing revised site plans.

- Chris

Christopher S. Ellingwood, CISA | Senior Manager

Information Technology Assurance Services

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

berrydunn.com

RE: 300 Allen Avenue Proposal

Christopher Ellingwood <cellingwood@berrydunn.com>

Mon, Aug 13, 2018 at 3:20 PM

To: Matthew Grooms <mgrooms@portlandmaine.gov>, "Peter Vachon (peter.vachon@martinspoint.org)" <peter.vachon@martinspoint.org>

Cc: "kcook@portlandmaine.gov" <kcook@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, Planning Board <planningboard@portlandmaine.gov>

Good afternoon,

Once again, thank you for providing the documents as requested. I would like to submit the following comments for consideration and addressment.

- 1) We appreciate the landscape considered as presented in the plan. I still feel as though a fence should be considered along the property line because the parking lot and garages are in our backyards. Headlights and noise will still be viable from our homes, especially in the winter months as vegetation thins.

- 2) I like the new designs of the triplexes as shown on page 7 of the renderings (elevation heights), however am questioning the third-story deck. The buildings would already stand much higher than our current homes in the neighborhood and would look down on our yards and homes, imposing on our privacy. Come summer and warmer weather, if residents of those units were entertaining, the noise would carry.

- 3) If approved, how will Estelle Estates help ensure minimal noise and traffic (on Allen) impact to our homes and neighborhood? How will run off also be considered while site work is done?

- 4) What will the type of residency be? (will these units be rentals or owner occupied condos?) If owner occupied will there be a formed association, or will the property be maintained by Estelle Estates?

- 5) During the permitting and zoning process, we'd also like to encourage Estelle Estates to maintain the empty lots as they are severely overgrown. Many people in our neighborhood often walk to nearby stores and the sidewalk along Allen Avenue where the lots lie in overgrown and can be difficult to get through.

We very much appreciate the thoughtful consideration Estelle Estates has shown in their design and appreciate the opportunity to share additional comments. I would be happy to discuss any of my concerns with the representatives of Estelle Estates if requested.

Chris Ellingwood

19 Pennell Avenue

802-310-0361

~ Chris

From: Matthew Grooms <mgrooms@portlandmaine.gov>
Sent: Monday, August 13, 2018 8:19 AM
To: Christopher Ellingwood <cellingwood@berrydunn.com>
Subject: Re: 300 Allen Avenue Proposal

Hi Chris,

Please find attached some of the more relevant plans for [300 Allen Avenue](#). These are also included on the website as an attachment to the Planning Board packet for August 14th.

Thanks,

Matt

On Sat, Aug 11, 2018 at 9:48 AM, Christopher Ellingwood <cellingwood@berrydunn.com> wrote:

Thank you,

As of this morning updated documents were still not uploaded to the portal. Once again, with the meeting Tuesday, I am not sure this is fair for the residents to provide additional thoughts on the updated plans when those have not been made available to us a couple of days before the workshop,

thank you,

Chris

From: jmy <jmy@portlandmaine.gov>
Sent: Friday, August 10, 2018 11:45:02 AM
To: Planning Board
Cc: mgrooms@portlandmaine.gov; kcook@portlandmaine.gov; jduson@portlandmaine.gov; meaghan.lefevre@gmail.com; Christopher Ellingwood
Subject: Re: 300 Allen Avenue Proposal

Hello,

Thanks for your email. We appreciate the time you have taken to offer your thoughts, and will include your comments in the materials for the Planning Board and as part of the public record.

If you have any questions, please contact our office.

City of Portland, Department of Planning and Urban Development
[389 Congress St., 4th Floor, Portland, ME 04101](#) <<https://maps.google.com/?q=389+Congress+St.,+4th+Floor,+Portland,+ME+04101&entry=gmail&source=g>>

Jennifer Munson, Office Manager
jmy@portlandmaine.gov <<mailto:jmy@portlandmaine.gov>> | (207) 874-8719 | Fax (207) 756-8258

James Dealaman, Administrative Officer
jdealaman@portlandmaine.gov <<mailto:jdealaman@portlandmaine.gov>> | (207) 874-8721 | Fax (207) 756-8258

On Thursday, August 9, 2018 at 1:39:24 PM UTC-4, Christopher Ellingwood wrote:

Good Day,

I am following up to email I sent to Matt Grooms on August 6 - We received a notice for an additional workshop related to the [300 Allen Avenue](#) proposed development for August 14, 2018. I will be unable to attend due to commitments with a business trip in Maryland.

The link provided on the notice of the meeting does not include any updated documents or site plans that address previous comments from the planning board. I am wondering why there is an additional workshop on the 14th, and if updated documents are going to be made available for the property abutters to review and, like last time, provide comments on. The minutes and notes from the neighborhood workshop have also not been upload and provided on the portal.

As a direct abutter to the development, this would be much appreciated and is important to us. I'd also like to express concern over the condition of lot as it lies now, no one has mowed the lawns or maintained the property. The sidewalks are nearly blocked by overgrowth and the grass in up to my waist right now. It's our opinion that Estelle Estates is not "making any friends" of the neighborhood by managing their property this way and the lots are becoming an eye sore.

I appreciate any information you can provide to us and look forward to seeing revised site plans.

- Chris

Christopher S. Ellingwood, CISA | Senior Manager
Information Technology Assurance Services
d/f: 207.541.2290 | c: 802.310.0361
[berrydunn.com](http://www.berrydunn.com)<<http://www.berrydunn.com/>>

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

--

Matthew Grooms

Planner

Planning Division

City Hall, [389 Congress Street, 4th Floor](#)
Portland, Maine 04101
(207) 874-8725 (T)
(207) 756-8258 (F)

mgrooms@portlandmaine.gov

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Planning Board
City of Portland
389 Congress Street
Portland, ME 04101

To whom it may concern,

My name is Cidney Mayes and I am writing to submit public comment on the development project for 300 Allen Avenue. My husband and I have three major concerns with the proposed plan.

We bought our first home together at 48 Cypress Street in March of this year. Our home is directly behind the proposed building space, and would share a fence with the new developments. We had no idea when we purchased the property that this development had been proposed, and are significantly concerned that this development will affect the value of our home. We would like the following three concerns addressed by the planning board and the developers.

The first is the proposed walking path to be built on the paper street adjacent to our property. This path does not serve any clear purpose other than to encourage people to park on the side streets of our neighborhood and walk to the proposed condos or business. There are no major walking trails in this neighborhood, and this increase in foot traffic is unnecessary and makes raises concerns for our privacy and safety.

The second concern is the lack of trees in the developments plan, especially around borders and fences. The current plan has proposed to build a fence between our property and the duplexes, but without trees or some additional barrier, we are concerned that neighbors will be able to look down into our backyard and home. We would like additional steps taken towards protecting our privacy, and a barrier of trees provided.

Our third concern is that this plan seems like a grab for money without much thought to building community. We attended a neighborhood meeting in June, and raised these concerns there, too. The facilitator was confused on how we knew to attend, due to the fact that we were not on the mailing list as we have just purchased our home in March. It was the kindness of our neighbors that alerted us to the neighborhood meeting. The is a small community that looks out for one another, and these proposed buildings do not keep with the spirit of adding to this existing community. It had been suggested that families and people seeking their first apartment may choose to live in these new duplexes and triplexes. For the proposed \$300,000 asking price, this is laughable. And what elderly citizen would choose to move into a three story building? Portland is already

lacking in single story homes for senior citizens. These condos do not seem to meet the needs of our neighborhood community.

If this plan is to be approved, it is necessary to remove the walking path and provide more trees for privacy along the fence line. If the plan does continue, we hope that the developers will look more closely at the needs of our small neighborhood community and not focus on pure financial gain.

Thank you for your time.

Sincerely,
Cidney Mayes
48 Cypress Street
Portland, ME 04103