

September 11, 2007

Mr. Alex Jaegerman
Director, Planning Division
Portland City Hall
389 Congress Street
Portland, Maine 04101

RE: "The Estates of Longfellow Inn at 130 Eastern Promenade"

Dear Mr. Jaegerman,

On behalf of Wally Geyer and Anthony Salem, of Casco Bay Ventures, I am contacting you regarding their "The Estates of Longfellow Inn at 130 Eastern Promenade" project here in Portland, and their interest in acquiring a demolition permit prior to completion of the site plan review process. As you may recall, this project entails the renovation of an existing eleven-unit apartment building, including the demolition of a portion of the existing building, the construction of an addition, and the elimination of two units for a final total of nine units.

Previously, we met with Marge Schmuckal in October of 2006, at which time she confirmed our understanding that, because the number of units is to be reduced, this project would not constitute a subdivision, and that for this reason, and in all other respects, only a Minor Site Plan Review would be necessary.

Eight weeks ago, on July 16th, we submitted the Site Plan Application for this project. Almost six weeks later, on August 24th, we were informed that because three of the units are within an addition, this project is in fact a subdivision, such that a Major Site Plan Review is now required. This of course significantly disrupts our client's original schedule, which included commencing with construction in August, or September at the latest. Now, the workshop with the Planning Board is not even scheduled until October, which leaves Wally very concerned that construction will not start prior to the expiration of his bank financing. Given the state of the housing market, re-establishing this financing should it expire would be unlikely.