


Neighborhood Meeting Certification

I, (applicant/consultant) hereby certify that a neighborhood meeting was held on (date) at (location) at (time).

I also certify that on (date at least ten (10) days prior to the neighborhood meeting), invitations were mailed to the following:

1. All addresses on the mailing list provided by the Planning Division which includes property owners within 500 feet of the proposed development or within 1000 feet of a proposed industrial subdivision or industrial zone change.
2. Residents on the "interested parties" list.
3. A digital copy of the notice was also provided to the Planning Office (jmy@portlandmaine.gov) and the assigned planner to be forwarded to those on the interested citizen list who receive e-mail notices.

Signed,


Jonathan Culler

10/17/2013(date)

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes



P.O. Box 8816
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Fax: 207-221-2822
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September 30, 2013

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a new residential development at the corner of Walnut and Sheridan Streets. The project consists of 29 residential townhomes.

Meeting Location: East End Community Center, 195 North Street
Meeting Date: Wednesday, October 16
Meeting Time: 6:00pm

The City Code requires that property owners within 500 feet of the proposed development and residents on an "interested parties list", be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

If you have any questions, please contact me at 207-221-5746 or jonathan@redfernproperties.com. I hope to see you at the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Culley", with a large, sweeping flourish extending to the right.

Jonathan Culley
Redfern Properties LLC

Munjoy Heights

Neighborhood Meeting Sign-In Sheet

October 16, 2013, 6pm - East End Community School

Name	Address	Email (optional)
BEN AUSTIN	OWNER 12 EAST COVE ST. PORTLAND, ME	
Joie Grandbois Gallyp	89 Sheridan St Portland	joiegrandbois@gmail.com
Dorothy Rodney	#6 Walnut St	Dorothy.Rodney@yahoo.com
RAMON ANASTACIO	159 WASHINGTON AVE	ranastacio61@yahoo.com
Joe Walsh	12 East Cove St. #2	
CAROL McCRACKEN	1 North St-	ca10cfe@aol.com
Biu Buss	12 East Cove St	bbuss@casconpump.com
Judith Rastl	340 Eastern Promenade, #155	
John Rastl	" " " "	JRASTL5@GMAIL.COM
Michelle King	151 North St	Mking@hmrproperties.com
Jasmine Patten	" "	island@hmrproperties.com
David M... ..	177 Cedar St ?-102	
Fred Haynes	178 Washington Ave-	mepromod@me.com
Tom Killman	36 St Lawrence	tellmanx@yahoo.com
PETER BASS	29 Water willb st.	
Eileen Ballard	640 Ocean Cove	
Laura Ballard	89 Walnut St	lauraballard@gmail.
Brooks, Mary	7 Tremont St	
Chip Newell	14 Belle St.	chip@necheightgroup.com

Munjoy Heights
Neighborhood Meeting
October 16, 2013, 6pm East End Community Room

Meeting Minutes

The meeting began at 6:05pm. Jonathan Culley of Redfern Properties introduced the team which also included Ryan Senatore, Architect and Soren DeNiord, Landscape Architect.

Jonathan Culley provided background on Redfern Properties, including recent projects, and shared Redfern's core values including commitments to urban infill and sustainable development.

Culley described the location of the property, and pointed out its proximity to public parks and green spaces. He described the development in general terms, 29 energy-efficient townhomes.

Culley spoke about the discussions with Portland Trails to preserve and enhance "Jack Path" and to evaluate a trail connection to East Cove St.

Culley then presented a slide showing the green/sustainable features of the development, including: proximity to parks, pedestrian connectivity, progressive stormwater treatment, orientation of buildings for solar gain, super-efficient building envelopes, comprehensive landscaping strategy, and alternative energy.

Culley then turned the floor over to Ryan Senatore, Architect. Senatore presented a 'Site Section' diagram showing the retaining walls and describing how the buildings have been designed to fit into the hill.

Senatore then presented a 'Walnut Street Streetscape' to show the building on Walnut Street in the context of neighboring buildings. He described the way in which he used texture, scale, and massing to fit with the neighborhood context.

Senatore then presented a 'Rendering Looking North' and a 'Rendering Looking from West' and described the architectural design elements.

Soren DeNiord presented an aerial image of the property. He discussed how the property is currently dominated by non-native invasive plant species, including Norway Maples, Bittersweet, and Bamboo and how these species propagate throughout the city, causing some ecological harm. He described how our tree replanting/replenishment plans will focus on more ecologically suitable native species.

Soren then presented an image with the proposed building and discussed landscaping strategies including replanting of mature trees, green walls, ornamental grasses, etc.

Soren introduced the idea of a Woonurf, which is a Dutch term meaning "living street". He discussed how this concept would make the inner core of the development friendly to both pedestrians and

vehicles and provide a welcoming pedestrian experience for those passing through the neighborhood via Jack Path.

The presentation was concluded and the floor was opened for questions and comments. Questions and comments included:

Q. What will the impact be on parking and traffic?

A. Culley indicated that we had commissioned a traffic study and that he would email the traffic study to anyone interested.

Q. Are there any zone changes requested?

A. Culley answered that the project was completely compliant with the R-6 zone and that no zone changes or variances were being requested.

Q. How will the pedestrian rights to 'Jack Path' be protected? What rights will the easement permit?

A. Culley described how he was working with Portland Trails to provide a perpetual access easement that would protect the rights of the public to use the space.

Jaime Parker of Portland Trails also described the type of easements that have been used previously.

Q. How long will construction take and what are the hours of Construction?

A. Culley explained that Redfern had hired Wright-Ryan Construction and the construction schedule was 10-11 months. The hours of construction are dictated by City Ordinance, though Culley did not know the allowed morning start time. In response to a similar question Culley committed to pursuing the idea of a neighborhood email list to update neighbors on construction developments.

Q. What are the heights and locations of the retaining walls?

A. Culley responded that the heights and locations varied throughout the site and that he could not answer the question specifically but that he would follow up with a more precise answer.

Q. How would the property be owned after development?

A. Culley answered that the townhomes would be individually owned but the grounds would be owned by a Condominium Association.

Q. What type of trees will be planted?

A. Soren DeNiord described that while the plan is still developing there were a number of ideas. He suggested 12'-14' tall trees are optimal as they adapt more easily and grow healthier than larger trees.

The two concerns that were noted by at least two people were around the loss of Jack Path in its current form and the lack of affordability in this development and the impact of gentrification on Munjoy Hill. Culley responses to these concerns are below:

Loss of Jack Path in its current form:

Culley responded that Redfern was committed to working with Portland Trails and was striving to improve trail connectivity (by pursuing a connection to East Cove St.) and also by making Jack Path very inviting. Culley suggested that the concept of Woonurf may make Jack Path more widely used by the

Community. While he conceded that Jack Path would change from his current form, he asked the group to give the team a chance to develop a different, but very appealing, Jack Path.

Challenge of Gentrification and High Price of Housing:

Culley explained that he was a big supporter of diversity in housing types and affordability and that was one of the things that made Munjoy Hill appealing. He noted his support for Avesta and the good work that they do to build new affordable housing, but explained that Redfern is a 'market-rate' developer, suggesting that there is an important role for both low-income and market rate developers. He also noted that this project is in the shadow of Bayview Heights which is federally subsidized housing, in very close proximity to Island View Apartments which accepts Section 8 vouchers and also nearby Avesta's Munjoy Commons on North Street.

The meeting was adjourned at 7:22pm.