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December 6, 2013

Jean Fraser
Planner
Planning Department, City of Portland
389 Congress Street, 4th Floor
Portland, Maine 04101

Dear Jean,

Per your request this letter is meant to summarize the discussions with various abutters of the Munjoy Heights project. As you know we have been engaged with each of the impacted abutters; we reached out to many of these abutters at the beginning of our planning process, more than six months ago.

A summary of the discussions and the existing or expected agreements with those abutters is as follows:

Portland VOA Elderly Housing Inc. - We have had detailed discussions with both local and national staff of Volunteers of America, including a meeting on-site (attended by Redfern and Acorn Engineering) on October 21, 2013 with John Lederer, National Construction Director/Facilities Management Manager. We have offered VOA an easement, but they have declined due to the challenges of documentation within their large organization.

Detroy & Roy – Land Conveyance to Peter Detroy and Mary Roy, included on Subdivision Plat.

Cole – Land Conveyance to Deborah Cole, included on Subdivision Plat.

Mazzeo – Land Conveyance to Tilar Mazzeo, included on Subdivision Plat.

McAdam – Dual (reciprocal) Easements related to driveway and former right-of-way.

Rando – Dual (reciprocal) Easements related to driveway and former right-of-way.

Austin/Buss – Easement to Austin/Buss for use of the land immediately behind their house.

Scott – In preliminary discussions for Easement to Scott for use of the land immediately behind her house. Also in discussions related to landscape treatment in front of wall.

Waterhouse – Purchase of land from Waterhouse. Also in discussions related to landscape treatment in front of wall.

As we have discussed, we are willing to discuss landscape treatments on neighboring properties to create the desired screening effects. However, we are reluctant to propose landscape treatments without the participation of these neighbors. I believe that Jeff Tarling had suggested a process whereby we could be evaluating landscaping in conjunction with neighbors and the City Arborist, at various stages as the project progresses. We would be quite amenable to such a solution.

Please do not hesitate to contact me with any questions.

Sincerely,

Jonathan Culley

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