

Attachment 8a  
Public comment

**From:** Linda Tyler <ltyler8@gmail.com>  
**To:** <JF@portlandmaine.gov>  
**CC:** A Pete <pwalch@walch.com>, Susan Ingalls <singalls@maine.rr.com>, Franci...  
**Date:** 12/11/2013 9:31 AM  
**Subject:** condos 118 Congress

Hi Jean.

I live at 52 Saint Lawrence Street on Munjoy Hill.

I'm okay with the idea of condos at 118 Congress if they will be green, well-designed, and within the current height restriction.

I'm NOT okay with awarding the developers a variance to go up an additional five feet; the building would then be out-of-scale and overpowering to its surroundings.

It surprises me that Jed Rathban is insensitive to the aesthetic and traditions of the neighborhood; it does sadden me when profit trumps all else.

With enough space left around the building and the height kept at the current restriction, we would hope to see a pleasant physical addition to the neighborhood. That said, luxury condos at the center of our "village" will begin to erode the diversity of our area--a major reason that many of us live here.

Isn't it amazing how the investment of one small group can change a whole neighborhood?

Thank you so much for your attention to this.

Linda P. Tyler  
52 Saint Lawrence St.  
Portland, ME 04101

8 b  
Public Comment**Jean Fraser - Fwd: condos 118 Congress**

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**From:** Francine O'Donnell <maineviews@gmail.com>  
**To:** "jf@portlandmaine.gov" <jf@portlandmaine.gov>  
**Date:** 12/11/2013 9:58 AM  
**Subject:** Fwd: condos 118 Congress  
**CC:** Linda Tyler <ltyler8@gmail.com>

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Jean-

I live at 90-92 St Lawrence on the same block as the proposed development. I called and left a VM for you a couple of weeks ago. I echo the sentiment that Linda Tyler puts forth. While I am not opposed to thoughtful development, I am strongly opposed to allow ANY variance to the existing building ordinances.

Furthermore I have a major concern with the parking issues that will be created with the addition of commercial/retail space. As you know the Cummings Center (on the opposite corner) was built to serve as a community center although it has absolutely NO parking. This has always posed a huge problem to those of us who live in close proximity...including having our driveways blocked so people can attend an event at the center. During the winter months most streets on Munjoy Hill are virtually 'single file' only. It's not just an inconvenience for those of us who live here but it's a safety concern for all. There have been many occasions when the fire trucks can't maneuver the streets. Adding an extra parking burden to this already exceedingly congested area is just not feasible & requires the city officials to carefully consider the impacts.

Thank you, in advance, for your attention to the points raised.

Sincerely

Francine O'Donnell  
90-92 St Lawrence  
207.730.1379

Begin forwarded message:

**From:** Linda Tyler <[ltyler8@gmail.com](mailto:ltyler8@gmail.com)>  
**Date:** December 11, 2013, 9:30:45 AM EST  
**To:** [JF@portlandmaine.gov](mailto:JF@portlandmaine.gov)  
**Cc:** A Pete <[pwalch@walch.com](mailto:pwalch@walch.com)>, Susan Ingalls <[singalls@maine.rr.com](mailto:singalls@maine.rr.com)>, Francine O'Donnell <[maineviews@gmail.com](mailto:maineviews@gmail.com)>, Linda Tyler <[ltyler8@gmail.com](mailto:ltyler8@gmail.com)>, Susan Baker-Kaplan <[suegdi@earthlink.net](mailto:suegdi@earthlink.net)>  
**Subject:** condos 118 Congress

8c

Public Comment**Jean Fraser - Fwd: condos 118 Congress**

**From:** Linda Tyler <ltyler8@gmail.com>  
**To:** <JF@portlandmaine.gov>  
**Date:** 12/11/2013 11:03 AM  
**Subject:** Fwd: condos 118 Congress  
**CC:** Susan Baker-Kaplan <suegdi@earthlink.net>, Susan Ingalls <singalls@maine...>

Jean,

I had not even thought of Francine's concerns about parking issues. Of course it poses potential hazards. I absolutely echo those concerns. As it is up here, the city, I believe, quietly takes the lack of parking into consideration instead of marking some spaces "no parking" where they would be that in other parts of the city--close to corners, for example. This I heard at a neighborhood/city council meeting a few weeks ago. Thank you again for your attention.

Linda

Begin forwarded message:

**From:** Francine O'Donnell <[maineviews@gmail.com](mailto:maineviews@gmail.com)>  
**Subject:** Fwd: condos 118 Congress  
**Date:** December 11, 2013 9:58:30 AM EST  
**To:** "[jf@portlandmaine.gov](mailto:jf@portlandmaine.gov)" <[jf@portlandmaine.gov](mailto:jf@portlandmaine.gov)>  
**Cc:** Linda Tyler <[ltyler8@gmail.com](mailto:ltyler8@gmail.com)>

Jean-

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8d  
Public Comment

**From:** Susan Baker-Kaplan <suegdi@earthlink.net>  
**To:** Jean Fraser <JF@portlandmaine.gov>  
**Date:** 12/11/2013 1:04 PM  
**Subject:** 118 Congress

Dear Jean,

Thank you for sending the plans for the building proposal at 118 Congress St.

I own buildings on both Congress and St Lawrence Streets and have lived (on and off) on the Hill since the 1980s.

I love the Hill and have been mostly pleased with the restorations and development to date.

However, I am opposed to several pieces of this particular project.

I had not realized the enormity of this project and the resulting effect it will have on the neighborhood, the sky-scape and the sunlight

on both Congress and St Lawrence streets.

This building proposal is HUGE. I am opposed to something this large.

The project's footprint uses every inch of the lot space PLUS encroachments in the air and on the sidewalks.

There are proposed overhangs and awnings that are pushing all kinds of limits.

Parking is another major problem. There are 18 spaces pencilled in on the blueprints. 18 spaces for 12 multi bedrooomed condo units hardly seems like enough

parking. What about the proposed parking for the retail shops at street level? There is already trouble parking for residents and shoppers alike.

What kind of retail shop are the developers hoping to attract? I think they will need parking.

Where are the guardians and keepers of the regulations in effect to protect our neighborhood?

Are there no setback requirements? Are there no height requirements?

Why bother to have any rules in place at all if they are to be overlooked?

Please rethink this whole project. It is way TOO large for the size of the lot.

This is a busy corner already. I am not opposed to development there.

We used to have an active green grocery store on this site!

I am opposed to the enormity of the project. It needs to be greatly scaled down and it needs to conform to existing standards.

Thank you for the opportunity to voice my concerns and I would appreciate your forwarding my letter to the planners and decision makers.

Thanks again... Most sincerely,

Susan Baker-Kaplan  
PO Box 7308  
Portland, Me 04112

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