

From: Denise Preisser <dpreisse@maine.rr.com>
To: Jean Fraser <JF@portlandmaine.gov>
Date: 2/6/2016 8:36 PM
Subject: Re: 31 Fore Street

Hello Jean,
Thank you for keeping me up to date on the plans of 31 Fore Street.

Overall, I think the plan submitted looks like it will fit in well in the neighborhood. Please add these comments for the Planning Board to consider and keep me posted on any changes. I would also like contact information of the person at the city to file complaints or concerns at any time during this construction process.

1. External buffers: An effective and permanent screening from neighboring properties and roadways;

Strengths:

•The limited number of windows on the side of the building abutting the 25 Fore Street condo and garden pathway is a real plus. The buildings are so close and this new design provides privacy for both buildings. As I interpret the plans the windows on this side will be only be for stairs and landings for each floor.

Concerns:

• The visitor/delivery entrance abutting 25 Fore Street property line does not seem to be an effective screening for privacy for 25 Fore decks and garden area. At this time our space is gated for security and privacy and this plan looks like anyone could walk up this side entrance and have access to our property. I want to make sure the developer makes provisions to compliment both properties, but also maintain the privacy and security for 25 Fore property that now exists. My first choice would be not to have an entrance on this side however, if that can not be addressed, I suggest fencing be added to define secure our property lines (like we currently have) and/or vegetation added that enhances the 5 foot space to be added the length of the building with the new footprint of this building.

• Demolition of the current 31 Fore property in regards to protecting the 25 Fore land on the uphill side from being disturbed and to prevent damage to our building structure must be highly observed. This land disturbance could really impact our property and wondering what protections we will have to prevent this? (i.e.. The new Bay House condo development affecting surrounding property foundations.)

Other comments:

•The curb appeal of the ground front and parking side areas needs special attention. This is a massive amount of siding that is a great wall for graffiti. Vegetation would enhance this since so much green space is being lost with this new building filling in grass area to the sidewalk.

• Brick sidewalks - tree roots from trees on this block of Fore Street have been a constant problem with lifting concrete as a pedestrian hazard. This has been a big safety issue and a city liability for this heavy foot traffic sidewalk for years. The removal of the tree on Waterville is a good idea with the insertion of tree wells added for the new trees to prevent this uprooting. I suggest removing the Fore Street tree as well and have the developer plant a new tree there with the same tree well to prevent this from happening again. I know the city has been wanting to improve the uneven sidewalks on Munjoy Hill and this would be a good start with this new addition to the neighborhood to do it right from the beginning.

•Construction vehicles and working hours to limit disruptions to the peaceful summers when all windows will be open.

• Parking is an issue and the denser the Hill gets the need for the city to protect residents on street parking rights is vital. I propose 2 hour parking limit signs on Waterville and (Fore Street residence side) and allow resident stickers to be issued.

• The antique fire post that now exists on the Fore/Waterville city sidewalk needs to be preserved. I would love to see this be saved and utilized somehow for the history of fires on Munjoy Hill.

Sincerely,
Denise Preisser