

Neighborhood Meeting Certification

I, (Patrick Ducas) hereby certify that a neighborhood meeting was held on (October 8th, 2015) at (Portland Public Library – Meeting Rm # 4) at (5:00pm – 6:00pm).

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 Division (jmy@portlandmaine.gov and ldobson@portlandmaine.gov) and the assigned planner to be forwarded to those on the interested citizen list who receive e-mail notices.

Signed



10/13/15 (date)

Attached to this certification are:

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

415 Cumberland Avenue Redevelopment

September 25th, 2015

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for the re-development and subdivision of the subject property located at (415 Cumberland Avenue, Portland ME 04101).

Meeting Location: Portland Public Library, Meeting Room # 4

Meeting Date: October 8th, 2015

Meeting Time: 5:00pm to 6:00pm

(The City code requires that property owners within 500 feet (1000 feet for proposed industrial subdivisions and industrial zone changes) 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 call (207-536-0838).

Sincerely,

Patrick Ducas

415 Cumberland Ave - Neighborhood Meeting

Thursday, October 08, 2015

Name	Phone #	E-Mail
1 <i>Jessie McCloskey</i>	<i>773-6577</i>	<i>jmcclsky@maine.uconn</i>
2 <i>Carol Hutchins</i>	<i>756-6709</i>	<i>hutchins card</i>
3		<i>=@hotmail</i>
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October 8, 2015

415 Cumberland Ave – Neighborhood Meeting

5:00pm to 6:00pm – Meeting Room #4 Portland Public Library

Meeting Minutes

Attendees

1. Susan McClusky
2. Carol Hutchins

Agenda

1. Developer Introduction

Patrick Ducas introduced himself and the proposed project. Provided history on the building and the new use as a 10 unit apartment building with 1 commercial space.

2. History of Building.

Ducas walked neighborhood participants through the history of the building, noting the change in uses over the course of time. Building started as a single family residence around the 1860's, and then became the Women's Business Club in the 1920's, and then a mixed use commercial office from the 1950's until present day. Recent notable occupants were Thomas Moser and Hurley Travel.

3. Review of unit layouts, level of finish and targeted occupants.

Ducas informed the neighborhood participants that the 10 units would be market rate apartments. There is a mix of 1 and 2 bedroom units, and 6 covered parking spaces.

4. Neighborhood Participants asked about the intended use of the commercial space.

Ducas stated that this would be leased as mid grade commercial space at the fair market rate. It was not currently listed, so no potential occupants could be reviewed.