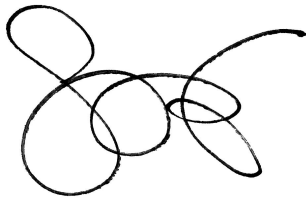


Neighborhood Meeting Certification

I, Steve Long of Opechee Construction Corporation, consultant for J B Brown & Sons, hereby certify that a neighborhood meeting was held on November 8, 2012, at 30 Danforth Street, Suite 206, Portland, ME at 5:30 pm.

I also certify that on October 26, 2012, invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development and the residents on the "interested parties" list.

Signed,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

November 14, 2012

Steve Long

Attached to this certification are:

1. Scanned copy of actual invitation sent.
2. Meeting sign-in sheet.
3. Meeting minutes.

October 26, 2012

RE: Neighborhood Meeting Invitation – Discussion of the Commercial & Maple Street Mixed Use Development

Dear Neighbor,

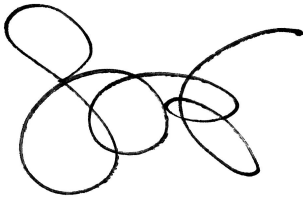
Please join us for a neighborhood meeting to discuss the Commercial & Maple Street Mixed Use Development. This proposal includes a 131 room hotel, 7,000 square feet of restaurant, and 14 residential units. The proposed development is located at the corner of Commercial and Maple Street, on the site of an existing gravel surface parking lot.

Meeting Location:	Suite 206, 30 Danforth Street, Portland ME 04101
Meeting Date:	Thursday, November 8, 2012
Meeting Time:	5:30 PM

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 call Steve Long at 603-527-9090.

Sincerely,



Steve Long, PE
Project Manager

Note: Under Section 14-32(C) and 14-525 of the City Code of Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting within three weeks of submitting a preliminary application or two weeks of submitting a final site plan application if a preliminary application was not submitted. The neighborhood meeting must be held at least seven days prior to the Planning Board public hearing on the proposal. Should you wish to offer additional comments on this proposed development, you may contact the Planning Division at 207-874-8721 or send written comments to the Department of Planning and Development, Planning Division 4th Floor, 389 Congress Street Portland, ME 04101 or by email to: bab@portlandmaine.gov.

Neighborhood Meeting
Commercial & Maple Street Mixed Use Development
November 8, 2012 @ 5:30PM –Suite 206, 30 Danforth Street, Portland

Vin Veroneau of J.B. Brown & Sons provided an overview of the 321 Commercial Street project explaining that the project will consist of a 131-room hotel, 14 residential units, a 7,000+sf retail space, and limited on-site parking. The hotel will valet parkers to lots owned by J.B. Brown in the area. The project will also eliminate a curb cut on Commercial Street by sharing an access to the site with the Baxter Place via land they own at the former Foundry Lane. A curb cut on Maple Street will be relocated further away from the intersection of Commercial Street. Keith Hemingway, an architect with Opechee Construction attended and was available to answer questions on the building design.

- **Is the project approved?** Not yet, we had a Historic Preservation meeting last evening and a Planning Board workshop next week, so we are at the beginning of the municipal approval process. Our goal is to have approvals in January and begin construction in order to meet a May/June 2014 opening date.
- **What is the pedestrian access?** There will be sidewalks reconstructed on Commercial and Maple. A sidewalk will be added in the upper section of Maple Street currently without a sidewalk. Pedestrian access will also be provided on the former Foundry Lane.
- **Will there be a crosswalk across Commercial Street?** Yes, we are not sure at this point whether it will cross from the west side or east side of Maple Street.
- **Will you build parking?** We will have limited on-site parking for the hotel and one space for each residential unit. The balance of the hotel parking will be valeted to lots J.B. Brown owns on York Street.
- **Do hotels usually have parking garages?** In downtown Portland, most new hotels valet park.
- **How will the traffic flow?** We assume guests will enter at Foundry Lane and their cars will be valeted to York Street via Maple Street.
- **Will there be any improvements to the intersection of York & Maple because the alignment of the upper and lower sections of Maple Street is a straight shot?** We have not planned to make changes to that intersection and I do not believe the traffic study will warrant changes, but that is a municipal decision.

- **Who is the contractor?** Opechee Construction.
- **Is this J.B. Brown's first new building development?** No, historically the company has built many buildings in Portland. Recently, the company constructed a retail/office project in Falmouth, an office building on Washington Ave, and an office building in South Portland.
- **General comments:**
This looks like a great development and a nice improvement to the area.

I like the building design.

I am concerned that the displaced parkers on your lots plus the hotel parking will create a stress on on-street parking in the neighborhood.

I have concerns that Opechee does not use union labor and feel that as a result they deliver an inferior product. I believe labor union contactors are better trained and receive better benefits. I cannot support the project because sub-contractors are non-union, but would support the project if union sub-contractors are used.