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121-129 York Street, Harborview Townhomes  
Neighborhood Meeting  
4/20/2011, 7pm, Reiche School  
Start of Meeting, 7:07pm; End of Meeting approximately 7:38pm  
(Q) Indicates audience question or comment  
(A) Indicates answer

Attendees:

Jonathan Culley, Harborview Development LLC, Redfern Properties LLC, PRESENTER  
Soren DeNiord, Soren DeNiord Design Studio, PRESENTER  
Jesse Thompson, Kaplan Thompson Architects, PRESENTER  
Dennis Rebello and Christine McLaughlin Rebello, 32 High Street  
Katherine Searles and David Searles, 14 Stetson Court  
David Marsden, 112 Winter Street

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Introduction by Jonathan Culley of Harborview Development LLC and Redfern Properties LLC

Introduction to Harborview Development and Redfern Properties LLC

- Who we are, Jonathan Culley and Catherine Culley
- Our core Values
  - Smart Growth/Infill Development
  - Sustainability and Efficiency
- History
  - Five years track record developing almost exclusively in Portland
  - Projects range from gut-rehab of derelict apartment buildings to single family construction
  - Intense focus on "green" – in 2009 built Portland's first single family home certified as LEED – Platinum (Leadership in Energy and Environmental Design)

(Q) What do you mean by "Green"?

(A) We mean energy efficient, sustainable materials, low impact on environment, low impact on land

(Q) What type of sustainable materials?

(A) For example on our LEED-Platinum house we used Solar Electric and Solar Thermal Systems. We used durable materials such as Fiber Cement siding.

Harborview Townhomes

- Purchased brick apartment house at 127 York Street in December 2010
  - Currently re-developing and marketing at Harborview Flats
  - Saw great value in the large parcel
  - Front of parcel used as parking; rear of parcel unused and overgrown
    - Was told it once had the horse barn for the Portland Water District

- Consistent with our desire to develop urban infill, and consistent with City of Portland's comprehensive plan
  - Concept with Harborview Townhomes is develop 7 highly efficient and sustainable residences
  - Maximize landscaping and vegetation, so as to have the least visual impact
  - Modern aesthetic to complement the rather eclectic neighborhood
    - Meant to be creative and progressive
  - Parking for each unit
- (Q) My feedback would be that if you want to get this approved by the "town council", then you should push the "green" concept and the new technology.
- (A) Thank you for your feedback.
- (Q) What do you need to do for the Historical Society?
- (A) We are not in the Historic Preservation District. As far as we know we will not have to meet the Historic Preservation requirements.

#### Soren DeNiord

- Challenging site in that it is long and narrow and on a busy street
    - Challenge of creating adequate parking
    - Challenge of creating adequate privacy
    - Challenge of maintaining greenery and vegetation
    - Challenge of ensuring appropriate drainage
  - Review of Site Plan
    - 19 Parking Spaces to front
    - Street screening fence to create "street wall" effect
    - More screening in front of buildings
    - Entry approach to front doors
    - Pockets of green spaces throughout property
    - Large common patio behind existing building
    - Privacy fencing around entire building
    - Garbage disposal area screened
    - Little "side"yards throughout property
    - Integration of both buildings on the site plan
- (Q) What are those behind the buildings, are they patios?
- (A) Yes, there are little side yards or patios behind each unit.
- (Q) What will you do for trees on the sides of the building?
- (A) You will see that we have only 10 foot margins on the sides, but shading is a definite priority. We will integrate trees where possible. We also have these vegetative planters that we will be using for small trees and shrubs to the South side of the building.
- (Q) We appreciate any efforts to replace trees because we have 6 to 8 sets of lovebirds that live in our backyard
- (Q) How high will the fences be?
- (A) They are currently drawn as 6-feet

#### Kaplan Thompson

- Architectural Goals
  - Fit in to the neighborhood and the urban fabric
  - Consistency with City's Comprehensive Plan
  - Maximize energy efficiency
  - Sustainability
  - Progressive and Forward thinking design
  - Marketability, must be economically viable to succeed
- Review of Design
  - Show photos of existing conditions at the site
  - Show rendering of how new building would look on the site
  - View of building from street
  - East Elevation

- (Q) We think this is a really great plan and we are happy to see something going up on this block. Nothing has be done on this block for a long time and we are very supportive.
- (A) Thank you.
- (Q) We have security lights that go all the way around our house and we have motion detectors too. I hope you people don't set off the motion detectors. I suppose we could turn some of them off.
- (A) I don't think there will be much motion on that side of the building.

**MEETING ADJOURNED 7:38PM**

