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To: "JF@portlandmaine.gov" <JF@portlandmaine.gov>
Date: 10/13/2013 3:10 PM
Subject: Input for the upcoming Planning Bord meeting

Dear Ms. Fraser:

My wife Cheryl and I are owners of one of the condominiums located at McCormick Place located on 33 Park Street. I write to add my voice and input for your consideration as the Planning Board considers the proposal to construct a 6-unit condominium complex at 133 York Street.

First and foremost, I want to sincerely thank you for the open, respectful and constuctive manner in which you have responded to our collective queries. You represent the City of Portland well, and I am most appreciative.

I will briefly express four issues that I offer for consideration by the Planning Board.

1. My understanding is that the developers of the York Street facility have publicly indicated that their contractors can access the site via the existing York Street entrance. This is good news since we, the Owners Association of McCormick Place, unanimously oppose having our private entrance and parking area adversely impacted during the construction process. Recent history with another developer involved with the facility constructed behind us was not optimal. We don't want to be in this position again since there is an alternative solution to the access issue.

2. Half of our parking spaces will be significantly compromised because of their contiguous location with the rear of the proposed York Street facility. Does the City require proof of appropriate liability insurance by the developer to cover any damage to our proerty, including vehicles?

3. I know you and your colleagues do all that you can to ensure that existing trees are given optimal consideration for survival within our beautiful city. I support this postion fully and hope that trees will only be sacrificed during the York Street construction process if there is no other reasonable option.

4. Since the rear of the new proposed facility directly abuts our parking area, this will be our unobstructed view of it. I hope that the developer is considering ways to minimize the visual impact of industrial types of equipment and maximize the visual impact of buffering urban landscaping for the rear of the building. I have no doubt these issues are being considered for the front and side facades.

I will plan to attend the Planning Board meeting if my schedule allows. Can you provide me with the day, time and place?

I look forward to welcoming our new next-door neighbors in the near future. I'm sure they would want to know that neighborly respect was already evident during the construction process of their new homes.

Thank you again for your advice and consideration.

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