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## 1 Joy Place (CBL #045 E049; ID#2017-128) comments

2 messages

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**Hazel Holmes** <hazelholmes@gmail.com>

Fri, Jun 23, 2017 at 11:02 AM

To: planningboard@portlandmaine.gov, Mat Holmes <mat.holmes@gmail.com>, bab@portlandmaine.gov  
Cc: jf@portlandmaine.gov

This email outlines some concerns around the plan for the building being constructed at 1 Joy Place (CBL #045 E049; ID#2017-128).

We (Hazel and Mathew Holmes) live at 167 Brackett Street and are abutters along the passageway that runs in front of the new condo's main front entrance. By deed, we have a right of way to our property using that passageway that we need to keep open for access to the back of our property.

Because we'll need to use the right of way for vehicle access (landscaping trailers, loads of compost for the backyard garden, or appliance deliveries to the kitchen, etc.), we want to make sure that the right of way is passable by vehicle, and maintains its 12' width.

Looking at the submitted plan, it is not clear that the passageway remains sufficiently open. There wasn't a scale on the landscaping plan, so I couldn't measure it to confirm the width. I know it is tight with 1 Joy Place structure being built right up to the edge of right of way.

I also could not tell if the low-growing vinca is actually growing in a raised bed that would impinge on the travel lane.

We ask that the paving and landscaping keep the right of way a clear 12' wide, allowing for vehicles, without running into/over planting beds.

We also have some notes on the fence that is being build to separate the passageway and Joy Place building from our back yard.

To recap, we request that the project:

- Use a fence on our property line that is **7' or taller** and that has **no gaps between fence boards** (to maintain visual privacy between the passage between our buildings and our back yard).
- Use **solid material (wood) for fence gate** material, also for privacy.
- **Relocate gate 3-6 feet from the corner where it is located** on the plan (existing plantings on our property are in the way if it stays the corner location and would obstruct passage)
- Confirm that our deeded right of way is a clear **12' wide** and allows for vehicle passage.

We have shared these concerns with Todd Alexander, and he has said that he'll make the needed changes. I am writing to the planning board so the comments are on record and the issues are not lost in the planning process.

We are unfortunately not able to attend the upcoming neighborhood meeting because of travel plans.

Thank you,  
Hazel and Mat Holmes

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