
Re: 1 Joy Place

1 message

brett plymale <brettplymale@hotmail.com>
To: Jean Fraser <jf@portlandmaine.gov>

Wed, Jul 5, 2017 at 11:37 AM

Hi Jean,

I have three parking spaces for my tenants, one for each unit. Unit 1 parks along side the building, Units 2&3 park directly behind the building. Currently the 3rd floor tenants have an extra car, a red Ford Ranger, and have been temporarily parking to right side of Joy Place. They are a married couple and are in the process of downsizing to a one car family- but the lease on the first car doesn't run out until the fall. They're great tenants I've been very upfront that this is temporary.

Thanks,
Brett

Sent from my iPhone

On Jul 5, 2017, at 11:14 AM, Jean Fraser <jf@portlandmaine.gov> wrote:

Brett

Thank you for your comments, which will be included in the packet going to the Planning Board on Friday.

I note that your tenants appear to be parking partly on the private street Joy Place - and that may be an issue re emergency access to the rear new building.

Could you confirm how many parking spaces you own and their configuration- ie are they all on your property? (is the entirety of the spaces on your property?)

thank you
Jean

On Sun, Jul 2, 2017 at 11:03 PM, brett plymale <brettplymale@hotmail.com> wrote:

Hi Jean,

My name is Brett Plymale, and I'm the owner of 165 Brackett St, a property

which shares a common driveway with Joy Place. I bought this 3 unit building in 2000 and have seen a lot of changes on the street over the past 17 years. For as long as I've owned my building, Joy Place has been a delapidated eyesore and magnet for people with seemingly nowhere else to go. Just yesterday I found an empty vodka bottle along with empty beer cans near to where my tenants park and I know that no one in the building would have been so inconsiderate.

It is my understanding that Todd Alexander and his group are in the process of site plan approval for a 12 unit building directly behind my property. Over the past couple of years, Todd has reached out at several points to let me know the state of the project and to listen to my concerns and answer any questions. Initially, I was thinking that it would probably be a 4 or 5 unit building that would replace the existing structure at 1 Joy Place. When I learned that a 12 unit building was being proposed I had some doubts about how the footprint of Joy Place could comfortably accommodate that amount of new housing, and how they were going to address an obvious impeding parking issue.

That being said, I understand the need for more housing in the neighborhood. I understand that developers need to invest in projects that have prospects for a good return. And, I understand that something has to be done with 1 Joy Place. It simply cannot stay as it is.

I was happy to learn that there would be no parking on the property for the residents of Joy Place and that all concerned parties are committed to uphold the integrity of our deeded shared driveway. It is imperative that the driveway remain clear for emergency vehicles and for my tenants to be able come and go from their parking spaces without fear of being blocked in or their spaces being taken.

From the site plans that Todd has shared with me, it looks like there has been considerable attention paid to improve the look of the driveway, walkway and Reiche School parking lot. With those improvements, along with a functional property operating at Joy Place, I think Todd's plans are a step in the right direction. Again, I'm hoping the amount of units won't overwhelm the neighboring properties, mine included, but my concerns are outweighed by the need for improvement of Joy Place.

Thanks,
Brett

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