

**749 Congress Street
March 23, 2016**

SUMMARY OF PUBLIC INFORMATIONAL MEETING

The neighborhood meeting was held at the bakery across the street. It started promptly at 7:00pm and ended at 8:00pm with questions from people until 8:20. There were approximately 26 people in attendance plus the development team.

David Swardlick opened the meeting with introductions of the team. Nate DeLois talked about the hotel and its 16 rooms. It is being renovated under the Historic District Standards. Much of the existing architecture will be retained. The clock will be rehabilitated to a working condition. The Francis Hotel is named after the original designer of the building. He noted it would have a separate restaurant with 35 seats or so.

Tom Greer talked about the site design. The entrance is consolidated. Utilities come from Mellen Street with the exception of water, which comes from Congress Street. The trees on the Mellen Street side will be removed and replaced with lawn. The parking of the 12 spaces on the exterior and garages for the Townhouse meets the ordinance.

David Lloyd talked about the building design and materials to be used in the project.

The meeting was opened up to questions.

1. Parking for the hotel and restaurant was raised. The site currently meets city standards. The team is investigating off-site parking that may use valet parking. This is not part of the current proposal. There was a question on joint parking with the neighbor next door. This is a strong possibility but no agreement has been reached. Until then we stay on this site so city approval can be granted.

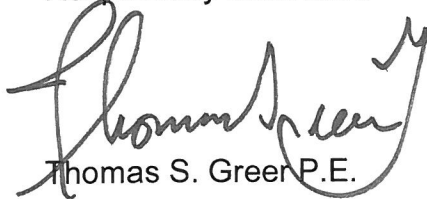
Parking on the west end is an issue all across the area. This project is trying to have a minimal impact. The residential units have the opportunity to park two small cars inside.

2. It was noted the Mellen Street area may open up a shortcut in behind the building. This is not desirable for the neighbors nor the hotel. This will have to be managed with fences or other security measures. Lighting in this area will have to meet city standards.
3. There was a discussion of why the utilities come from Mellen Street. It is the only opportunity to get gravity sewer service to the townhouses.

4. Pricing of the project was discussed. The rooms in the hotel will be midrange of the existing market and below. The townhouses will be in the \$600,000 to \$700,000 range. No final pricing is in place. We need to get through the final permitting and design phase.
5. One person wanted to know if this project incorporated "green" elements in the design. The design is efficient and compliant with the energy code. It does not have PV or other energy generating facilities. The carbon footprint will be small but it will have one.

Overall the comments were positive. Parking seemed to be the only major concern.

Respectfully Submitted



Thomas S. Greer P.E.

749 Congress Street

Additional notes from Neighborhood Meeting, 7 PM – 8:20 PM March 23, 2016
Location: Tandem Café & Bakery, 742 Congress Street, Portland

Questions, comments, issues raised by members of the approximately 30-person audience:

Questions about parking for the hotel, and for guests or visitors to the condos

One asked if the residential units will be condos for sale, or apartments for rent?

Many favorable comments were made about renovating the historic building.

People clapped when they learned we are planning to restore the historic clock.

A Deering Street resident noted that parking is tight on Deering Street.

Concern that the large-scale development at former Joe's Smoke Shop was displacing parking.

Concern raised about possibility of unwanted foot traffic cutting through the Mellen Street portion of the subject property, up to Congress Street.

Question from Mellen Street abutter about relative height of new building to their building.

Questions about lighting in the new development, both at the rear of hotel, relative to security, and also about question about any high-level parking lot lighting.

Questions about why we are bringing some of the utilities through the Mellen Street side of our property, rather than all from Congress Street.

Questions about projected prices of hotel rooms and projected prices for condominium units.

One person said that she wished the residential units would be lower-priced.

Questions about construction schedule.

Question about environmental considerations – energy efficiency or carbon footprint of the development.

Many came up to us after the meeting to say they were very happy with what we were proposing, after the property had been vacant for so many years, and several offered their help and support.

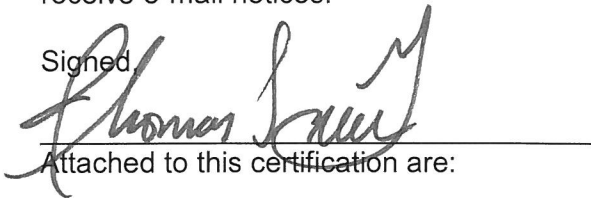
Neighborhood Meeting Certification

I, Thomas S. Greer hereby certify that a neighborhood meeting was held on March 23, 2016 at 742 Congress Street (Tandem Coffee and Bakery), in Portland at 7:00PM concerning 749 Congress Street.

I also certify that on March 9, 2016, 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 or within 1000 feet of a proposed industrial subdivision or industrial zone change and the residents on the "interested parties" list.

A digital copy of the notice was also provided to the Planning Division (jmy@portlandmaine.gov and ldobson@portlandmaine.gov) to be forwarded to those on the interested citizen list who receive e-mail notices.

Signed



3/23/16 (date)

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes

NEIGHBORHOOD MEETING ATTENDEE LIST

749 Congress Street

March 23, 2016

Name & Address	Name & Address
Thomas S. Greer Pinkham & Greer Civil Engineers 28 Vannah Avenue Portland, ME 04103	Ted Hummel 14 Mellen St. Portland
<p><i>Ron DuBois</i> Elizabeth Dubois +315 Brighton Ave Portland, ME 04102</p>	Robin Woodcock 727 Congress St #7 Portland, ME 04102
Steven Scharf 15 Salem St 04102 SCSmedia@aol.com	Keni Lord 158 Downing St
S Harun + Eric OBERY 142 Neal St Portland 04102	Richard Julio Chris Horne PO BOX-106 PTLD. ME 04112
Joseph Napolitano 765 Robert Napolitano Congress St. Portland, ME 04102	741 CONGRESS ST. DAVID PRICE 24 MELLEN ST. PORTLAND, ME. 04101
MARIO PROIA PO BOX 125 PEAKS ISLAND ME 04108	102 TACKA 49 DEERING ST PORTLAND
PETER L HALL 64 CARLETON ST. #3 04102	ALICE MAZURIE 247 BRACKETT ST PORTLAND ME 04102
Amy Kaplan	Lauri Gibson 295 Brackett Street Portland 04102
Jason Mallory 6 Walker St. Apt. 4 Portland, ME 04102	Nora Krevans 24 Mellen St. Portland 04101
Christine Mc Hale 11 Walker St 04102	LLOYD & JANE LEVI 3-5 DEERING PORTLAND

Neighborhood Meeting

March 9, 2016

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for the redevelopment of 749 Congress Street. The existing building will be repurposed into a Bed and Breakfast with 16 rooms. We will also be adding 7 residential townhouses to the back of the property. The existing carriage house with its two units stays in place.

Meeting Location: 742 Congress Street (Tandem Coffee and Bakery)
Meeting Date: March 23, 2016 (Wednesday)
Meeting Time: 7:00pm

The purpose of this meeting is to introduce the project to our neighbors as part of the City approval process.

If you have any questions, please call Thomas S. Greer, P.E., Pinkham & Greer, Civil Engineers at 207-781-5242 or email him at tgreer@pinkhamandgreer.com.

