



Helen Donaldson <hcd@portlandmaine.gov>

RE: 189 St John/Maine Med

Robert Moldaver <moldaver.robert@gmail.com>

Thu, Aug 30, 2018 at 9:40 PM

To: Helen Donaldson <HCD@portlandmaine.gov>, Jeanne Handy <jmhandy@maine.rr.com>

Good Morning, Nell,

Thanks again for sending this. In terms of the fence, our preference is definitely the latter, to maintain the fence line and install smaller plantings along the sidewalk edge. The portion of fencing that will need to be moved is a section across the back of the driveway and the portion next to Alan's little garage.

Concerning the plan, we're interested in what the lighting of the walkways will be and hope that it is more about low level, safety lighting rather than tall, old fashioned street lighting that will shine in our windows at night. The technologies exist that can direct light where needed and not add to overall light pollution in the city. We will also have to deal with the traffic lights of red, yellow, and green during the nights hours. This is a big change.

We also request that the crosswalks not include the audio or beeping sounds that some have. We request that the crossing signals be activated by buttons, not on timers. This would decrease the frequency of stopping and accelerating vehicles and such noise at the corners.

We would appreciate seeing the other plans and documents you refer to.

We hope that we will be given enough notice to make appropriate changes to our landscaping at the least damaging times for the plants that need to be moved. Our gardener is coming to take a look next week. Also, we'd like Ron Forest & Sons to handle moving the fence at the end of the driveway, since they are the company that installed the fence and the structure is unique to their company. Again, we hope MMC will reimburse us for these expenses.

Please let us know if we should be doing anything to make our concerns known to MMC directly or if we should plan to comment at the hearing.

Thanks again for your consideration and work.

Best,

Jeanne & Robert

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Robert Moldaver

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Helen Donaldson <hcd@portlandmaine.gov>

RE: 189 St John/Maine Med

Robert Moldaver <moldaver.robert@gmail.com>

Mon, Aug 13, 2018 at 11:19 AM

To: Tom Errico <thomas.errico@tylin.com>

Cc: Jeanne Handy <jmhandy@maine.rr.com>, Helen Donaldson <HCD@portlandmaine.gov>

Hello Ms. Donaldson,

Welcome back from your vacation. I hope you had a great time.

My wife, Jeanne Handy, and I would like to be sure the plans for D Street will preserve some of the very important investments we have made during our 19 years in our home. We have tried to be clear in our descriptions, in the list below, but let us know if you need other details and if you would like a walk of the property. We'd be happy to schedule that with you. In all, hopefully our concerns and descriptions will help you and others in the planning stage.

D Street Side Walk Impacts to [189 St. John Street](#) property

Our first request would be that the city consider putting the sidewalk on the other side of D street, rather than the proposed side in the plan, since it would be much less of a disruption to our neighbor, who said he doesn't care, than to us. One of the most important reasons to consider the other side is the very significant loss of mature plantings and tree. These impacts make up the bulk of our concerns listed below.

1) The large, mature poplar tree on the corner of D and St. John has been pruned and maintained at our expense over the years. This is a very significant shade tree for our property and a big "tree presence" in this part of the neighborhood. We have had at least 4 visits to our property to maintain this tree and others, most recently by Southern Maine Tree Service. The loss of this tree will have a huge impact on the shade it provides our property, especially in the afternoons. It also provides an aesthetic component that all mature trees offer. This loss will be replaced by large traffic light poles, wires, traffic lights etc.. We would like to see more tree wells and trees planted to at least attempt to add a softening to the changes coming. We understand that no new trees will be significant in terms of shade for our property, nor will they block the poles, wires, and traffic signals, however, they might provide a bit of softening and a bit of compensation for the loss of greenery.

2) It appears that the mature forsythia bush, all the mature lilac bushes, and the established vinca vine (ground cover) will be lost in this work. These were all planted by my wife and me. Their loss also impacts our property by the loss of color, and fragrance, and the softening of visual and aural aspects of living on a busy corner. Also, they protected the fence from becoming a target for vandalism. There was significant cost and labor involved with these plantings, not to mention a bit of an emotional attachment that has developed as they have grown. However, we understand that they are on city property, we only ask that Mr. Tarling include some plant screening that he sees fit, in between the sidewalk and the fence, to replace some of what is being lost. Lastly, we will ask a landscaping company that we have used in the past about transplanting the lilacs and forsythia to the inside the fence. We would hope to be compensated for this work.

3) We understand the fence at the end of our driveway will need to be pushed back and we'd like to request that Maine Medical Center pay for the cost of this. We put this fence in in phases due to the cost and were not anticipating needing to move it, since until the expansion, the city hasn't shown any interest in adding a sidewalk to the area. We anticipate that we would also lose a parking space because our drive way would have to be modified to fit between the hemlock (approximately 60' tall) and the white pine (approximately 80'). Currently we can fit 3 cars in the driveway, that would reduce us to 2 spots. This loss has a big impact on the value of our property. No doubt about the loss of parking, but also the loss of a large piece of our backyard changing to driveway. In this zone we have invested a great deal of money in the landscaping on the inside of the fence. We'd be happy to meet with you if it can be scheduled, but otherwise, please feel free to enter the driveway gate and inspect our lovely "city yard and garden" when you get the chance.

Thanks very much for your time and consideration. We believe Maine Medical Center wants to be a good neighbor, we do too. We love this city.

We look forward to hearing from you.

Best,

Robert Moldaver and Jeanne Handy
c.207-712-4920 c.207-712-4919

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