



---

Telephone: (207) 774-6324

Fax: (207) 774-6385

William Needelman  
Senior Planner  
City of Portland  
389 Congress St.  
Portland, ME. 04101

City of Portland Planning Board Members

November 09, 2012

Dear Bill and Planning Board Members:

My name is Angelo Ciocca, President of Nova Seafood, Ltd., 555 Commercial St., Portland, ME. I am writing to you today with a few comments on the new development planned by New Yard LLC, 58 Fore St., Portland, ME.

During a recent visit to Portland City Hall, Bill Needelman showed my partner and myself the detailed plans for this development. We are happy with the look of the overall plan, but have some concerns. The first and most important is the traffic flow, which is already a problem at the "corner." I am sure that you are all aware that Nova Seafood is located at 555 Commercial St., right on this blind corner. We have witnessed many accidents over our 20 plus years at this location, as well as a few fatalities.

I have spoken with both the MDOT and the Portland City Hall about this issue over the past two decades, and have always received the same answer: "This intersection is not a high priority." I gave up trying to convince you. I am now urging you to make this a high priority as traffic on West Commercial Street has increased tremendously over the past 20 years. We assume this trend will continue. This will be the last opportunity the city and state have to correct this bottleneck and deadly roadway/intersection, and to impact the safety of travelers on this very busy road.

I am not a traffic engineer, but as mentioned previously, our vehicles have been pulling in and out of this location for 20 years; that being the case, we believe that our input should be considered during the planning of this project.

P.O. Box 350 • Portland, Maine 04112

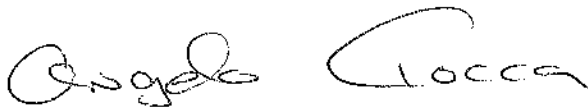
We are submitting the following points for consideration: divert some land from the new development to soften the present angle in the road (this will serve to make the road less "blind"); install a traffic light at the intersection of Beach Street and Commercial Street; and install a turn lane to access the bridge and the Nova Seafood building, along with a flashing yellow light to alert traffic of the coming light.

We would also like to mention that neither the City nor the MDOT should assume that the Nova Seafood property and the attached lot at 531-547 Commercial Street will remain in its current form forever. A future development of 531-555 Commercial Street would only exacerbate the current traffic issues.

One last suggestion is that it is our hope that the Planning Board does not allow concrete "Jersey" barriers, or something similar in appearance, as a boundary line for the new development. Trees or other shrubbery would be a much more attractive gateway to the city/Old Port area of Portland.

I respectfully request that the Planning Board keep us updated as this development progresses.

Sincerely,

Handwritten signature of Angelo Ciocca in black ink.

Angelo Ciocca  
President/Owner  
Nova Seafood, Ltd.  
Bridgeport Associated

cc: Steve Bushey  
DeLuca-Hoffman Associates  
778 Main Street Unit #8  
South Portland, ME 04106