



Helen Donaldson <hcd@portlandmaine.gov>

23 Ocean Ave

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Mon, Jul 25, 2016 at 1:07 PM

Hi Helen: I have "scrubbed" Division 20 and have many questions for when we are able to speak. On the top of the long list is the lease (and I have reviewed it and the incredibly well done memo of the Planning Board and the excellent yet to be answered questions from the various departments) --- assuming its location makes any sense at all (customers, employees, etc and not wanting to clog Hersey any more than currently (Traffic Engineer's memo is excellent and identifies many of the issues), and the Ocean Ave intersection)) because of location and walkability, what happens after 5 years or even 10 years unless the 23 Ocean folks own the land for the lot, and then transferability? Enforcement? The approximate 1400' seems pretty far and I assume the Woodford's Club cannot end up in violation of zoning and become nonconforming in violation of parking requirements and that the ability to lease for parking is an allowed use in its zone? I also note that there is no delineation for different parking ratios for different kinds of office uses. Or, will that be hypothecated in the traffic reports? E.g., in many ordinances, there is a higher ratio required for medical offices, and "retail" type uses, like AAA, etc. and more. I assume the Planning Board is unable to restrict the kinds of office uses allowed?

As I said, the memo is excellent and we will be very anxious to read the responses to the excellent questions raised -- which if not satisfactory clearly make this proposal ill conceived. I am all for furthering the goals and policies of comprehensive plans -- but..... Also, the Woodford Corner revitalization is fascinating, but clearly a future plan; this proposal will impact that greatly, perhaps negatively. Finally, is the current structure a valid pre-existing nonconforming use and structure? If so, are there additional permit and analyses required? Does the residential piece of the lot have any zoning effect?

Finally, for now, Hersey Street (large file at City Hall in Public Works) has a terrible and costly flooding problem because of the sewer/stormwater (nevermind EPA violations, etc) which is old and grossly undersized. Homes get flooded in even modest rain storms and snow. I hope the City Engineer will coordinate with Public Works about this as until that is remedied (we've been trying for almost 30 years) it seems this could exacerbate the problem for those affected homeowners.

Apologies for this stream of conscious rant -- we can vet the rest later "in person over the phone". I wish I were able to be at the Planning Board meeting on Tuesday, however..... Thanks again. Howard

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