

From: Lorrie Ferrari <lorrieferrari@gmail.com>
To: <HCD@portlandmaine.gov>
Date: 7/31/2015 3:04 PM
Subject: Forest and Pleasant Ave project

Hello

I would like to voice my support for this as this type of housing is badly needed. People cannot be successful if they have no place to live and that includes the homeless shelter as that is no place to live. I am sure you will hear the NIMBY argument from the Preserve Deering Neighborhood but this city does not need to push out those less fortunate and Shalom House does a wonderful job housing folks with very challenging conditions

Thank you

Lorrie Ferrari
Belfield St
Portland

From: Theresa Puckett <theresap19@hotmail.com>
To: "bab@portlandmaine.gov" <bab@portlandmaine.gov>
Date: 8/19/2015 10:30 AM
Subject: Proposed development at 3 Pleasant Ave

I was out of the country when the notice came for the public meeting that was in regards to the proposed development of 3 Pleasant Ave, Portland.

I would like to express my concerns regarding the plan to develop 25 apartments in this space. I am very concerned about the density of this development and think it is totally unreasonable for this small space and area. Parking would also be an issue as it is already at a premium. There are already several apartments on this end of the street that don't include parking and this is especially problematic during the winter. Also, I am not aware of any apartment in our residential neighborhood, that has more than 8 units.

I would like a copy of the minutes of the meeting from 8/13/15.

You are welcome to call me at 772-4176.
I live at 48 Pleasant Ave.

Theresa Puckett

From: Betty Libby <bettjlibb@yahoo.com>
To: "hcd@portlandmaine.gov" <hcd@portlandmaine.gov>
Date: 8/24/2015 11:50 AM
Subject: 3 Pleasant Avenue - Shalom House

Dear Ms. Donaldson:

I received your notice regarding the plans for 3 Pleasant Avenue. A number of residents on Pleasant Avenue are concerned by the already lack of parking especially during the odd/even parking days. There seems to be no need for this in the first place since the street sweeper does not sweep the streets on a daily basis. We do not want to pay parking tickets due to no place close to park.

Is this proposal for single person apartments? Are there going to be more residents in each apartment with potentially more cause for more than an one vehicle? 14 spaces and 2 handicap spaces is already 10 parking spots shy of what there should be for 25 apartments and a single family home.

Is the town going to consider changing the even/odd parking issue to both sides of the street parking to alleviate the potential parking issue? At times people on our street already have to park and walk a great distance with this even/odd parking and with more cars on this road something should be done to relieve the owners and residents who already live on this street. Some of us work late nights and do not want to walk in the dark great lengths, our safety is an issue.

I would like to continue to receive notification of public hearings. Please take this real concern to the Planning Board.

I would also like more information on what type of housing Shalom House is?

Thank you. Betty Libby 38 Pleasant Avenue Portland Maine

From: philz21 <philz21@yahoo.co.uk>
To: <hcd@portlandmaine.gov>
CC: Sarah Chamberlain <sk.chamberlain@yahoo.com>
Date: 8/26/2015 6:06 PM
Subject: Clark Church Project

Hi Nell, My name is Philip Chamberlain. Along with my wife Sarah and our family, we are residents on Clinton street. I understand you can put is on an email list about this project, could you add mine and I've cc'd my wife's to be added too. We are both in favor of working class housing being developed on this lot rather than the current proposal of having a very large Shalom House built with residents who will mostly be unemployed and unsupervised. We are hearing from our neighbours that they have the same concerns and the community are in favor of the above proposal rather than the current proposal. We will be attending the Planning Board meeting on the 8th. Is there anything else we should be aware of or doing to communicate our very grave concerns to the planning board and the city? Thanks for your help.Sincerely, Phil

Sent from my Verizon Wireless 4G LTE smartphone

From: Marina Schneller <marinaschneller@yahoo.com>
To: "hcd@portlandmaine.gov" <hcd@portlandmaine.gov>
Date: 8/31/2015 12:42 PM
Subject: Clark Memorial Church [formerly] Redevelopment proposal : Neighborhood meeting, Thurs. August 13 2015

I received the postcard entitled 'IMPORTANT NOTICE FROM CITY OF PORTLAND' and subsequently the August 3, 2015 invitation from FST to attend the Neighborhood Meeting and did attend.

The meeting was attended by other residents in the vicinity of the former Church. Generally those residents, who bear high assessments and property tax rates--who pay Portland property tax and probably income tax to both the state of Maine and the U.S. Treasury--were concerned 1] for the safety of children in the neighborhood who may attend any one of the three local schools; two of the schools are three blocks from the Clark Memorial [DHS and Longfellow] while Lincoln Junior is about 5 blocks from the site; 2] for the residents' property values and 3] for the residents' safety and well-being. While Forest Ave. may enjoy commercial zoning, it and the Church are contiguous to an area zoned substantially residential.

The City Notice indicated that the Church conversion to 25 apartments was for Shalom House. One of the several posters at the Church recited that the mission of Shalom House was to "give hope to adults with severe mental illness." This 'mission' statement also appeared in a meeting handout. The following points were developed in response to questions posed by the residents and answered by the panel: There will be no custodian on the premises of the converted Church. Of the 25 occupants of the converted Church, 10 - 15% may work [that is, 2.5 to 3.75 of the 25 occupants may work]. Shalom House spends a lot of money on bed bug infestation. At least some of the Shalom facilities in other areas of Portland have required police intervention [no reference to these occurrences were made in any of the handouts]. It is intended that the single family house will be sold. [in the city's NOTICE, it is stated that, the large parking lot across the street from the former Church will have 12 parking spaces, with 2 handicapped spaces on site and 2 spaces on lot B for the single family home'.---it is pretty hard to determine where the last 4 parking spaces will occur.] That is a total of 16 parking spaces one or two structure(s) removed from Forest Ave. Apparently --Portland Landmark recommends retention of the stained glass opaque windows--Difficult to see how additional windows can be added. Portland Landmark should review this. Some occupants will be sleeping in the rafters...there was no proposal for skylights. The following quid pro quo issues were developed in response to residents' questioning. The project will cost about 2 million dollars. The housing will be substantially Section 8 Housing. The Lenders will obtain [low-income] tax credits. There appears to be no tax benefit to the city.

The question which should arise is pretty transparent.
 Marina Schneller

From: Betty Libby <bettjlibb@yahoo.com>
To: Helen Donaldson <HCD@portlandmaine.gov>
Date: 10/8/2015 1:14 PM
Subject: Re: neighborhood meeting - 3 Pleasant Avenue

Hi Helen/Nell:I am unable to attend the neighborhood meeting as I have to work.

However, could it be noted for the record that I have a concern with the parking issue for that many proposed apartments on Pleasant Avenue where we are required to do an even/odd parking.

I feel strongly that with 25 apartments and a single family home that the lot for 12 spaces is not adequate and will result in excessive overflow to on street parking.

To alleviate this situation the City of Portland should allow parking on both sides of the street so current real estate owners or tenants do not have to park an incredible distance (as is already the case on some evenings) or have the threat of receiving parking tickets.

Pleasant Avenue is also a difficult street to pull out into Forest Avenue, especially turning left. I foresee great congestion with so many apartments/cars in one small area. A street light should be considered to prevent accidents and help with flow of traffic.

Thank you for sharing this with the planning board members. Betty Libby 38 Pleasant Avenue Portland Maine 04103

On Tuesday, October 6, 2015 9:09 AM, Helen Donaldson <HCD@portlandmaine.gov> wrote:

To Whom It May Concern: Attached please find a pdf of the neighborhood meeting notice for the revised plans for the redevelopment of the former church at 3 Pleasant Avenue. The meeting will be held at 6 pm on Thursday, 10/8/15. I apologize that I am only forwarding it now, as I just received it here. Again, I will let you know as soon as the planning board workshop on this item is scheduled. Best, Nell

Nell Donaldson
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