

**Ann Machado - Statement from the Stroudwater Village Association regarding the proposed re-zoning of 1945 Congress Street (Elks Club Property) and proposed conditional use of 1877 Congress Street (back lot of Masons' property)**

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**From:** Stroudwater Village Association Board of Trustees  
<stroudwatervillageassociation@gmail.com>  
**To:** Ann Machado <amachado@portlandmaine.gov>  
**Date:** 1/20/2016 1:10 PM  
**Subject:** Statement from the Stroudwater Village Association regarding the proposed re-zoning of 1945 Congress Street (Elks Club Property) and proposed conditional use of 1877 Congress Street (back lot of Masons' property)

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Dear Ms. Machado,

This is Dan Koloski, Stroudwater Village Association (SVA) President, writing. The SVA asks that you consider the following statement in advance of your deliberations regarding the Verizon Wireless Conditional Use proposal tomorrow evening. Note this statement also references the City Council vote on the nearby 1945 Congress Street parcel that takes place today 1/20, which is very closely related to this same issue. The SVA is requesting that both proposals be tabled or rejected at this point.

Thank you for your consideration.

-Dan Koloski, SVA President

**STATEMENT from the Stroudwater Village Association regarding the proposed re-zoning of 1945 Congress Street (Elks Club Property) and proposed conditional use of 1877 Congress Street (back lot of Masons' property), January 2016.**  
[stroudwatervillageassociation@gmail.com](mailto:stroudwatervillageassociation@gmail.com)

This statement should be considered in addition to our prior letters to the Planning Board, Zoning Board of Appeals and City Council from January, May, July, September, October and December 2015.

**The Stroudwater Village Association is grateful that the Council and Planning office have elected to begin a broader conversation about land use in the Stroudwater area, beginning January 2016. What we all need now is sufficient time for that discussion to take place.**

**As we have expressed throughout this process, the Stroudwater Village Association remains opposed to one-off changes of use for individual parcels in the neighborhood area, until such a comprehensive visioning process for the area is completed.**

The SVA was very interested to read the memorandum entitled "1945 Congress Street Zone Change Application Supplemental Information" from Jeff Levine, Director of Planning to the Council, dated 1/8/2016 (tab 6, pp. 62-76 in the full 1/20/2016 Council agenda packet), especially the white paper entitled "Outer Congress Street Land Use" that begins on pp 72. Mr. Levine's analysis is thoughtful and represents a great first step that could lead to a broader, generally-understood vision for the area.

Stroudwater residents will, we are sure, be willing and excited to help be a productive part of that larger discussion. And in fact the SVA has several existing upcoming forums, such as our annual Pancake Breakfast in February and Annual Meeting in May, in which we would be delighted to host conversations on this subject. SVA members would also be happy to participate in other forums.

Unfortunately, our challenge this week remains that there are currently two meaningful decisions before the City that represent a de facto implementation of a vision, before we have all collectively had a chance to discuss such a vision in the first place. The first is Northland's 1945 Congress Street re-zoning proposal application (before the City Council on 1/20), and the second is Verizon Wireless' 1877 Congress Street Conditional Use application (before the Zoning Board of Appeals on 1/21). As everyone is aware, both of these specific proposals are already controversial in isolation, but are especially so when considered together and in advance of the discussion we reference above.

Neither decision is a time-sensitive issue from the City's perspective, nor is either decision the result of advocacy from existing residents. As such, these decisions should be at a minimum tabled, or the applications should be rejected at this time.

**As we have expressed throughout this process, the Stroudwater Village Association remains opposed to one-off changes of use for individual parcels in the neighborhood area, until a comprehensive visioning process for the area is completed.**

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The Stroudwater Village Association is a Maine Non-Profit corporation. All residents of Stroudwater are members and invited to participate in all of our activities.

Find us on the web at <http://www.stroudwatervillage.org> and  
<http://www.livinginportland.org/stroudwater.htm>

Find us on Facebook at <https://www.facebook.com/StroudwaterVillageAssociation>