

Patrick J. Venne  
157 Wolcott Street  
Portland, Maine 04102

January 1, 2013

Portland Planning Board  
C/O Barbara Barhydt  
Development Review Services Coordinator  
City of Portland  
Portland City Hall  
389 Congress Street  
Portland, Maine 04101

**RE:** *Request for Zoning Map Amendment Application  
Proposed Fuel Station and Convenience Store  
2282 Congress Street*

Dear Chair and Members, Portland Planning Board:

The purpose and intent of this letter is to support the above-referenced request, on the basis that the associated project proposal entails a use consistent with the City's Comprehensive Plan. The project dependent on the zoning change requested is in basic harmony with the vision and ideals expressed by the Portland public.

More specifically:

STATE GOAL A:

Relevant to State Goal A in Portland's comprehensive planning goals, the public desires orderly, efficient and sustainable development, based on linking land use and transportation decision making policies in a manner that prevents further auto-dependency. *See pp. 21 – 23, Portland's Comprehensive Plan, Volume I, Part I, Compilation of Adopted Documents, Goals and Policies, Portland's Goals and Policies for the Future, State Goal A.*

While the project associated with this zoning request may cater to commuters and highway travelers, it will also enable workers in the immediate vicinity to gain access to daily needs and services with little likelihood of attracting new traffic to the area. Therefore, it will enable an adjustment in land use patterns which is directly in line with existing transportation patterns, and which furthermore will support local commercial activity in a sustainable manner—one which does not involve lengthy auto-trips out of the immediate area. A mixture of land uses is critical to ensuring the long-term vibrancy of Portland in general and the proposal area in particular.

STATE GOAL C:

Relevant to State Goal C in Portland's comprehensive planning goals, the public cites highway connections as an economic strength, and further desires to strengthen and diversify the economic and tax bases, and speaks specifically to revision of zoning regulation which promotes compatible development within industrial districts. *See, pp. 37 – 38, Portland's Comprehensive Plan, Volume I, Part I, Compilation of Adopted Documents, Goals and Policies, Portland's Goals and Policies for the Future, State Goal C.*

This project is presently located in an industrial zone, but has seen no real interest in industrial development. Probably for this reason, it was previously granted a contract zone for development as a hotel. Clearly, then, it appears non-industrial uses are not per se inconsistent with the use of surrounding land. And with respect to the proposed use in this instance, the compatibility is obvious. Present users of the existing area already demand the services proposed. For these and other reasons, the project will be an asset for the immediate area in which it is proposed—an ever-growing commuter and commercial corridor—as well as the community at large.

Thank you for your time and consideration of this commentary.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick J. Venne". The signature is written in a cursive style with a large initial "P".

Patrick J. Venne