

## Neighborhood Meeting Certification

I, Stephen Bushey, PE hereby certify that a neighborhood meeting was held on April 30, 2014 at the Riverton Elementary School 1600 Forest Avenue, Portland, Maine in the Multi-Purpose Room B, 911 at 6:00 pm.

I also certify that on April 8, 2014 invitations were mailed to addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development or within 1000 feet of a proposed industrial subdivision or industrial zone change and the residents on the "interested parties" list.

Signed,

A handwritten signature in black ink, appearing to read "Stephen Bushey", written over a horizontal line.

5/19/14 (date)

Attached to this certification are:

1. Coy of the invitation sent
2. sign-in sheet
3. Meeting minutes
4. Abutters list



**Meeting Minutes for Public Information Meeting  
April 30, 2014 6:00 pm**

Project: 421 Warren Avenue Site Development  
Applicant: PH Warren Avenue LLC  
Location: Riverton School, Portland, Maine  
Attendees: See attached list

The group convened at around 6:00 pm at which time Peter Holmes and Steve Bushey provided an overview of the proposed project to be located at 421 Warren Avenue. The project description included the building scope and proposed uses. It was explained that the project will be similar in nature to the property at 429 Warren Avenue, which is also owned by Mr. Holmes. The following are questions and comments from the group:

1. Will there be an access from Iffley Street or Lane Avenue? Mr. Bushey explained that the site will only be accessed from Warren Avenue and that overall Mr. Holmes is proposing to develop about 3 acres of the 48 acre parcel that he owns.
2. Mr. Holmes provided a long explanation about his goals for selling 40-43 acres of the parcel to the City of Portland. His development goals are to only complete this one project and to transfer the remaining land to the City.
3. The group discussed the Capasic Brook Watershed Plan prepared by the City and we discussed the role of the property within the scope of the watershed Master Plan. The attendees all generally expressed large desire to have the land placed into conservation by the City so as to prevent possible future development.
4. Mr. Bushey encouraged the attendees to contact their district City Councilor regarding the proposed land transfer.
5. Mr. Bushey explained the City review process and stated that the attendees are welcome to attend the Public Hearing for the project, at which time an approval will be sought.
6. The meeting lasted about 1 hour.

**End of Meeting Minutes**



April 8, 2014

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a 6-unit commercial complex located at 421 Warren Avenue in Portland, Maine. The property involves an approximately 25,040 s.f. building and associated parking area.

Meeting Location: Riverton Elementary School, 1600 Forest Ave., Portland, Maine  
Multi-Purpose B Room 911\*  
Meeting Date: Wednesday, April 30<sup>th</sup>, 2014  
Meeting Time: 6:00 P.M.


**\*Room 911 is located on the Community Center side. Please park at the bottom of the hill next to the playground. The room is located to the right of the entrance.**

The City code requires that property owners within 500 feet (1,000 feet for proposed industrial subdivisions and industrial zone changes) of the proposed development and residents on an "interested parties list" be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.

Please feel free to contact our office with any questions at (207)775-1121.

**FAY, SPOFFORD & THORNDIKE, LLC**

By

  
Stephen R. Bushey, P.E.  
Senior Principal Engineer

SRB/jls

Note: Under Section 14-32© and 14-624(a)d of the City Code of Ordinances, an applicant for a Level III development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting within 30 days of submitting a preliminary application or 21 days of submitting a final site plan application, if a preliminary plan was not submitted. The neighborhood meeting must be held at least seven days prior to the Planning Board public hearing on the proposal. Should you wish to offer additional comments on this proposed development, you may contact the Planning Division at 874-8721 or send written correspondence to the Planning and Urban Development Department, Planning Division 4<sup>th</sup> Floor, 389 Congress Street, Portland, ME 04101 or by email to [bab@portlandmaine.gov](mailto:bab@portlandmaine.gov).

R:\SP-M104 Portland, ME Harbor Auto Body - Peter Holmes\Admin\Correspondence Out\SP-M104 04-08-14 Neighborhood Meeting Invitation for April 30th.doc

Public Info MEETING

4/30/14

421 WARREN AVE.

NAME	ADDRESS
Mary-Jo Brink	89 Verrill ST.
Allison Hughes	103 VERRILL
Michael M <sup>e</sup> Leod	97 Verrill St.
Peter Holmes	901 Warren Ave.
James Gless	111 VERRILL
Elizabeth Bay	111 VERRILL
Melissa Blanchard	144 Belfort St. Portland ME 04103

OWNER_NAME1	OWNER_NAME2	MAIL_ADDR1
WARREN AVENUE REALTY LLC	DAVID KOOCHER	90 BAY STATE RD
GERALD S. ROBINOV &		PO BOX 10109
LEEMILT'S PETROLEUM INC	MARYANN E. FUSCO	125 JERICHO TPKE
HUTCHINS REAL ESTATE LLC		187 RIVERSIDE DR
ROBERT A. FUSCO JR. &		305 PALMER AVE
PH WARREN AVE LLC		12 WILDWOOD LN
WARREN AVE LLC		444 RIVERSIDE INDUSTRIAL PARK
RONALD J. GRAHAM &	PRISCILLA A. GRAHAM	313 WARREN AVE
MOUNT SINAI CEMETERY ASSOC. INC.		185 HICKS ST
JAMES W. SPEAR		111 VERRILL ST
ALLISON HUGHES &	ROBERT LAVIN	103 VERRILL ST
JUANITA C. MCLEOD &	MICHAEL J. MCLEOD	97 VERRILL ST
ROBERT J. BRINK &	MARY JO BRINK	89 VERRILL ST
MARIE E. BERNATCHE		96 VERRILL ST
AXA REALTY LLC		380 WARREN AVE
JAMES P. BLANCHARD &	JANE E. BLANCHARD	102 VERRILL ST
NANCY L. BURNHAM		43 IFFLEY ST
DONNA J. KEMPTON		169 BELFORT ST
MARIA R. KERLEY &	NICOLA ALEXANDRA KERLEY	56 IFFLEY ST
DUNG HUYNH &	THU VAN THI LE	44 IFFLEY ST
PH WARREN AVE LLC		12 WILDWOOD LN
WAYNE H. FRANKLIN &	MARY M. FRANKLIN	5 HIDDEN BROOK DR
CHARLES E. VANCE &	MARY C. VANCE	18 MAINS RD
SAGA COMMUNICATIONS OF NEW ENGLAND INC.		420 WESTERN AVE
JOHN B. VANCE &	JOAN A. VANCE	393 WARREN AVE
PETER F. HOLMES		12 WILDWOOD LN
JOHN H. BENNETT		77 MIDDLE ST
GIROUX OIL COMPANY INC.		343 WARREN AVE
THREE EIGHTY LLC		380 WARREN AVE
352 WARREN AVENUE LLC		29 DOWNEAST LN
THOMAS ROSSI &	PAVALO ROSSI	131 BOSTON ST
KEVIN S. MOWATT &	PAMELA J. MOWATT	198 RAY ST
PROPERTIES LLC		543 ALLEN AVE
AMG INVESTMENTS LLC		921 AUGUSTA RD
EDWARD C. POOLER		4 JAMES HENRY LN
W W GRAINGER INC.		100 GRAINGER PKY

424 WARREN AVENUE LLC  
 GALILEO BJ'S PLAZA LLC  
 HEATHER M. GWINN  
 NGHIA LAM & CHIAO I. BAE  
 JESSICA L. TIMBERLAKE &  
 PERO VUJANIC &  
 ST JOSEPH'S CONVENT AND HOSPITAL  
 HENRY C. NGUYEN ETALS  
 JARITA DEVELOPMENT LLC  
 BRENDA M. PIERSOL  
 CAMILLE E. SHIFFLER &  
 JOHN D. BOUCHER  
 JESSICA M. SIMPSON &  
 KAREN K. MCLEOD &  
 AARON R. HOFFMAN &  
 PAMELA J. PRESCOTT  
 NANCY CRAWFORD  
 JAMES F. SYMONDA  
 TIMOTHY R. GOFF &  
 SUSAN HENDRIX  
 KERRY CONWAY  
 CHRISTOPHER A. LEE  
 MARY L. LUNT  
 RANJU A. SONI &  
 ANNA REIN  
 NOAH WINTER  
 RAFAL HADZIEWICZ & ILONA HADZIEWICZ  
 JASON J. MILLETTE &  
 BRIAN D. BATCHELDER &  
 JAMES M. HOGLUND &  
 STEPHANIE A. LOVE &  
 MATTHEW S. MILLIARD &  
 FREDDY KANIKI &  
 PETER E. HOGLUND &  
 RANDALL S. BIGELMAN &

401 WARREN AVE  
 PO BOX 4900  
 187 LANE AVE  
 168 LANE AVE  
 172 LANE AVE  
 180 LANE AVE  
 605 STEVENS AVE  
 188 LANE AVE  
 159 HARRIS RD  
 11 JARITA CT  
 14 JARITA CT  
 15 JARITA CT  
 17 JARITA CT  
 18 JARITA CT  
 19 JARITA CT  
 23 JARITA CT  
 26 JARITA CT  
 27 JARITA CT  
 32 JARITA CT  
 33 JARITA CT  
 37 JARITA CT  
 43 JARITA CT  
 45 JARITA CT  
 1120 MANSIONES LN  
 49 JARITA CT  
 195 LANE AVE  
 207 LANE AVE  
 213 LANE AVE  
 233 LANE AVE  
 214 LANE AVE  
 194 LANE AVE  
 202 LANE AVE  
 12101 DREW HILL LN  
 56 LANE AVE  
 230 LANE AVE

DEVIN S BUTTS  
 STOJANKA VUJANIC

DONALD L. MCSHERRY

CHRISTOPHER T. FULCHINO  
 JOSEPH T. MCLEOD JR.  
 MELISSA P. LIN

AMY M. GOFF

SANDEEP A. SONI

ANISSA E. MILLETTE  
 FRANCINE M. BATCHELDER  
 RENE A. HOGLUND  
 SCOTT G. LOVE  
 CARRIE F. MILLIARD  
 ESTHER MWIZA  
 NICOLE S. HOGLUND  
 LOUISE M. BIGELMAN