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Fwd: A Contest to the Conditional Use Appeal for 174 Plymouth St

Ashley Eldridge <ashleye1885@gmail.com>

Wed, May 18, 2016 at 10:02 PM

To: cstacey@portlandmaine.gov

To the Portland zoning board of appeals:

In response to the conditional use appeal for 174 Plymouth St, owner Sarah Palmer, to operate a licensed day care for up to twelve children at her existing single family home.

Written by Ashley Eldridge and Thomas Beebe. Residents and owners of 168 Plymouth St which abuts 174 Plymouth St.

We wish to contest the conditional use appeal for the following reasons;

Standard 1.)

The Volume and type of vehicle traffic to be generated, hours of operation, expansive pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone.

1. As 174 Plymouth St is at the end of this dead-end street (see picture "PLAY AREA AS VIEWED FROM SIDE OF HOUSE") traffic will increase greatly on Plymouth St by up to 48 cars per day as this is a dead end street and cars will have to pass by all residence of plymouth St twice to drop off and pick up the children. This volume of traffic is substantially increased from the approximate 10 cars (back and forth) that pass by our residence in a typical day.

*Possible 12 cars in Am for drop off, driving by 2x (due to dead end street)=24 cars.
Same in PM = 48 cars driving by our residence per day.

2. If 12 cars drop off or pick up 12 children there is insufficient parking at 174 Plymouth St to accommodate all vehicles, which means overflow will be parked in front of 168 Plymouth St (see picture "174 PLYMOUTH FROM STREET") or other surrounding residences. Again causing increased traffic and noise in front of residences.

3. In the Winter when streets are more narrow due to snow banks, turning around at the dead end street or parking on the street will be harder, thus causing people to use other residences driveways to turn around in.

4. Increased traffic and parking on the street will make it harder for emergency, snow and trash removal vehicles to pass through if needed.

Standard 2.)

The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter.

1. There will most definitely be an increase in noise pollution throughout the neighborhood while up to 12 children will be playing outside. The proposed picket fence will not screen or buffer the noise or visual impact.

Thank you for taking the time to review our concerns and we wish the applicant, Sarah, no personal ill-will and value her as a neighbor, friend and positive member of the Plymouth St community.