

CITY OF PORTLAND, MAINE

PLANNING BOARD



Brandon Mazer, Chair
Maggie Stanley, Vice Chair
Marpheen Chann
Sean Dundon
Bob Dunfey
David Silk
Austin Smith

AGENDA PORTLAND PLANNING BOARD MEETING

The Planning Board will hold a remote meeting on Tuesday, December 8, 2020, 4:30 p.m. The meeting will take place using Zoom.

Virtual meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403-A, that authorizes cities and towns to conduct meetings online.

Allow your computer to install the free Zoom app to get the best meeting experience.

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be un-muted by the host when it is time for public comment.

ZOOM MEETING INSTRUCTIONS

You are invited to a Zoom webinar.

When: December 8, 2020 04:00 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 12/8/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88140533234>

Or iPhone one-tap :

US: +13126266799,,88140533234# or +19292056099,,88140533234#

Or Telephone:

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US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or
+1 669 900 6833 or +1 253 215 8782

Webinar ID: 881 4053 3234

International numbers available: <https://us02web.zoom.us/j/88140533234>

For more information on how to use Zoom, please go to:

<https://www.portlandmaine.gov/remotepud>

Public comments will be taken for each item on the agenda and written comments should be submitted to planningboard@portlandmaine.gov

PUBLIC HEARING - 4:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 17, 2020

- i. Executive Session Stanley moved and Silk seconded a motion to enter into executive session. Vote 5-0, Dundon and Dunfey absent. Silk moved and Smith seconded a motion to exit executive session. Vote 7-0.
- ii. B-3 Text Amendment; Portland Opportunity Fund, LLC., Applicant. Stanley moved and Dunfey seconded a motion to find the proposed B-3 text amendment consistent with the City of Portland's Comprehensive Plan and recommended its adoption to the City Council. Vote 7-0.
- iii. Zoning Map Amendment; 7 Rand Road; Brockway Smith Company, Applicant. Stanley moved and Smith seconded a motion to find the proposed I-M zoning map amendment consistent with the City of Portland's Comprehensive Plan and recommended its adoption to the City Council. Vote 7-0.

4. REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 17, 2020

Afternoon Workshop

Executive Session: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

144 State Street: Chann, Dundon, Dunfey, Mazer, and Smith present; Silk and Stanley recused.

Evening Hearing

B-3 Text Amendment: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

7 Rand Road: Chann, Dundon, Dunfey, Mazer, Silk, Smith, and Stanley present.

5. NEW BUSINESS

- i. Level III Site Plan and Subdivision; 12 White Birch Lane; Birchlane, LLC., Applicant. (estimated time 4:30 – 5:30 p.m.) The Planning Board will hold a public hearing to consider the development of a three-story, three-unit residential building at 12 White Birch Lane. The subject property is 7,172 square feet in size, is zoned R-3 and R-5 Residential, and is located within a Planned Residential Unit Development (PRUD).
- ii. Technical Manual Updates (estimated time 5:30 – 6:30 p.m.) The Planning Board will hold a public hearing to consider edits to the City of Portland Technical Manual in association with the recent ReCode Phase I initiative, including the integration of technical language from the existing code and submission requirements for site plan, master plan, and subdivision review.

WORKSHOP - 6:30 PM

- i. Conditional Use; 5 Portland Street; Preble Street Resource Center, Applicant. (estimated time 6:30 p.m.) The Planning Board will hold a workshop to consider a conditional use application pursuant to Section 14-474 of the Land Use Code to facilitate the conversion of 7,378 square feet of interior space at 5 Portland Street for use as an emergency shelter. The subject property is zoned B-3.



PLANNING BOARD REPORT PORTLAND, MAINE

Birch Meadow Apartments
Level III Site Plan and Subdivision
PL-001101-2020
Birchlane, LLC, Applicant

Submitted to: Portland Planning Board Public Hearing Date: December 8 th , 2020	Prepared by: Shukria Wiar, Planner Date: December 4 th , 2020
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I. INTRODUCTION

Birchlane, LLC has submitted a Level III Site Plan and Subdivision application for a new three-story, three-unit residential building at 12 White Birch Lane. The project is located within an existing Planned Unit Residential Development (PRUD) in North Deering called Birch Meadow Apartments. The site is accessed through Knight Street from Allen Avenue. The proposed additional building will expand the existing multi-unit residential development from thirty (30) residential units to thirty-three (33) residential units. All other remaining buildings and access onsite will stay unchanged.

As a Level III Site Plan and Subdivision application, this proposal is subject to review under Portland's Site Plan and Subdivision Ordinances and the Design Standard for PRUDs in the R-5 Residential Zone. The applicant had a workshop with the Planning Board on October 27th, 2020. At the meeting the Board raised concerns centered on finalizing the design and layout of the building, screening from neighbors, and street trees, ensuring that adequate screening is provided from abutting neighbor, and planting street trees along the building's frontage. The applicant has worked on the design to address these concerns.

Fig. 1: Site of the Birch Meadow Apartments development and the proposed project



Property Owner:	Birchlane, LLC
Applicant:	King Real Estate
Agent and Engineer:	Craig Burgess of Sebago Technics
Architect:	Richard Pellerin
Surveyor:	Sebago Technics

II. REQUIRED SITE PLAN REVIEWS

<i>Review</i>	<i>Applicable Standards</i>
Subdivision (creation of 3 or more lots)	Section 14-497

Design Review of PRUD	<i>Planned Residential Unit Developments (PRUDs) in the R-3, R-5, and R-5A Residential Zones and Manufactured Housing Parks in Any Zone.</i>
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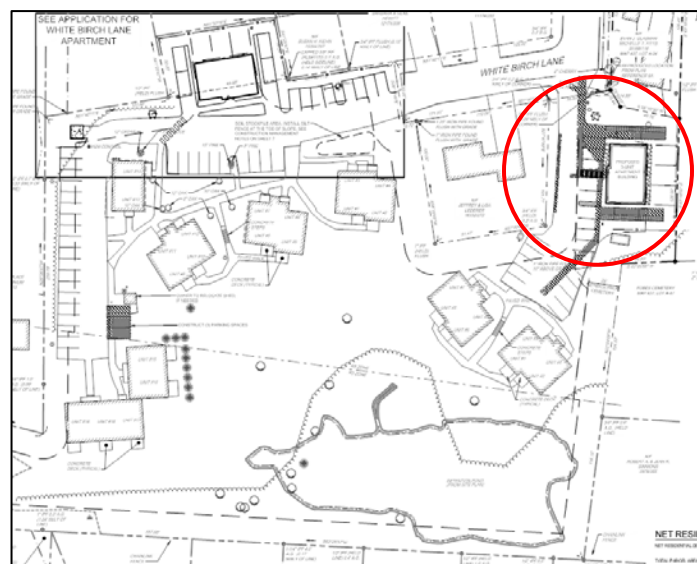
III. PROJECT DATA

Existing Zoning	R-3 and R-5 (Proposed building is on the R-5 portion)		
Existing Use	PRUD		
Proposed Use	PRUD		
Parcel Size	170,079 SF (3.90 acres)		
	<i>Existing</i>	<i>Proposed</i>	<i>Net Change</i>
Impervious Surface Area	1,539 SF	3,845 SF	+ 2,306 SF
Building Footprint	13,136 SF	14,576 SF	+ 1,440 SF
Number of Residential Units	30	33	+ 3
Estimated Cost of Project	\$300,000		

IV. PROPOSED DEVELOPMENT

The existing development of which the proposed project is part was constructed as a PRUD and is approximately 3.9 acres in size and includes a lawn area for passive and recreational use. The property has frontage along White Birch Lane. The applicant proposes to develop a 10,159 square foot portion of the site for an additional three Planned Residential Units, all of which would be located within a single building. The proposed new building will be located on an area which is currently utilized for parking and for a trash receptacle. Five of the existing parking spaces will be displaced, and the dumpster will be relocated to another location onsite with a screened enclosure. The removal of these existing parking spaces will not impact the overall parking count as seven new parking spaces will be provided to fulfill parking requirements. The road serving the PRUD development is a private road maintained by the owner and will also provide access to the proposed new building. The existing internal drive will not be affected by the proposed new building beyond trenching for infrastructure connections and subsequent pavement repair. The new building will be adjacent to the existing residential buildings and parking.

Fig. 2: The overall development with the proposed building and improvements



V. PUBLIC COMMENT

Notices were sent to one hundred and thirty-four (134) residents and the interested citizen list. The notice also appeared in the Portland Press Herald on October 24th and 25th, 2020, as well as being posted on the City's web page. One written public comment in support of the project has been received by the Planning Office.

The applicant did not hold a neighborhood meeting since the subdivision is for three units only; proposed developments that have five or greater units or lots are required to hold a neighborhood meeting.

VI. RIGHT, TITLE AND INTEREST AND FINANCIAL/TECHNICAL CAPACITY

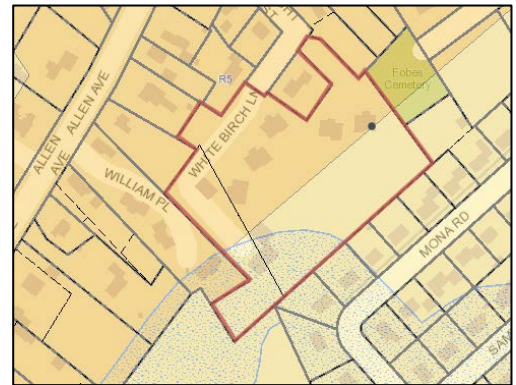
- The owner of the property is Birchlane LLC. The applicant has provided a copy of a short form deed of sale, recorded at the Cumberland County Registry of Deeds (Book 19897 Page 001), which demonstrates their right, title and interest in the property.

- b. The estimated cost of the development is \$300,000. The applicant will need to submit a financial capacity letter from a financial institution as demonstration of their financial and technical capacity to complete the proposed development.

VII. ZONING ASSESSMENT

The subject parcel is located in the R-5 and R-3 Residential zones with an area of Shoreland Zone overlay in the R-3 portion of the site. The proposed development area (the new 3-unit dwelling) is in the R-5 residential zone. The project meets relevant minimum lot size, lot area per dwelling unit, maximum lot coverage, setbacks, and open space requirements set forth within the Land Use Code; as this project was submitted and reviewed prior to the December 1, 2020 effective date of the new Land Use Code, the legacy Land Use Code governs all zoning requirements for this project. The proposed development requires two spaces per dwelling unit. With the addition of seven new parking spaces for the proposed three dwelling units, the proposed project meets this requirement set forth within Division 20 of the Land Use Code. The overall PRUD has a total of thirty-three (33) residential units and sixty-six (66) parking spaces, including these three new units, and therefore meets Division 20 requirement.

Fig 3: Zoning Map of Site



VIII. DEVELOPMENT REVIEW

A. SITE PLAN SUBMISSION REQUIREMENTS (Section 14-527) and SUBDIVISION PLAT AND RECORDING PLAT REQUIREMENTS (Section 14-496)

The applicant has submitted a draft subdivision plat. A final subdivision plat must be revised to reflect any waivers and conditions of approval that relate to the subdivision application. The final plat will be reviewed and found acceptable by the Department of Public Works, Corporation Counsel, and Planning Authority prior to being signed by the Planning Board.

B. SUBDIVISION

Staff reviewed the proposed development for conformance with the relevant review standards of Portland's Subdivision Ordinance and applicable regulations. Staff comments are summarized below:

1. Will Not Result in Undue Water and Air Pollution (Section 14-497 (a) 1)

The project is not anticipated to result in any water or air pollution. A final Sedimentation and Erosion Plan has been submitted and has been found to be acceptable by consulting civil engineer Lauren Swett, P.E. with Woodard and Curran Engineering.

2. Sufficient Water Available (Section 14-497 (a) 2 and 3)

The existing service line at this site will provide domestic water to the building. A confirmation of ability to serve letter from Portland Water District will need to be submitted prior to the issuance of a building permit.

3. Will Not Cause Unreasonable Traffic Congestion (Section 14-497 (a) 5)

An assessment of the expected traffic generation and a report from Sebago Technics have been submitted for review. The applicant is proposing to utilize the existing access to the site off of White Birch Lane. Tom Errico, P.E. of TY Lin, consulting traffic engineer, reviewed the proposal's details including access, parking, and vehicle circulation provisions and states that he finds the project to meet this standard.

4. Will Provide for Adequate Sanitary Sewer and Stormwater Disposal (Section 14-497 (a) 6), and Will Not Cause an Unreasonable Burden on Municipal Solid Waste and Sewage (Section 14-497 (a) 7)

The applicant will be utilizing the existing utilities that tie into the Birch Meadow development. A wastewater capacity letter stating it has sufficient capacity has been submitted from the Water Resources Division.

The site will be graded to maintain the existing drainage patterns; however, there will be several swales graded in order to guide runoff into proposed catch basins, eventually ending up in the existing storm drain system. The stormwater management best management practices (BMP) that the applicant proposes consists of two stone roof drip edges and porous pavement for water quality and quantity control. Lauren Swett, P.E., consultant civil engineer with Woodard and Curran, has reviewed the drainage plan and finds it acceptable.

5. Comprehensive Plan (Section 14-497 (a) 9)

Several local goals identified in the Housing section of the City's Comprehensive Plan are relevant to the proposed project, including the following:

"Increase, preserve, and modify the overall supply of housing city-wide to meet the needs, preferences, and financial capabilities of all Portland residents."

"Encourage additional contextually appropriate housing density in and proximate to neighborhood centers, concentrations of services, and transit nodes and corridors as a means of supporting complete neighborhoods."

"Pursue policies to enable people who work in Portland to have the option to live in Portland."

C. SITE PLAN REVIEW

The site plan ordinance contains specific standards for PRUDs. These standards relate to the proposed design's relationship to the site, internal design character and relationship to surrounding neighborhoods, and recreation and open space. The proposed development has been reviewed by staff for conformance with the relevant review standards of Portland's site plan ordinance and applicable regulations. Staff comments are listed below.

1. Transportation Standards

a. Impact on Surrounding Street Systems and Access and Circulation

Please see Section VIII, Development Review, Subsection (B), Subdivision, Paragraph (3), above.

b. Sidewalks

As the site is located within an existing PRUD, there are existing walkways available to access units. No new sidewalk is proposed as part of this project. A new internal walkway made of permeable pavers is proposed adjacent to the new building. Other existing internal walks on the site will remain as they exist currently without modification.

c. Parking

To construct the new building, five parking spaces will be displaced. The proposed development requires two spaces per dwelling unit and the applicant is proposing seven parking spaces for three dwelling units. The overall PRUD has a total of thirty-three (33) residential units and sixty-six (66) parking spaces, including these three new units, and therefore meets this requirement.

d. Bicycle Parking

The applicant is proposing one new bike rack that will accommodate two bicycles. The rack satisfies the bicycle parking standard of two bicycle parking spaces for every five dwelling units.

2. Environmental Quality Standards

a. Preservation of Significant Natural Features

There are no known significant natural features on the site.

b. Landscaping and Landscape Preservation

A landscaping plan was submitted as part of the application. The applicant is proposing trees and shrubs along the rear and shrubs along the sides and front of the proposed building. The street tree requirement for PRUDs is

two trees per unit in or near the ROW; the applicant will also need to provide six trees along the street frontage. The street tree standard for PRUDs is described in the following Technical Manual section:

Section 4.6.2. Planned Residential Unit Developments (PRUDs): Where a manufactured housing park or subdivision is also a planned residential unit development (PRUD), the development shall provide a minimum of two (2) street trees per unit, planted within 8-10 ft of the City right of way and/or private roadway proposed as part of the development.

One street tree, a red maple, is proposed along the street frontage; therefore, the applicant will need to pay into the City's Tree Fund for the remaining five tree that is a total of \$2,000.

c. Water Quality, Storm Water Management and Erosion Control

Under Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. Lauren Swett, P.E., consulting civil engineer with Woodard and Curran, has reviewed the drainage plan and stormwater report and finds the plans meet these standards.

3. *Public Infrastructure and Community Safety Standards*

a. Consistency with Master Plans

Please see Section VIII, Development Review, Subsection (B), Subdivision, Paragraph 5, above.

b. Public Safety and Fire Prevention

The Crime Prevention through Environmental Design (CPTED) standards in the site plan ordinance address the principles of natural surveillance, access control and territorial reinforcement so that the design of developments enhance the security of public and private spaces and reduce the potential for crime.

The site has been designed to promote safe and inviting public access. Adequate emergency access will be provided. The turning radii of the driveway are large enough to allow for emergency vehicles to enter and exit the proposed street. A fire hydrant is located along White Birch Lane. The applicant is also proposing wall packs on the façade at all the building entrances for enhance safety.

c. Availability and Adequate Capacity of Public Utilities

The development will be serviced by the existing municipal water and sewer within the overall development supplied by the Portland Water District. Confirmation of ability to serve sewer from the City's Department of Public Works has been submitted. A confirmation of ability to serve letter from Portland Water District will need to be submitted prior to the issuance of a building permit and a condition has been drafted to address this.

4. *Site Design Standards*

a. Snow and Ice Loading

The applicant is proposing on-site snow storage. Snow within the PRUD lot is to be stored along the side slopes of the driveway. It is anticipated that snow will be stored along the roadway and within the esplanade.

b. View Corridors

This site is not within a Protected View Corridor as per the "View Corridor Protection Plan" approved by the Portland City Council in 2001.

c. Historic Resources

The site is not located within a historic district and is at a distance greater than 100 feet from the nearest district; therefore, the project does not require Historic Preservation review.

d. Exterior Lighting

According to the applicant, there will be no new street lighting provided. All exterior site lighting including lighting of building entrances are full cutoff and the catalogue cuts now meets the City's technical standards.

e. Noise and Vibration

All new heating, ventilation and air conditioning equipment (HVAC), air handling units (AHU), emergency generators, and similar equipment will have to be shown on the plans and meet state and federal emissions requirements. This mechanical equipment should be located to the interior of the site, away from abutting residential properties and be screened from view from any public street and from adjacent sites by structure walls, evergreen landscaping, fencing, masonry wall or a combination thereof.

f. Signage and Wayfinding

This standard does not apply to the proposal.

g. Zoning Related Design Standards

The planned residential unit development project at 12 White Birch Lane was reviewed according to the *City of Portland Design Manual* standards by Caitlin Cameron, Urban Designer, Shukria Wiar, Planner, and Christian Roadman, Planner against the standards of the *Planned Residential Unit Developments in the R-5 Residential Zones* (Section (h) of the Design Manual) and the design meets a majority of the standards, except for those described below; a condition has been drafted to facilitate the finalization of the plans by the Planning Authority to ensure these standards are fully met. Please see Attachment 2 for Ms. Cameron's design memo.

Standard (1) b. Internal Design Character and Relationship to the Surrounding Neighborhood

- Height, scale, and massing: The roof corresponds to the proposal at 6 White Birch and is somewhat referential of the existing buildings. In order to meet this standard, the applicant is proposing the building to be taller by one story than those around it and have cross-gable form, though providing some variation in the massing. Massing variation was added in the form of a box bay (*clarify location*), and entrance canopy. *Label the materials on the elevation drawings.*

Standard (1) c. Recreation and Open Space

- 1. External buffers: The project includes a fence as an external buffer to the rear of the property. *No screening on one side yard adjacent to neighboring residential.*

IX. PLANNING BOARD PROPOSED MOTIONS

A. SUBDIVISION

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board report for PL-001101-2020 relevant to the subdivision regulations; and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan [is/is not] in conformance with the subdivision standards of the Land Use code, subject to the following conditions of approval, which must be met prior to the signing of the plat:

1. A final subdivision plat must be revised to reflect any waivers and conditions of approval that relates to the subdivision application. The final plat will be reviewed and approved by the Department of Public Works City Surveyor prior to being signed by the Planning Board.

B. SITE PLAN REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board Report for PL-001101-2020 relevant to the site plan regulations; and the testimony presented at the Planning Board hearing, the Planning Board [finds/ does not

find] that the plan is in conformance with the site plan standards of the Land Use code, subject to the following conditions of approval:

PRIOR TO ISSUANCE OF A BUILDING PERMIT

1. A confirmation letter for provision of sanitary sewer service shall be submitted;
2. The applicant shall address the Urban Designer's comments regarding design of the building:
 - a. *The proposed box bay location shall be clarified on the elevation;*
 - b. *Label all of the proposed external materials on the elevation drawings;*
 - c. *Screening, in the form of a fence or landscaping, shall be added on the side yard adjacent to neighboring residential; and*
3. That the developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment and erosion control plan based on City standards and state guidelines. The owner/operator of the approved stormwater management system, and all assigns. shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements. A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form, shall be submitted for review by Corporation Counsel. Once approved, the document shall be signed and recorded at the Cumberland County Registry of Deeds. Please submit final copies to both the Department of Planning and Urban Development and the Department of Public Works.

ATTACHMENTS:

Staff Review Comments and Background Information

1. Zoning Review, Christina Stacey, dated 10.21.2020
2. Urban Design Review, Caitlin Cameron, dated 12.03.2020
3. DPW Senior Engineer Review, Mike Tremblay, dated 10.16.2020

Public Comments

- PC 1. Michelle Fitts 8-13-2020

Applicant's Submittal

- A. 01-Cover Letter_PB_18519
- B. 02-Level II III Checklist+Sig Page
- C. 03-Right, Title, Interest
- D. 04-State.Federal Approvals
- E. 05-Zoning Assessment
- F. 06-Exist.Prop Easements
- G. 07-Waivers
- H. 08-Financial
- I. 09-Technical
- J. 10-Transportation Analysis-Traffic Impact
- K. 11-Access & Circulation
- L. 12 White Birch Lane Stormwater Maintenance Agreement
- M. 12-Loading+Servicing
- N. 13-Sidewalks
- O. 14-Public Transit
- P. 15-Off-street Parking
- Q. 16-Bicycle Parking
- R. 17-Snow Storage

- S. 18-Traffic Demand Management
- T. 19-Pres of Sig Natural Features
- U. 20-Landscaping+Preservation
- V. 21-Site Landscaping
- W. 22-Parking Lot Landscaping
- X. 23-Street Trees
- Y. 24-Wtr Qual, Stormwater, ESC
- Z. 25-Consistency with City Master Plan
- AA. 26-Public Safety and Fire Prevention
- BB. 27-Avail+Adequacy Public Utilities
- CC. 28-Mass, Ventilation, Wind Impact
- DD. 29-Shadows
- EE. 30-Snow Ice Loading
- FF. 31-View Corridor
- GG. 32-Historic Resource
- HH. 33-Exterior Lighting
- II. 34-Noise+Vibration
- JJ. 35-Signage Wayfinding
- KK. 36-ZoneRelated Design Standards
- LL. 37-Construction Management Plan

Plans

- Plan 1 Cover Sheet
- Plan 2 Overall Site Plan
- Plan 3 Site Plan
- Plan 4 Grading Plan
- Plan 5 Utility Plan
- Plan 6 Erosion Control Notes
- Plan 7 Construction Notes
- Plan 8 Details
- Plan 9 Details
- Plan 10 Existing Conditions
- Plan 11 Existing Conditions Watershed Plan- Pre
- Plan 12 Proposed Conditions Watershed Plan- Post
- Plan 13 Arch-1st Floor Plan-White Birch Ln
- Plan 14 Arch-2nd Floor Plan-White Birch Ln
- Plan 15 Arch-3rd Floor Plan-White Birch Ln
- Plan 16 A1.1-Floor Plans and Site Plan
- Plan 17 A1.2-Floor Plans and Elevations
- Plan 18 Landscape Plan
- Plan 19 Photometric Plan
- Plan 20 Second Amended Subdivision Plan



Shukria Wiar <shukriaw@portlandmaine.gov>

Tomorrow Dev Rev - please respond

Christina Stacey <cstacey@portlandmaine.gov>

Wed, Oct 21, 2020 at 10:57 AM

To: Shukria Wiar <shukriaw@portlandmaine.gov>

Shukria,

This is what I wrote with regards to lot area per DU PRUD standard back in July:

"Based on the figures presented on Sheet 2, it appears they are meeting the minimum lot size and minimum land area per DU, for PRUD's in the R-5. The minimum gross lot size requirement is 2 acres, and the sheet says that the net lot area in the R-5 zone is 2.2 acres (96,965 sf), so they seem to easily be meeting that. The minimum land area per DU for a PRUD in the R-5 zone is 3,000 square feet of net land area. With 96,965 of net land area, they can have 32 units within the R-5 portion of the lot. With the new building, they will be at 25 units within the R-5 portion of the lot."

I assume the proposed number of DU's has not changed since I wrote that, so it should be correct.

It appears the building is meeting the 25' setback from external lot lines required under a PRUD.

If there are any other standards I am missing please let me know.

Chris

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Planning and Urban Development Department Planning Division



Subject: R-5 PRUD Design Review – 12 White Birch Lane
Written by: Caitlin Cameron, Urban Designer
Date of Review: Tuesday, November 17 2020

The planned residential unit development project at 12 White Birch Lane was reviewed according to the *City of Portland Design Manual* standards by Caitlin Cameron, Urban Designer, Shukria Wiar, Planner against the standards of the *Planned Residential Unit Developments in the R5 Residential Zones* (Section (h) of the Design Manual).

Design Review Comments:

(h) Planned Residential Unit Development (PRUDs) in the R-5 Residential Zones

Standard (1) a. Design Relationship to the Site

Building placement is responsive to the site conditions of the previously established PRUD. The building is closer to the street than the other building placement nearby. This building is set apart from the rest of the PRUD development and the communal open space.

Standard (1) b. Internal Design Character and Relationship to the Surrounding Neighborhood

Context – The existing PRUD development is considered to be the neighborhood context – these are small-scale homes with natural finish clapboard, gable roofs, vestibules, and simple windows.

- Character: The overall design character is cohesive with the existing PRUD development. The characteristics of these buildings include a single siding material – clapboard, projecting vestibule massing with recessed entry, double-hung windows. The building uses one cladding material – clapboard, a gable/pitched roof, vertical oriented windows in a regular rhythm. **Vinyl shingles were added to the proposed design – these are not necessary as the existing development does not include shingle as siding material, and vinyl is not found within the existing PRUD.**
- Height, scale, and massing: The roof corresponds to the proposal at 6 White Birch and is somewhat referential of the existing buildings. This building is taller by one story than those around it and the cross-gable form, though providing some variation in the massing. Massing variation was added in the form of a box bay (**clarify location**), and entrance canopy. **Label the materials on the elevation drawings.**
- Massing/Roof Variation: Because the building contains more than 2 units, the project must provide variation in roof and façade character through changes in façade setback, roof configuration, and projecting or recessed building elements. The building includes a cross-gable roof to provide some of this variation. The standard is met by vestibule/entrance projections, bay window.

Standard (1) c. Recreation and Open Space

1. External buffers: The project includes a fence as external buffer to the rear of the property.
No screening on one side yard adjacent to neighboring residential.
2. Internal buffers: Some parking provided directly in front of building – screening not possible in this scenario.
3. Passive recreational open space: Lawn is provided.
4. Active recreational open space: n/a
5. Private open spaces: Yard space is designated for each unit at the rear of the property with privacy fences.



Shukria Wiar <shukriaw@portlandmaine.gov>

12 White Birch Lane

Mike Tremblay <mtremblay@portlandmaine.gov>

Fri, Oct 16, 2020 at 1:59 PM

To: Shukria Wiar <shukriaw@portlandmaine.gov>

Cc: Lauren Swett <lswett@woodardcurran.com>, Thomas Errico <thomas.errico@tylin.com>, Jeff Tarling <jst@portlandmaine.gov>, Caitlin Cameron <ccameron@portlandmaine.gov>, Jason Grant <jgrant@portlandmaine.gov>

Shukria,

There is a construction management plan but no narrative. Otherwise, DPW doesn't have any additional comments on this project.

Thanks,
Mike

Mike Tremblay, P.E.
Senior Engineer
Engineering Division
Department of Public Works
City of Portland, ME
mtremblay@portlandmaine.gov
P. 207.874.8881 F. 207.874.8852



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April 30, 2020
18519-01

City of Portland Planning Board
Mr. Sean Dundon, Chair
389 Congress Street, 4th Floor
Portland, Maine 04101

**Level III Site Plan Application Submittal, New 3-Unit Dwelling Birch Meadow Apartments
Knight Street/White Birch Lane, Portland, Maine 04103**
Applicant: Birchlane, LLC
City Parcels: 437-A-35 (Reference 437-A-34, 52 Maplewood Street)

Dear Chair Dundon and Planning Board Members:

On behalf of Birchlane, LLC, we have assembled the following Level III Site Plan Submittal for a new three-story, three-unit residential building. The proposed new development will be incorporated into the existing Planned Unit Residential Development (PRUD) known as Birch Meadow Apartments in North Deering that was approved in 1985. The site is accessed from the intersection of Knight Street and White Birch Lane.

Per Portland City Land Use Code Chapter 14, Section 14-117 - Permitted Uses the proposed project area is located in the R-5 (Residential 5) Zone. The overall PRUD development area parcel is located in both the R-5 and R-3 (Residential 3) zones. Zoning specifics are located in Section 5 of this application. No portion of the proposed project site is located in the a Shoreland Overlay Zone or FEMA flood zone. The proposed three-unit residential structure is an allowed use per 14-117: pr: 3. *Planned residential unit development (PRUD)*. PRUD developments are subject to the City Design Standards and are addressed in this application package.

Since the pre-application meeting with City staff, the applicant has continued the planning and design of the facility and site and would like to move forward with the City Planning Board review process. The following narrative provides an overview of the project team and design/facility components.

Project Team:

Applicant: King Real Estate

Record Owner: Birchlane, LLC

Building Design: Applicant to utilize the same design as approved by the City for the recently approved 6 White Birch Lane project.

Civil Engineering/Survey/Traffic/Landscape Architecture: Sebago Technics, Inc.

Project Site/Use:

The project site is located in the City of Portland's North Deering neighborhood and identified by the City assessor as lot 437-A-35 that is adjacent to 437-A-34 under the same ownership. The applicant has a Purchase and Sale Agreement for the new building parcel. There are existing residential structures on

the overall Birch Meadow Apartments site and this application is for continued improvement by the addition of a single 4,500± SF (gross), 1,500± SF (footprint), 3-unit residential structure, parking, utilities and other associated site improvements. We note that there is an existing 120 SF storage shed on the site that will remain as it exists.

This location is ideal for the residential project given its size, location and compatibility with adjacent multi-unit residential uses at Birch Meadow. The proposed expansion area is approximately 7,172 SF in size and the disturbance for this project will be 5,772 ± SF. The area of the site to be developed has flat topography and no protected natural resources such as watercourses, wetlands, animal or plant habitat areas identified within the proposed new development area. The site is located adjacent to the Fobes cemetery subject to a 25'-foot no-disturbance setback as shown on the appended plans.

Development Program:

The development program includes continued access over the existing drive at the intersection of Knight Street and White Birch Lane. The proposed new building will be located adjacent to an area that is currently utilized for parking. The existing parking spaces will be restriped and parking will be expanded to accommodate the additional parking required for the three new units. The existing internal drive will be widened slightly to maintain the required lane width. Pavement will be cut for infrastructure trenching and connections with subsequent pavement repair.

State and Federal Permits:

Additional permits for the expanded site development are not anticipated. The proposed work area is less than one acre in size and does not include impact to protected natural resources requiring Maine Department of Environmental Protection or U.S. Army Corps of Engineers review.

Utilities:

The project will be served by public water and sewer. Sebago Technics has requested confirmation of water service with the Portland Water District, and has submitted a City of Portland Wastewater Application. Discussion regarding gas and electrical/communication services have been initiated between STI and providers. Final utilities design and connections will be coordinated with respective companies in accordance with their individual standards. See [Section 27](#) for utilities correspondence.

Exterior Lighting:

The proposed lighting is limited to the installation of wall-mounted residential-scale fixtures. The placement will direct illumination toward the building entry and at the rear face of the building at the unit privacy areas. The selected fixture, due to the low level of illumination will prevent light spill onto neighboring properties. Additional site lighting is not proposed. We respectfully request a waiver from providing a photometrics plan per waiver request, [Section 7](#).

Landscaping and Screening:

The site is screened from view by neighboring properties by fencing and mature vegetation. Fencing will be relocated and expanded as shown on the site plan. We note that the existing PRUD development has mature vegetation surrounding the dwelling units. The site is not located along a public way therefore street trees are not required or proposed.

Stormwater Management and Erosion Control:

The stormwater management plan was designed to meet City and Maine Department of Environmental Protection Chapter 500 standards. See [Section 24](#) for the Stormwater Management Report. The existing and proposed watershed plans are part of the plan set.

Traffic:

Sebago Technics, Inc. has completed an assessment of expected traffic generation and a Trip Generation Analysis memorandum dated April 28, 2020 by STI is included in this submittal package. Per the memorandum in Section 10, based on the existing and proposed trip generation numbers, the site does not require additional traffic analysis.

Waiver Requests:

A waiver from submittal of a photometrics plan is formally request. See Section 7.

Schedule:

The applicant is hopeful to complete the permitting process through the City by late summer to allow for late summer 2020 commencement and completion within one year.

Closure:

We look forward to working with the City and Planning/Engineering staff through the permitting process for the proposed property new building residential building at street address. Please feel free to contact me if you have any questions or require further information.

Sincerely,
SEBAGO TECHNICS, INC.



Craig A. Burgess, P.E.
Project Manager

CAB/skn

enc.

cc: K. Weinstein, Birchlane, LLC

CITY OF PORTLAND
Planning & Urban Development Department

LEVEL II and LEVEL III SITE PLAN GENERAL DOCUMENT AND DRAWINGS CHECKLIST		
* Please upload each document <u>and</u> drawing as a separate PDF file * Please upload all drawings in a <u>24 x 36 sheet size</u> * Please confirm each item by electronically checking the boxes to the left for each document/drawing * Please fill out and upload separately the <u>zoning assessment table and waiver table</u> (At the time of application submission, please contact the Department of Public Works regarding E-911 addressing of your project)		
GENERAL APPLICATION DOCUMENTS		
Yes ☒	NA ☐	Project Description Cover Letter with detailed project description 01
Yes ☒	NA ☐	Completed Checklist – Level II and Level III Site Plan (this document) 02
Yes ☒	NA ☐	Right, Title and Interest Deeds, leases, or purchase and sales agreements 03
Yes ☐	NA ☒	Evidence of State or Federal Approvals Permits or letters of non-jurisdiction, if applicable 04
Yes ☒	NA ☐	Zoning Assessment Table listing required and proposed uses and dimensional standards Zoning Assessment Table 05
Yes ☐	NA ☒	Existing and/or Proposed Easements or Covenants, applicable. Evidence of existing easements and any proposed easements 06
Yes ☐	NA ☒	Waiver Requests Written request for waiver describing request and reason Waiver Table 07
Yes ☒	NA ☐	Financial Capability Letter or evidence from a financial institution or third party verifying financial capacity to undertake project 08
Yes ☒	NA ☐	Technical Capability Evidence of technical capability of applicant and consultants – resumes and/or examples of past projects 09

LEVEL II AND LEVEL III SITE PLAN STANDARDS AND SUBMISSION CHECKLIST

* Please provide assessment of compliance with standards and include supplemental documentation, as applicable

* Please upload each document as a separate PDF file

TRANSPORTATION

Yes ☐	NA ☒	Transportation Analysis- Traffic Impact (14-526 (a) 1) - Provisions for pedestrian, bicycle, vehicle, and loading circulation and incremental volume of traffic impacts - Traffic Impact Study (Technical Manual, Section 1) if applicable 10
Yes ☒	NA ☐	Access and Circulation (14-526 (a) 2 a) - Access and internal circulation, addressing ADA access - Access and egress impacts on traffic flows - Description and use of drive-up features, if applicable 11
Yes ☐	NA ☒	Loading and Servicing (14-526 (a) 2 b) - Loading and servicing needs, route and travel way geometrics for deliveries - Turning templates for delivery vehicles, if applicable 12
Yes ☐	NA ☒	Sidewalks (14-526 (a) 2 c) - Sidewalks and condition along street frontages and internal walkways - Engineered details for ADA ramps and public sidewalk details meeting sidewalk materials policy and ADA ramp construction details as applicable (Technical Manual, Section 1) 13
Yes ☐	NA ☒	Public Transit (14-526 (a) 3), if applicable - Existing available transit services - Proposed site plan design details, such as easement, pad base, and shelter 14
Yes ☒	NA ☐	Off-Street Parking: Vehicle & Motorcycle/Scooter) (14-526 (a) 4 a and c) - Expected parking demand, proposed parking supply, ADA parking, and applicable Zoning Requirements - Address Technical Manual standards (Section 1) for curb cut separation and parking lot layout and locate on site plan 15
Yes ☒	NA ☐	Bicycle Parking (14-526 (a) 4 b) - Address bicycle parking requirements and identify locations on-site - Construction details for bike racks (Technical Manual, Section 1) 16
Yes ☒	NA ☐	Snow Storage (14-526 (a) 4 d) Management plan for snow removal and locate snow storage areas on plan 17
Yes ☐	NA ☒	Traffic Demand Management (TDM) (14-526 (a) 5), if applicable Develop TDM with Trip Reduction Targets and Strategies 18

ENVIRONMENTAL AND LANDSCAPE FEATURES		
Yes ☒	NA ☒	Preservation of Significant Natural Features (14-526 (b) 1), if applicable - Trees, plants, habitats listed on State or Federal list of endangered or threatened - High and moderate value waterfowl and wading habitat - Aquifers on Casco Bay Islands - Waterbodies (including wetlands, watercourses, significant vernal pools and floodplains) - Proposed preservation areas and protection measures - Documentation from environmental consultants, determinations from applicable state agencies 19
Yes ☒	NA ☐	Landscaping and Landscape Preservation (14-526 (b) 2 a) - Preservation of trees and preservation within required zoning setbacks (Technical Manual, Section 4) - Protection measures of existing vegetation during construction - Protection measures within Shoreland Zone, if applicable 20
Yes ☒	NA ☐	Site Landscaping (14-526 (b) 2 b) - Screening and buffering of service areas and between non-residential and residential uses - Planting plans with plant schedule and sizes (Technical Manual, Section 4) 21
Yes ☐	NA ☒	Parking Lot Landscaping (14-526 (b) 2 b ii), if applicable Landscaped islands within parking areas (Technical Manual, Section 4) 22
Yes ☐	NA ☒	Street Trees (14-526 (b) 2 b iii) - Existing Heritage or Feature Trees on site and measures to preserve - Identify street trees on the plan meeting the site plan and Technical Manual standards (Section 4) or identify alternative measures, if applicable 23
ENVIRONMENTAL AND STORMWATER		
Yes ☒	NA ☐	Water Quality, Stormwater Management and Erosion Control (14-526 (b)3 a) - Stormwater report in compliance with Section 5 of Technical Manual and DEP Chapter 500 stormwater for basic, general and flooding standards, as applicable - Erosion control plan and measures - Evidence of compliance with Urban Impaired Stream Standards pursuant to DEP Chapter 500 stormwater, as applicable - Subsurface sanitary sewage disposal and groundwater protection 24

PUBLIC INFRASTRUCTURE AND SAFETY		
Yes ☐	NA ☒	Consistency with City Master Plans (14-526 (c) 1) - Identify consistency with master plans - Proposed easements, rights and improvements to connect or continue off-premises public infrastructure, as applicable 25
Yes ☒	NA ☐	Public Safety and Fire Prevention (14-526 (c)) - Address Crime Prevention through Environmental Design (CPTED) (Technical Manual, Section 3) - Emergency vehicle access - Address consistency with public safety standards (Technical Manual, Section 3) - Submit a code summary referring NFPA 1 and all Fire Department standards (Technical Manual, Section 3) – Fire Checklist 26
Yes ☒	NA ☐	Availability and Adequacy of Public Utilities (14-526 (c) 3) (Technical Manual, Sections 2 & 9) - Electrical services, including providing underground services - Identify existing and proposed connections for public utilities and required public utility upgrades - Sewer line connections are required, if there is a main within 200 feet - Proposed solid waste management facilities on-site and management for the site - Written evidence of the ability to serve from utility companies, as applicable 27
SITE DESIGN		
Yes ☐	NA ☒	Massing, Ventilations and Wind Impact (14-526 (d) 1) - Wind and ventilation impacts on adjoining structures and/or adjacent public spaces. Wind study, if applicable - Bulk, location or height impacts on adjoining structures - Identify and locate HVAC equipment and venting away from public spaces and residential properties - Identify screening and manufacturing specifications for noise, if applicable 28
Yes ☐	NA ☒	Shadows (14-526 (d) 2), if applicable Shadow analysis of impacts on publicly accessible open space (Technical Manual, Section 11) 29
Yes ☐	NA ☒	Snow and Ice Loading (14-526 (d) 3) Building design to prevent snow and ice from loading or falling onto adjacent properties or public ways 30
Yes ☐	NA ☒	View Corridors (14-526 (d) 4), if applicable Protection of designated view corridors (Portland Design Manual, Appen. 1) 31

Yes ☐	NA ☒	Historic Resources (14-526 (d) 5), if applicable 32 - Identify developments within Historic Districts or affecting Designated Landmarks - Certificate of Appropriateness or other evidence - Identify Developments within 100 feet of Historic Districts or affecting Designated Landmarks. Advisory HP review may be required - Address preservation and documentation of Archaeological Resources
Yes ☒	NA ☐	Exterior Lighting (14-526 (d) 6) 33 - Cut sheets of on-site light fixtures and any architectural or specialty lights (Technical Manual, Section 12) - Engineered details for any lights proposed in street right-of-way (Technical Manual, Section 10)
Yes ☐	NA ☒	Noise and Vibration (14-526 (d) 7) 34 Evidence of noise levels for equipment, such as equipment specifications, to demonstrate consistency with zoning requirements
Yes ☐	NA ☒	Signage and Wayfinding (14-526 (d) 8), if applicable 35 - Signage plan showing the location, dimensions, height and setback of all existing and proposed signs. Signs in Historic Districts are reviewed by Historic Preservation staff - Proposed commercial and directional signage on site
Yes ☒	NA ☐	Zone Related Design Standards (14-526 (d) 5) 36 - Address Historic Preservation Design Review, if applicable - Address any applicable design review standards by zone - Address submission requirements from Design Manual, page 1, addressing neighborhood context - Description of exterior materials, color, finish, and samples
Construction Management Plan		
Yes ☒	NA ☐	Construction Management Plan 37 Construction Management Document and Plan

LEVEL II AND LEVEL III SITE PLAN DRAWINGS CHECKLIST

* Please upload the following drawings with the listed details as separate pdfs

(ALL drawings must be uploaded in a 24 x 36 sheet size)

RECENT BOUNDARY SURVEY (stamped by Maine Licensed Surveyor)

- ☒ Must be in compliance with Technical Manual, Section 13

SITE PLAN(s) (stamped by Maine Licensed Engineer) including:

Existing Conditions

- ☒ Approximate location of structures on abutting property
- ☒ Topography
- ☒ Locate water courses
- ☒ Delineate wetlands
- ☒ Zone lines

Proposed Site Plan

- ☒ Ground floor area, and grade elevations for all buildings

Access, Circulation, and Parking

- ☒ Streets and intersections adjacent to site, any proposed geometric modifications
- ☒ Location, dimensions and materials of all existing and proposed driveways, vehicle, bicycle, & pedestrian access ways with corresponding curb lines
- ☒ Engineered specifications/ cross-sections for proposed driveways, sidewalks & paved areas
- ☐ Location and dimensions of proposed loading areas
- ☐ Existing and proposed transit infrastructure with dimensions/ engineering specifications
- ☒ Location of vehicle and bicycle parking with dimensions and engineering specifications

Site Considerations

- ☒ Identify snow storage areas
- ☒ Location of fire hydrants
- ☒ Location of solid waste management facilities

UTILITY PLAN including:

- ☒ Existing utilities on site and within public streets
- ☒ Location, sizing and directional flows of all existing and proposed utilities
- ☐ Location and dimensions of off-premises public or publicly accessible infrastructure adjacent to site
- ☒ Electric utility infrastructure

GRADING AND DRAINAGE PLAN including:

- ☒ Existing grades and drainage
- ☒ Proposed grades
- ☒ Proposed stormwater management meeting Technical Manual (Section 5), standards
- ☐ Location and proposed alteration of a water course
- ☐ Preservation or alteration of wetlands

EROSION CONTROL

- ☒ Must be in compliance with Technical Manual, Section 5

LANDSCAPE PLAN including:

- ☒ Existing vegetation to be preserved and preservation measures
- ☒ Proposed landscaping and buffers
- ☒ Planting schedule

RECORDING PLAT, if applicable
☒ If Subdivision, must be in compliance with requirements of Section 14-496 (b)
ARCHITECTURAL PLANS AND RENDERINGS including:
☒ Exterior building elevations, color renderings, illustrations of all sides
☐ Location and dimensions of all existing and proposed HVAC and mechanical equipment, all proposed screening
☐ Provide context drawings, if applicable (Design Manual, page 1)
☒ Floor plans



If Subdivision, must be in compliance with requirements of Section 14-496 (b)

ARCHITECTURAL PLANS AND RENDERINGS including:
☒ Exterior building elevations, color renderings, illustrations of all sides
☐ Location and dimensions of all existing and proposed HVAC and mechanical equipment, all proposed screening
☐ Provide context drawings, if applicable (Design Manual, page 1)
☒ Floor plans



Exterior building elevations, color renderings, illustrations of all sides



Location and dimensions of all existing and proposed HVAC and mechanical equipment, all proposed screening



Provide context drawings, if applicable (Design Manual, page 1)



Floor plans

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	Birchlane, LLC c/o King Weinstein		
PROPERTY DESCRIPTION	Physical Address	Knight Street/White Birch Lane Intersection Birch Meadow Apartments Portland, Maine	Map	437
			Lot	A-35
APPLICANT'S AGENT INFORMATION	Name	Sebago Technics, Inc. Craig A. Burgess, P.E. cburgess@sebagotechnics.com		
	Phone	(207) 200-2081	Business Name & Mailing Address	Sebago Technics, Inc. 75 John Roberts Road, Suite 4A South Portland, Maine 04106

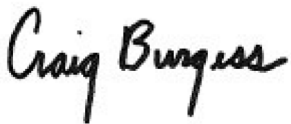


April 29, 2020

APPLICANT SIGNATURE DATE

King Weinstein, dba Birchlane, LLC

PLEASE TYPE OR PRINT NAME HERE



April 29, 2020

APPLICANT'S AGENT SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME HERE

03: RIGHT, TITLE, INTEREST

The record owner of the parcel is Evan and Michele Glassman by the following deeds recorded at the Cumberland County Registry of Deeds (CCRD):

- 35188/118, 06/11/2018
- 35188/116, 06/11/2018
- 35188/114, 06/11/2018
- 34591/61, 01/08/2018

Reference is made to the attached Purchase and Sale Agreement included in this section.

PURCHASE AND SALE AGREEMENT - LAND ONLY
("days" means business days unless otherwise noted, see paragraph 20)

September 9, 2019
Offer Date

OCTOBER 31, 2019 Effective Date
Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between **Birchlane, LLC**

Glassman ("Buyer") and
Evan Glassman, Michelle Fitts ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy ☐ all ☒ part of (if "part of" see para. 22 for explanation) the property situated in municipality of **Portland**, County of **Cumberland**, State of Maine, located at **50-52 Maplewood Street** and described in deed(s) recorded at said County's Registry of Deeds Book(s) **31788**, Page(s) **118 Etc**.

3. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of **██████████**. Buyer ☐ has delivered; or ☒ will deliver to the Agency within **5** days of the Effective Date, a deposit of earnest money in the amount **██████████**. Buyer agrees that an additional deposit of earnest money in the amount of \$ **██████████** will be delivered **██████████**. If Buyer fails to deliver the initial or additional deposit in compliance with the above terms Seller may terminate this Agreement. This right to terminate ends once Buyer has delivered said deposit (s). The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. ESCROW AGENT/ACCEPTANCE: **Buyers Attorney** ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until **10/30/19** (date) **11:00** ☒ AM ☐ PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on **See Below** (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or may terminate this Agreement in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a **Warranty** deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) **██████████**. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

CONTINGENCY	YES	NO	FULL RESOLUTION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: <u>Subdivision and approvals</u>	☒	☐	within <u>120</u> days	<u>Buyer</u>	<u>Buyer</u>
2. SOILS TEST Purpose: _____	☒	☐	within <u>120</u> days	<u>Buyer</u>	<u>Buyer</u>
3. SEPTIC SYSTEM DESIGN Purpose: _____	☒	☐	within <u>120</u> days	<u>Buyer</u>	<u>Buyer</u>
4. LOCAL PERMITS Purpose: _____	☒	☐	within <u>150</u> days	<u>Buyer</u>	<u>Buyer</u>
5. HAZARDOUS WASTE REPORTS Purpose: _____	☐	☒	within _____ days	_____	_____
6. UTILITIES Purpose: _____	☒	☐	within <u>150</u> days	<u>Buyer</u>	<u>Buyer</u>
7. WATER Purpose: _____	☒	☐	within <u>150</u> days	<u>Buyer</u>	<u>Buyer</u>
8. SUB-DIVISION APPROVAL Purpose: _____	☒	☐	within <u>150</u> days	<u>Buyer</u>	<u>Buyer</u>
9. DEP/LUPC/ACOE APPROVALS Purpose: _____	☐	☒	within _____ days	_____	_____
10. ZONING VARIANCE Purpose: _____	☐	☒	within _____ days	_____	_____
11. HABITAT REVIEW/WATERFOWL Purpose: _____	☐	☒	within _____ days	_____	_____
12. REGISTERED FARMLAND Purpose: _____	☐	☒	within _____ days	_____	_____
13. MDOT DRIVEWAY/ENTRANCE PERMIT Purpose: _____	☐	☒	within _____ days	_____	_____
14. DEED RESTRICTION Purpose: _____	☐	☒	within _____ days	_____	_____
15. TAX STATUS* Purpose: _____	☐	☒	within _____ days	_____	_____
16. BUILD PACKAGE Purpose: _____	☐	☐	within _____ days	_____	_____
17. OTHER [REDACTED]	☒	☐	within <u>180</u> days	<u>Buyer</u>	<u>Buyer</u>

* If the land is enrolled in the Maine Tree Growth Tax program, Seller agrees to provide Buyer with the current Forest Management and Harvest Plan within _____ days. ☐ Yes ☐ No

Further specifications regarding any of the above: **Seller and Buyer to work together to subdivide lot and obtain approvals from mortgage holder for release.**

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. Seller agrees to cooperate with Buyer and shall give Buyer and Buyer's agents and consultants reasonable access to the property in order to undertake the above investigations. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

11. FINANCING: Buyer's obligation to close:

- ☒ is not subject to a financing contingency. Buyer has provided Seller with acceptable proof of the funds.
- ☐ is not subject to a financing contingency. Buyer shall provide proof of the funds acceptable to Seller within _____ days. If such proof is unacceptable to Seller, Seller may terminate this Agreement no later than _____ days from receipt. If proof of funds is not provided within such time period, Seller may terminate this Agreement which right shall end once such proof is received, however Seller retains the agreed upon time period to terminate if such proof is unacceptable. If Seller terminates in either case, the earnest money shall be returned to Buyer.
- ☐ is subject to financing as follows:
- Buyer's obligation to close is subject to Buyer obtaining a _____ loan of _____ % of the purchase price, at an interest rate not to exceed _____ % and amortized over a period of _____ years. Buyer is under a good faith obligation to seek and obtain financing on these terms. If such financing is not available to Buyer as of the closing date, Buyer is not obligated to close and may terminate this Agreement in which case the earnest money shall be returned to Buyer.
 - Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within _____ days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.
 - Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee and Buyer's licensee.
 - After (b) is met, if the lender notifies Buyer that it is unable or unwilling to provide said financing, Buyer is obligated to provide Seller with written documentation of the loan denial within two days of receipt. After notifying Seller, Buyer shall have _____ days to provide Seller with a letter from another lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.
 - Buyer agrees to pay no more than _____ points. Seller agrees to pay up to \$ _____ toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.
 - Buyer's ability to obtain financing ☐ is ☐ is not subject to the sale of another property. See addendum ☐ Yes ☐ No.
 - Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void and Seller's obligations pursuant to 11e shall remain in full force and effect.

12. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

_____ (None) of _____ ()
Licensee _____ MLS ID _____ Agency _____ MLS ID _____
is a ☐ Seller Agent ☐ Buyer Agent ☐ Disc Dual Agent ☐ Transaction Broker
King Weinstein () of **King Real Estate** ()
Licensee _____ MLS ID _____ Agency _____ MLS ID _____
is a ☐ Seller Agent ☒ Buyer Agent ☐ Disc Dual Agent ☐ Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Property Disclosure Form.

14. DEFAULT/RETURN OF EARNEST MONEY: Buyer's failure to fulfill any of Buyer's obligations hereunder shall constitute a default and Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. Seller's failure to fulfill any of Seller's obligations hereunder shall constitute a default and Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

15. MEDIATION: Earnest money or other disputes within the jurisdictional limit of small claims court will be handled in that forum. All other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement (other than requests for injunctive relief) shall be submitted to mediation in accordance with generally accepted mediation practices. Buyer and Seller are bound to mediate in good faith and to each pay half of the mediation fees. If a party fails to submit a dispute or claim to mediation prior to initiating litigation (other than requests for injunctive relief), then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who failed to first submit the dispute or claim to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties and may only be amended in writing, signed by both parties.

17. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

18. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original, faxed or other electronically transmitted signatures are binding.

19. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to or from the parties or their Licensee. Only withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing.

20. EFFECTIVE DATE/BUSINESS DAYS: This Agreement is a binding contract when the last party signing has caused a paper or electronic copy of the fully executed agreement to be delivered to the other party which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this

Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

21. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing disclosure and/or settlement statement to release a copy of the closing disclosure and/or settlement statement to the parties and their licensees prior to, at and after the closing.

22. OTHER CONDITIONS:

23. GENERAL PROVISIONS:

- A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.
- Whenever this Agreement provides for earnest money to be returned or released, agency acting as escrow agent must comply with Maine Real Estate Commission rules which may require written notices or obtaining written releases from both parties.

24. ADDENDA: ☒ Yes ☐ No Explain: Land Disclosure

25. ELECTRONIC SIGNATURES: Pursuant to the Maine Uniform Electronic Transactions Act and Digital Signature Act, the parties authorize and agree to the use of electronic signatures as a method of signing/initialing this Agreement, including all addenda. The parties hereby agree that either party may sign electronically by utilizing an electronic signature service.

Buyer's Mailing address is 198 Saco Ave, Old Orchard Beach, ME 04064-1334

BUYER
Birchlane, LLC

DATE

BUYER

DATE

King Weinstein
11/27/11
MEMBER

BUYER

DATE

BUYER

DATE

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is 52 Maplewood St, Portland, ME 04103-3604

SELLER
Evan Glassman

DATE

SELLER *Michelle Glassman*
Michelle Pitts

DATE

SELLER

DATE

SELLER

DATE

Michelle Glassman 10/14/19
Michelle Pitts 10/14/19

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☐ No ☒ Unknown

If Yes: Are tanks in current use?..... ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☐ No ☒ Unknown

Comments: _____

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials @

Page 1 of 3

Seller Initials SC mtg

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

_____ purchase price. Buyer will plant privacy trees. _____
 Seller to allow portion of their fencing to be used as town required privacy fencing. Seller to pay or
 reimburse for relocation of said fencing. No constructions on weekends (Sat & Sun). All exterior
 construction must commence by end of Business day Mon-Fri. All interior or exterior work that is noise
 disruptive and infringes on the quiet enjoyment policy is not permitted. Buyer agrees to 4'-6' (tbd) setback
 beyond the back property line this is ideally equal to one (1) panel worth of fencing that currently extends
 off the back of the garage. Interior work may be performed as needed provided it does not
 cause a disturbance

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer
 will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) 10/30/19
 (time) 12 ☐ AM ☒ PM.

Muriel Glassman 10/14/19
 SELLER DATE

 SELLER DATE

[Signature] 10/15/19
 SELLER DATE

 SELLER DATE

The Buyer hereby accepts the counter offer set forth above.

[Signature] 10/14/19
 BUYER DATE

 BUYER DATE

 BUYER DATE

 BUYER DATE

EXTENSION

The closing date of this Agreement is extended until _____

DATE

 SELLER DATE

 SELLER DATE

 SELLER DATE

 SELLER DATE

 BUYER DATE

 BUYER DATE

 BUYER DATE

 BUYER DATE



SECTION II — GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **final location of fence line may dictate an easement**

Source of information: _____

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: _____

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: _____

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Has all or a portion of the property been surveyed?..... ☐ Yes ☐ No ☒ Unknown

If Yes, is the survey available?..... ☐ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?..... ☐ Yes ☐ No ☒ Unknown

If Yes, are the results available?..... ☐ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☐ Yes ☒ No ☐ Unknown

Are modular homes allowed?..... ☐ Yes ☒ No ☐ Unknown

Source of information: **seller**

Additional Information: _____

Buyer Initials

Page 2 of 3

Seller Initials

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Michelle Glassman 10/5/19
SELLER DATE

Michelle Glassman

Evan Glassman 10/5/19
SELLER DATE

SELLER DATE
Evan Glassman

SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

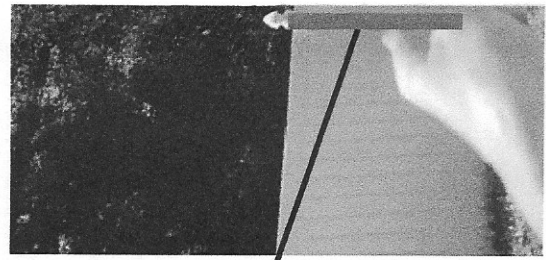
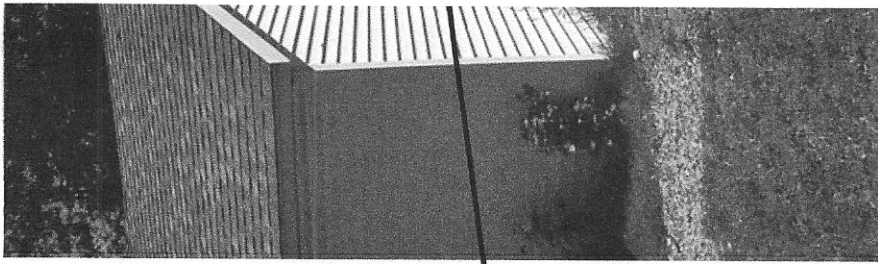
[Signature] 10/5/19
BUYER DATE

[Signature] 10/5/19
BUYER DATE

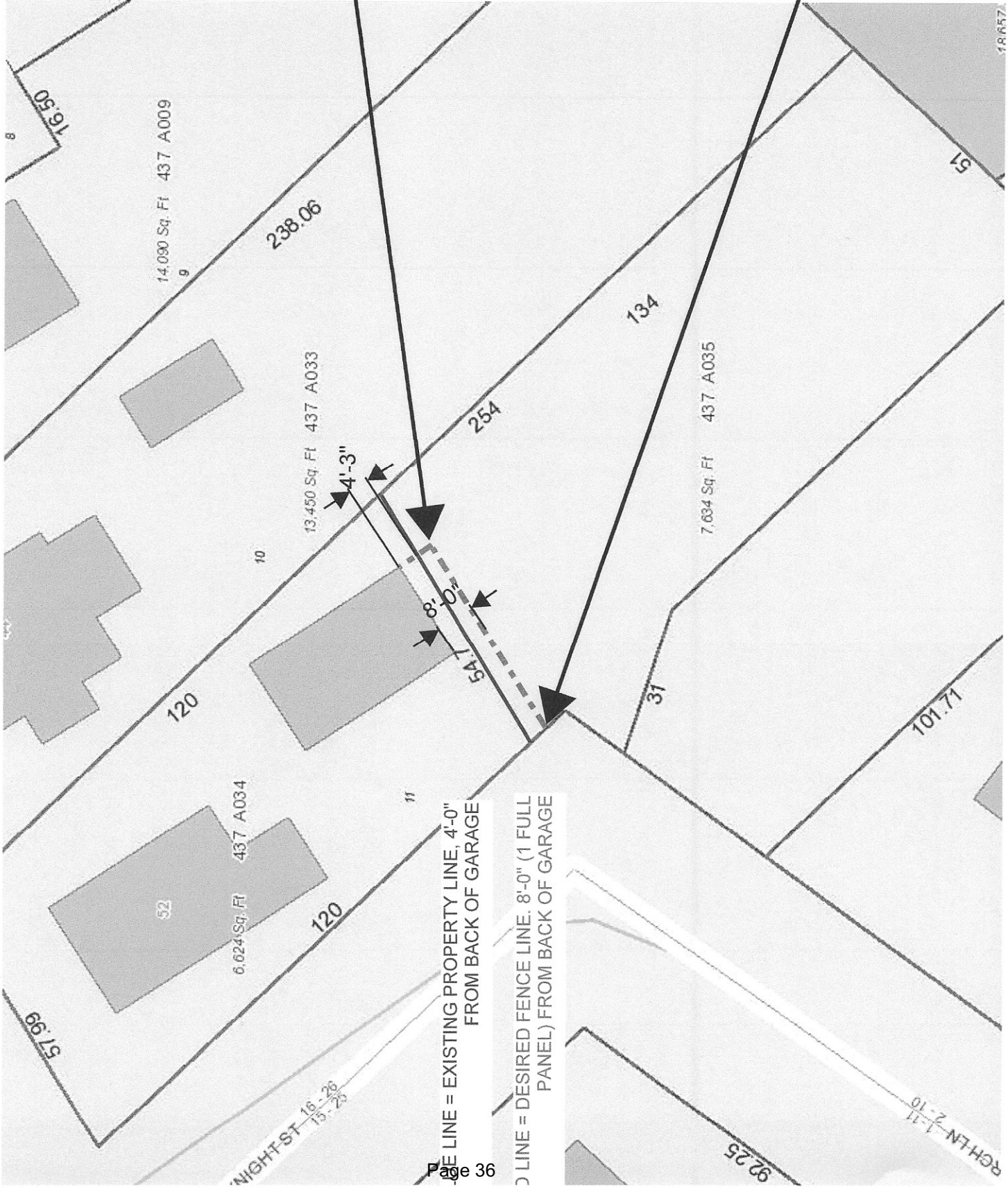
BUYER DATE

BUYER DATE





Q10/81



DEED OF SALE BY PERSONAL REPRESENTATIVE

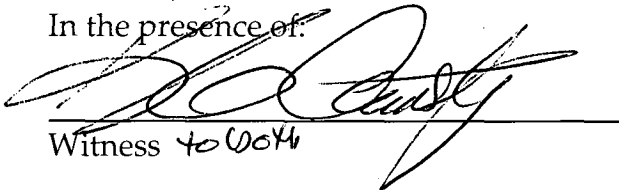
KNOW ALL PERSONS BY THESE PRESENTS, That we, **Cynthia Doiron** of the Town of Windham, County of Cumberland and State of Maine and **Richard W. Cail**, of the City of Portland, County of Cumberland and State of Maine, duly appointed and acting Co-Personal Representatives of the **ESTATE OF RICHARD DOUGLAS CAIL** (testate), as shown by the Probate records of the County of Cumberland, Maine, Docket No. 2017-0234 (and having given notice to each person succeeding to an interest in the real property described below at least ten days prior to the sale), by the power conferred by the Probate Code and every other power, for consideration paid, **GRANT to EVAN J. GLASSMAN and MICHELLE T. FITTS** of the Town of Kennebunk, County of York and State of Maine, as **joint tenants** and not as tenants-in-common, the real property in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

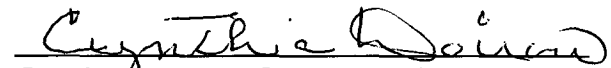
See Exhibit A, attached hereto and incorporated herein.

WITNESS our hands and seals this 25th day of June, 2018.

SIGNED, SEALED AND DELIVERED

In the presence of:


Witness to Doiron


Cynthia Doiron, Co-Personal
Representative of the Estate of Richard
Douglas Cail

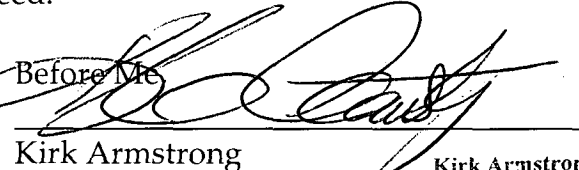

Richard W. Cail, Co-Personal
Representative of the Estate of Richard
Douglas Cail

Witness

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

Then personally appeared this 25th day of June 2018, the above-named Cynthia Doiron and Richard W. Cail, individually and in their said capacity and acknowledged the foregoing instrument to be their free act and deed.

Before Me


Kirk Armstrong
Notary Public

My Commission Expires: 12/2/2018

Kirk Armstrong
Notary Public
State of Maine

EXHIBIT A

(52 Maplewood Street-Portland, Maine)

A certain lot or parcel of land with the buildings thereon situated in said Portland, that part formerly called Deering, near Allen's Corner, so called, on the southerly side of Maplewood Street, Formerly called Orchard Street, and being part of lot numbered eleven (11) as shown on plan recorded in Cumberland County Registry of Deeds in Plan Book 8, Page 115, said lot being more fully described as follows:

Beginning at a point on said southerly Side of Maplewood Street at the most westerly corner of lot numbered ten (10) as shown on said plan; thence southerly by the westerly line of said lot number ten (10) one hundred twenty (120) feet to an iron pipe; thence westerly by land now or formerly of Almon S. Bisbee and parallel with the southerly line of Maplewood Street fifty-eight (58) feet, more or less, to the most westerly side of lot eleven (11) as shown on said plan; thence northerly by said westerly side line of lot number eleven (11) one hundred twenty (120) feet to said Maplewood Street; thence easterly by said Maplewood Street fifty-seven and ninety-nine one hundredths (57.99) feet to the point of beginning.

Further reference may be made to a Warranty Deed from Richard D. Cail to Richard D. Cail and Mary Susan Cail dated October 6, 2000 and recorded in Book 15828, Page 178. Mary Susan Cail predeceased Richard D. Cail on August 21, 2016 leaving Richard D. Cail the surviving joint tenant and upon his passing January 30, 2017, title passed to his Estate (Cumberland County Probate Docket No. 2017-234, Testate, an Abstract of Will is recorded in Book 33922, Page 84) all in the Cumberland County Registry of Deeds.

* * * * *



Reviewed and Approved 

Received
Recorded Register of Deeds
Oct 02, 2018 02:57:14P
Cumberland County
Nancy A. Lane

DEED OF SALE BY PERSONAL REPRESENTATIVE

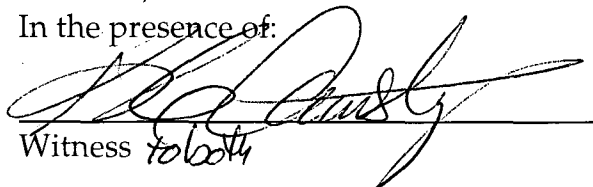
KNOW ALL PERSONS BY THESE PRESENTS, That we, **Cynthia Doiron** of the Town of Windham, County of Cumberland and State of Maine and **Richard W. Cail**, of the City of Portland, County of Cumberland and State of Maine, duly appointed and acting Co-Personal Representatives of the **ESTATE OF RICHARD DOUGLAS CAIL** (testate), as shown by the Probate records of the County of Cumberland, Maine, Docket No. 2017-0234 (and having given notice to each person succeeding to an interest in the real property described below at least ten days prior to the sale), by the power conferred by the Probate Code and every other power, for consideration paid, **GRANT to EVAN J. GLASSMAN and MICHELLE T. FITTS** of the Town of Kennebunk, County of York and State of Maine, as **joint tenants** and not as tenants-in-common, the real property in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein.

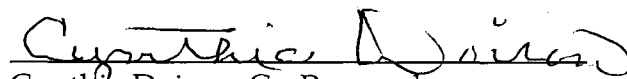
WITNESS our hands and seals this 25th day of June, 2018.

SIGNED, SEALED AND DELIVERED

In the presence of:


Witness Robert

Witness

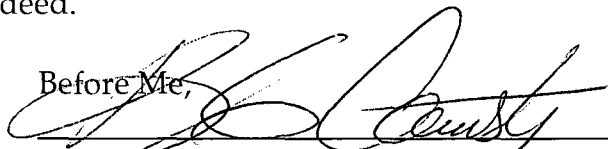

Cynthia Doiron, Co-Personal
Representative of the Estate of Richard
Douglas Cail


Richard W. Cail, Co-Personal
Representative of the Estate of Richard
Douglas Cail

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

Then personally appeared this 25th day of June 2018, the above-named Cynthia Doiron and Richard W. Cail, individually and in their said capacity and acknowledged the foregoing instrument to be their free act and deed.

Before Me,



Kirk Armstrong
Notary Public

My Commission Expires: My Commission Expires 12/2/2018

Kirk Armstrong
Notary Public
State of Maine

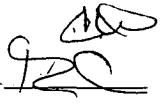
EXHIBIT A

(52 Maplewood Street-Portland, Maine)

Certain lots or parcels of land and buildings and improvements situated thereupon, located in the City of Portland, County of Cumberland and State of Maine on the S. side Maplewood Street, more particularly described as lots Nos. 50-52, bounded W. by land of Edward Knight, S. by city gravel pit and cemetery, lot #11, Rec. Plan Littlefield & Wells, City Assessors' Revaluation Plan 437, Block A. Area 13,956 square feet.

Further reference may be made to a Quitclaim Deed from Richard D. Cail to Richard D. Cail and Mary S. Cail dated October 6, 2000 and recorded in Book 15828, Page 180. Mary Susan Cail predeceased Richard D. Cail on August 21, 2016 leaving Richard D. Cail the surviving joint tenant and upon his passing January 30, 2017, title passed to his Estate (Cumberland County Probate Docket No. 2017-234, Testate, an Abstract of Will is recorded in Book 33922, Page 84) all in the Cumberland County Registry of Deeds.

* * * * *

Reviewed and Approved 

Received
Recorded Register of Deeds
Oct 02, 2018 02:58:52P
Cumberland County
Nancy A. Lane

04: STATE AND FEDERAL PERMITS

The proposed site development does not require state or federal permits. Stormwater will be reviewed under the provisions of delegated review authority by the City of Portland. The site disturbance does not exceed the one-acre threshold requiring a Maine Construction General Permit Notice of Intent from the Maine Department of Environmental Protection.

05: ZONING ASSESSMENT

The proposed development area (new 3-unit dwelling and parking) is in the R-5 Zoning District. The new development will be incorporated into the existing Planned Residential Unit Development (PRUD). In accordance with the dimensional requirements defined in Chapter 14, Division 6, R-5 Residential Zone, of the City of Portland Land Use Ordinance, the proposed development meets or exceeds the requirements of R-5 Zoning. We have provided a *Zoning Assessment Table* for each of the zones within the existing PRUD. Reference is made to the plan set for additional space and bulk information.



ZONING ANALYSIS Relevant Zone(s) R5

All Projects:

	Required	Proposed
Lot Size	6,000	7,172
Area Per Dwelling Unit	3,000	3,463
Minimum Street Frontage	50	N/A
Front Yard Minimum	20	N/A
Front Yard Maximum	N/A	N/A
Rear Yard	20	26
Yard Right	15	26
Yard Left	15	48
Side Street Setback	N/A	N/A
Step Back	N/A	N/A
Maximum Lot Coverage	40	10.54
Minimum Lot Coverage	N/A	N/A
Maximum Height	35	33.75
Open Space	300	N/A
Maximum Impervious Area	N/A	N/A
Pavement Setback	N/A	N/A
Floor Area Ratio	N/A	N/A
Off Street Parking Spaces	2 per Unit	7
Loading Bays	N/A	N/A
Other 1	N/A	N/A
Other 2	N/A	N/A
Other 3	N/A	N/A

Planned Residential Unit Developments (PRUD) Requirements

	Required	Proposed
Minimum Lot Size	2.0	2.36
Minimum Lot Area per Dwelling	3,000	3,463
Maximum # Units per Building	12	3
Maximum Building Length	140	48
Maximum Accessory Building Length	60	N/A
Minimum Setbacks	25	26
Minimum Building Separation	N/A	N/A
Minimum Open Space	300	N/A

Affordable Housing Density Bonuses (if applicable)

	Bonus Increase or Decrease	Maximum Allowable With Bonus	Proposed
Density			
Height			
Setback Reduction			
Recreation Space			
Maximum Accessory Building Length			
Minimum Setbacks			
Minimum Building Separation			
Minimum Open Space			
Explanatory Text 1 (optional):			
Explanatory Text 2 (optional):			
Explanatory Text 3 (optional):			



ZONING ANALYSIS Relevant Zone(s) R3

All Projects:

	Required	Proposed
Lot Size	6,500	N/A
Area Per Dwelling Unit	6,500	N/A
Minimum Street Frontage	50	N/A
Front Yard Minimum	25	N/A
Front Yard Maximum	N/A	N/A
Rear Yard	25	N/A
Yard Right	8-16	N/A
Yard Left	8-16	N/A
Side Street Setback	20	N/A
Step Back	N/A	N/A
Maximum Lot Coverage	35	N/A
Minimum Lot Coverage	N/A	N/A
Maximum Height	35	N/A
Open Space	300	N/A
Maximum Impervious Area	N/A	N/A
Pavement Setback	N/A	N/A
Floor Area Ratio	N/A	N/A
Off Street Parking Spaces	2 per Unit	N/A
Loading Bays	N/A	N/A
Other 1	N/A	N/A
Other 2	N/A	N/A
Other 3	N/A	N/A

Planned Residential Unit Developments (PRUD) Requirements

	Required	Proposed
Minimum Lot Size	3.0	N/A
Minimum Lot Area per Dwelling	6,500	N/A
Maximum # Units per Building	5	N/A
Maximum Building Length	100	N/A
Maximum Accessory Building Length	N/A	N/A
Minimum Setbacks	25	N/A
Minimum Building Separation	16	N/A
Minimum Open Space	300	N/A

Affordable Housing Density Bonuses (if applicable)

	Bonus Increase or Decrease	Maximum Allowable With Bonus	Proposed
Density			
Height			
Setback Reduction			
Recreation Space			
Maximum Accessory Building Length			
Minimum Setbacks			
Minimum Building Separation			
Minimum Open Space			
Explanatory Text 1 (optional):			
Explanatory Text 2 (optional):			
Explanatory Text 3 (optional):			

06: EXISTING AND/OR PROPOSED EASEMENTS OR COVENANTS

A. Existing Easements

Reference is made to the enclosed Existing Conditions and Site Plans. No easements are located within the proposed site improvement area.

B. New Easements

New easements are limited to those that are typically granted for utility access

C. Covenants

No restrictions or covenants are proposed at this time.

07: WAIVERS

The applicant formally requests a waiver from providing a photometrics plan. See attached form.

Standard to be Waived: Cite Ordinance or Technical Manual Standard	Cite Standard Language: Cite specific language of applicable Ordinance or Technical Manual Standard	Waiver Being Sought: Describe waiver being sought. Ex. – We are requesting a two-way parking lot drive aisle width of 20' feet.	Justification for Waiver: Address specific waiver criteria, if applicable, and document reasons for the waiver request.
Technical Manual - Section 12 12.6 Submission Requirement, Photometric Plans:	12.6.2 A photometric plan shall be provided at 20 scale...which shall show the extent of the areas designed and intended for lighting,...and within those areas provide foot candle calculations of...	We are requesting that the applicant not provide a photometrics plan showing proposed site illumination levels.	The proposed residential-scale fixtures have a 60-Watt illumination/equivalent level. The four fixtures proposed represent a de minimis level of lighting that will not affect neighboring properties. See Section 33 for fixture cut sheet.

08: FINANCIAL CAPABILITY

A letter from Biddeford Savings is included in this section as demonstration of financial capability.



April 28, 2020

King Weinstein
Birchlane, LLC
198 Saco Avenue
Old Orchard Beach, ME 04064

RE Birch Meadow Apartments, 6 White Birch Lane, Portland

To whom it may concern:

Birchlane, LLC, and King Weinstein, as its owner, have the capacity through net worth and potential financing to expand and improve the property at 6 White Birch Lane, Portland, Maine. Birchlane, LLC is in good standing with the Bank handling business checking and borrowing activities as agreed.

This letter is based on my present understanding of your financial position. Any changes in circumstances relating to this transaction may require revisions to the Bank's assessment of Birchlane, LLC's and King Weinstein's capacity.

If you have any questions regarding this letter, please call me at 571-5673, or send an e-mail to djones@biddefordsavings.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Doug Jones", with a stylized flourish at the end.

Doug Jones
Senior Vice President

09: TECHNICAL CAPABILITY

Birchlane, LLC King Real Estate has previous development experience under the direction of owner Mr. King Weinstein. King Weinstein has been a contractor and developer for over 30 years and is the principal of Birchlane, LLC. Mr. Weinstein holds a bachelor's and master's degree from University of Southern Maine and is also a licensed real estate broker, contractor, electrician and plumber. King Real Estate owns numerous apartment complexes throughout southern Maine and is based out of Old Orchard Beach, Maine.

King has permitted and developed many residential and commercial projects in Portland including, but not limited to:

- 3-Unit Dwelling, 6 White Birch Lane, Recently Approved
- Flatbread Company/Ri Ra Irish Pub at 72 Commercial Street, Portland
- 904 Washington Avenue Condominiums
- Bancroft Street 7,000 SF single family home
- Stepping Stone Lane Subdivision off Washington Avenue

Other area residential projects include:

- 80 apartments, Sanford
- Colindale, 64 apartment complex, Old Orchard Beach
- Snow Goose Condominiums, Westbrook
- Sea Pointe Condominiums, Saco

Sebago Technics The applicant has retained Sebago Technics, Inc., a multi-disciplinary consulting engineering firm, to assist in all aspects of the proposed site development. A firm introduction and key personnel resumes are included in this section.



What Sets Us Apart?

Approach

Our approach to project delivery provides a single point of contact, responsive scheduling and cost efficiency.

Reputation

Sebago Technics is recognized as a firm that excels in the permitting of projects through experienced knowledge and excellent reputation.

Ownership

100% Employee ownership results in improved responsiveness, commitment and accountability throughout the organization.

Quality

Our designs, graphics and plans are subject to rigorous quality standards and review which results in clear, effective documents.

Innovation

Sebago Technics' design professionals employ the latest engineering and technological methods to develop practical, cost-effective solutions.

Results

Sebago Technics' resources and experience combined with our project team approach provide the capacity to meet client needs and deliver results.

Founded in 1981, Sebago Technics, Inc. is a consulting firm of more than forty design professionals and technical staff providing services throughout New England. From the start, our business plan was simple: "to provide quality, cost-effective civil engineering services that are responsive to a customer's goals, schedule and budget."

Our One Company capabilities and resources provide clients with experience and solutions to respond to their planning, permitting and design needs. Guided by integrity, experience and teamwork we understand that we can only succeed when quality, responsive and cost-effective service is provided to our customers.

General Services

- Land Surveying
- Site and Civil Engineering
- Transportation/Traffic Engineering
- Landscape Architecture
- Environmental Engineering
- Natural Resources and Soils Science
- Permitting (Local/State/Federal)
- Construction Services

Licensed & Certified Professionals

- Professional Engineers
- Certified Flood Plain Manager
- Certified Wetland Scientist
- DOT Project Administrators
- LEED Accredited Professionals
- Professional Land Surveyors

- Registered Landscape Architects
- Licensed Soil Scientist
- Subsurface Disposal Systems Designers
- Erosion Control, Sedimentation & Stormwater Inspectors
- Professional Traffic Operations Engineer

CRAIG A. BURGESS, PE

Senior Project Engineer



Mr. Burgess joined Sebago Technics, Inc., (STI) in June of 2012. Having over 10 years of civil engineering experience throughout Maine, Craig is involved in all aspects of project management, roadway and site design, permitting, plan preparation and stormwater analyses. He has been involved with a variety of institutional, municipal and private sector projects.

Craig routinely coordinates directly with clients, regulatory agencies and internal project managers on projects of diverse caliber. He excels at his communication skills and creative engineered solutions that work to create efficient, aesthetic and cost-effective projects for his clients. His engineered solutions were recognized in late 2013 for the Baxter Boulevard North CSO Storage conduit and Morse Street Sewer Separation Project with the City of Portland. The project won the 2013 Build Maine Award from AGC Maine, and also won the 2014 Maine ACEC Special Recognition Award for Engineering Excellence.

EXPERIENCE



- **Margaret Chase Elementary School - Sanford, ME:** Comprehensive building expansion involving design for complete overhaul of site amenities, including a new multi-purpose field. Served as the Lead Site Engineer to bring the project into compliance with State stormwater phosphorus standards.
- **Sanford High School and Regional Technical Center:** Site selection design, site engineering and permitting for a new 350,000 s.f. high school and regional technical campus in the City of Sanford. Served as lead site engineer for most expensive school construction project in state history.
- **Morse High School (RSU 1):** Led site engineering team for new high school and surrounding site amenities. Developed creative solutions to manage stormwater across site with a significant elevation differential and earthwork demands.
- **Colby College Athletic Fieldhouse Complex - Waterville, ME:** Lead site engineer of stormwater management design for new athletic facility and site amenities.
- **Wells School District - Wells, ME:** New athletic field and track expansion plan. The project was designed, permitted, and construction started within 3 months of authorization. The project features an internal underdrained sand filter that received immediate approval from DEP, allowing the project to meet treatment exemptions needs cost effectively.
- **Cabin in the Woods - Chelsea, ME:** Project Manager, site engineering and permitting for residential housing project serving homeless veterans in Maine.
- **Martin's Point Healthcare** - Lead site engineer for innovative new medical office facilities in Biddeford and Scarborough, Maine.
- **South Portland Municipal Facility, Westbrook Public Works Facility, & Orono Public Works Facility:** Served as lead site engineer for new public works facilities, both involving engineering of expansive spaces and involved permitting efforts.
- **Baxter Boulevard North Storage Conduit Storage Project - Portland, ME:** Lead site engineer for a 2 Million Gallon CSO Storage Project.
- **Central Maine Veterans Memorial Cemetery - Augusta, ME:** Engineering, permitting and construction administration for the new crypt construction. The first of its kind in the State of Maine. This new site will inturn over 950 Veterans serving our State and Country.

EDUCATION



Villanova University
Villanova, Pennsylvania
August 1999 – May 2003
B.S., Mechanical Engineering

CERTIFICATIONS

LEED Green Associate

State of Maine Certification for
Inspection and Maintenance of
Stormwater BMP

MEMBERSHIPS

American Society of Civil Engineers

RECOGNITION

Baxter Boulevard won Maine ACEC
Special Recognition Award for
Engineering Excellence

Baxter Boulevard won 2013 Build
Maine award for AGC Maine

REGISTRATIONS

Professional Engineer: Maine #12638



MATHEW K. ORR, EI

Civil Engineer



Mr. Orr joined Sebago Technics, Inc., (STI) in May of 2019. Mathew has a degree in Civil Engineering from the University of Maine and graduated in 2019 with a Master's in Business Administration also from UMaine. Matt earned his Intern Engineer certificate in NY, Engineer-Intern certificate in Maine, and materials testing certifications in Concrete and Nuclear Density. He enjoys sports and community service. He is from Rouses Point, NY and now resides in Gorham.

EXPERIENCE



South Portland Drainage Improvements - South Portland, Maine

As part of a larger team, Mr. Orr assisted in the cost estimate for multiple options. Checked pipe conflicts of the preliminary designs due to the proposed storm drainage being separated from existing sewer system.

Payne Road Crossing - Scarborough, Maine

Design engineer for the project, which included the layout of utilities, grading of the site, and analysis of stormwater for a small retail complex in Scarborough. As part of the project, Mr. Orr designed the gravel wetland for treatment and flooding control. He also assisted significantly in the preparation of various applications to the Town and State.

VIP Expansion - Windham, Maine

Design engineer for the expansion of a current structure and site to accommodate a new service bay and additional parking. Work included grading of site, stormwater improvements, and relocation of utilities.

Barry Mills Hall & The Center for Arctic Studies - Brunswick, Maine

Assisted as part of a larger team on various tasks for the development of new academic buildings for Bowdoin College. Work included analysis of stormwater treatment, coordination of utilities, and research on historical properties surrounding the project.

EDUCATION



University of Maine - Orono, ME
B.S., Civil Engineering
May 2018

University of Maine - Orono, ME
Master of Business Administration
August 2019

MEMBERSHIPS

American Society Of Civil Engineers
(ASCE), University of Maine Chapter:
Student Member 2015 - 2018,
Treasurer - 2017



DEREK H. CALDWELL, PE, PTOE

Transportation/Traffic Engineer



Mr. Caldwell joined Sebago Technics in 2016 as a Transportation/Traffic Engineer. He was previously employed by the Massachusetts Department of Transportation as a Traffic Engineer in the District Four office. Derek is a graduate of Worcester Polytechnic Institute with a B.S. in Civil Engineering and also has a M.S. in Transportation Engineering from the University of Massachusetts – Lowell.

He is proficient in the use of AutoCad, ArcGIS, Microstation, Synchro/SimTraffic and Vissim. Since joining the firm he has been actively involved in a variety of projects including traffic impact studies, traffic signal design, traffic signal operations, intersection design, and planning studies.

EXPERIENCE



Broadway at Evans Street and Lincoln Street – South Portland, ME: Design engineer for signal reconstruction project. Project involves two signalized intersections being modified from isolated to coordinated operation. Improvements are to address traffic operational efficiency as well as vehicle and pedestrian safety. Project completed under the MaineDOT Local Project Administration (LPA) program.

Route 108 Corridor Study – Dover, NH: Developed a VISSIM traffic simulation model to compare alternatives along an existing signalized corridor. The model contained multiple scenarios to include both signalized and roundabout traffic control.

Dirigo Plaza Off-Site Improvements – Portland/Westbrook, ME: Design of new traffic signals at five locations as part of mitigation for a major commercial development.

State of Maine Office Building – Augusta, ME: Traffic Impact Study for 125,000 square feet of new office space. Study including the analysis of an existing coordinated signal system.

383 Commercial Street – Portland, ME: Traffic Impact Study for hotel, residential and commercial mixed use development in Portland's Waterfront District. Study included alternatives analysis of proposed traffic signal configurations.

Municipal Peer Review Services– Portsmouth, Dover, Newington, and Somersworth, NH: Provide peer review of roadway plans and traffic studies for various municipalities.

CERTIFICATIONS

IMSA Work Zone Temporary Traffic Control Technician

ACI Concrete Field Testing Technician – Grade I

NETTCP Concrete Inspector

IMSA Traffic Signal Design/Engineering Technician Level II

IMSA Traffic Signal Construction Technician Level II

IMSA Traffic Signal Field Technician Level II

EDUCATION



Worcester Polytechnic Institute
Worcester, MA
B.S., Civil Engineering, 2008

University of Massachusetts - Lowell
Lowell, MA
M.S., Civil Engineering -
Transportation, 2013

MEMBERSHIPS

Institute of Transportation Engineers

REGISTRATIONS

Professional Engineer:
Maine #14400
Massachusetts #52626
New Hampshire #15272
Vermont #127175

Professional Traffic Operations
Engineer #4273



JACOB I. BARTLETT, PLS

Project Surveyor



Mr. Bartlett joined Sebago Technics, Inc. in 2016 as a Project Surveyor. Mr. Bartlett graduated with a Bachelor of Science in Surveying Engineering Technology from the University of Maine, and now holds registrations in multiple states with over seven years of experience. He has worked for New England based surveying firms on a wide variety of survey assignments, with the bulk of his experience in boundary retracement and resolution. Mr. Bartlett grew up in the White River Junction area in Vermont and currently lives in Limerick.

EXPERIENCE



109 Capitol Street DHHS & MePERS Office Buildings Complex — Augusta, Maine:

Performed topographic and existing conditions survey to prepare pre-construction and post-construction ALTA level surveys of a 10-acre property which required the compilation of 27 separate parcel deeds from various ownerships and the inclusion of the discontinuance of a public street.

Portsmouth Naval Shipyard DD#1 Refueling Complex Project — Kittery Maine

The Refueling Complex is made up of four building structure enclosures, of which the tallest is the M-140 Tower at 85' in height. Each tower includes a movable roof and a 5-ton SPS bridge crane which operates over a rail system. They serve as utility enclosures for radiological processing activities, and grapple changeout. Between the structures are modular passageways, which are used to access projects within the adjacent dry dock. Sebago Technics performed alignment services for all overhead crane and retracting roof rails guided by CMAA 70 Industry standards. Laser scanning services were provided to record locate and 3D model the tie points for the passageway assemblies.

Seaview Drive — Wells, Maine

The purpose of this survey was to re-establish the right-of-way limits of Seaview Drive in Wells. The right-of-way was created as an interior road in the 1950's by a subdivision. Careful research and field work revealed the original monumentation of the subdivision, and by using the original surveyor's field notes, the limits of Seaview Drive were able to be re-established.

Surfside Avenue — Cape Elizabeth, Maine

The purpose of this survey was to determine the limits of two "paper" streets in Cape Elizabeth. The roads were created in the early 1900's with minimal information on the original plan. Through diligent field reconnaissance, original monumentation was recovered and utilized in reproducing the limits of the paper streets in question.

State of Maine Department of Fisheries and Wildlife — Vernon Walker Wildlife Management Area:

The Vernon Walker Wildlife Management consists of approximately 5,600 acres of land situated in Newfield, Waterboro, and Shapleigh. Over the course of 4 years, the Department of Fisheries and Wildlife hired a surveyor to determine the boundary in specific portions of the management area, culminating in a completed survey consisting of 1,758 Acres. Mr. Bartlett was involved throughout the course of the entire project, with efforts ranging from field reconnaissance to boundary determination.

EDUCATION



Bachelor of Science,
Surveying Engineering Technology
Minors: Construction Management
Technology, Engineering
Entrepreneurship
University of Maine, Orono, ME
2009

REGISTRATIONS

Professional Land Surveyor
Maine #2513
New Hampshire #1003
Vermont #109448

CERTIFICATIONS

OSHA 10-hour Construction Safety



10: TRAFFIC IMPACT (14-526 (a) 1)**Provisions for pedestrian, bicycle, vehicle, and loading circulation and incremental volume of traffic impacts.**

Additional vehicular traffic associated with this project will be limited to the residents of the three new units and periodic guests. Additional parking that in conformance with City requirements is included in the site design. The existing internal circulation pattern will not be altered by this project and the anticipated additional volume of traffic is de minimis. Please refer to the enclosed Site Plans for proposed new and restriped parking.

Traffic Impact Study (Technical Manual, Section 1), if applicable.

This project represents a small expansion to the existing PRUD development. Please see the attached April 28, 2020 Traffic Memorandum, this section, addressing trip generation prepared by Sebago Technics indicating that no additional traffic analysis of the site should be necessary.

Memorandum

18519-01

To: Craig Burgess, P.E., Sebago Technics

From: Derek Caldwell, P.E., PTOE, Sebago Technics

Date: April 28, 2020

Subject: Trip Generation Analysis
White Birch Lane Residential Development
Portland, Maine



Per your request, we have completed a trip generation analysis for the proposed addition of a residential building to an existing residential site on White Birch Lane in Portland, Maine. The existing site is made up of nine buildings consisting of 22 residential townhouse units, which includes the recently approved 3-unit townhouse. An additional building with three new units is currently proposed to be developed. As such, trip generation for the existing and proposed site are quantified in the following memorandum.

Existing Trip Generation

The 10th Edition of the Institute of Transportation Engineer's (ITE) Trip Generation Manual was utilized to estimate the existing trip generation of the site. Land Use Code (LUC) 220 – Multifamily Housing (Low-Rise) was utilized on the basis of 19 units. It is important to note that Saturday was estimated on the basis of occupied dwelling units as there was more available data. The existing trip generation is shown in Table 1:

Table 1 – Trip Generation
Land Use Code 220 – Multifamily Housing (Low-Rise)
Based on 22 units

<i>Time Period</i>	<i>Average Trip Generation Rate/Dwelling Unit</i>	<i>Total Trips</i>	<i>Entering</i>	<i>Exiting</i>
Weekday	7.32	161	81 (50%)	80 (50%)
AM Peak Hour of Generator	0.56	12	3 (28%)	9 (72%)
AM Peak Hour of Adjacent Street, One Hour Between 7 and 9 AM	0.46	10	2 (23%)	8 (77%)
PM Peak Hour of Generator	0.67	14	8 (59%)	6 (41%)
PM Peak Hour of Adjacent Street, One Hour Between 4 and 6 PM	0.56	12	8 (63%)	4 (37%)
Saturday	6.68	147	74 (50%)	73 (50%)
Saturday Peak Hour of Generator	0.54	12	6 (50%)	6 (50%)

As demonstrated above, the existing site is generating based on ITE, 12 trips, 14 trips, and 12 trips during the AM, PM, and Saturday peak hour periods, respectively.

Proposed Trip Generation

The trips for the three townhouse units were estimated utilizing the same methodology detailed previously. These results are summarized in Table 2:

Table 2 – Trip Generation
Land Use Code 220 – Multifamily Housing (Low-Rise)
Based on 3 units

<i>Time Period</i>	<i>Average Trip Generation Rate/Dwelling Unit</i>	<i>Total Trips</i>	<i>Entering</i>	<i>Exiting</i>
Weekday	7.32	22	11 (50%)	11 (50%)
AM Peak Hour of Generator	0.56	2	0 (28%)	2 (72%)
AM Peak Hour of Adjacent Street, One Hour Between 7 and 9 AM	0.46	1	0 (23%)	1 (77%)
PM Peak Hour of Generator	0.67	2	1 (59%)	1 (41%)
PM Peak Hour of Adjacent Street, One Hour Between 4 and 6 PM	0.56	2	1 (63%)	1 (37%)
Saturday	6.68	20	10 (50%)	10 (50%)
Saturday Peak Hour of Generator	0.54	2	1 (50%)	1 (50%)

As shown in the previous table, the three new townhouse units are expected to generate based on ITE, 2 trips during each of the AM, PM, and Saturday peak hour periods. This brings total site trip generation

to 14 trips, 16 trips, and 14 trips during the AM, PM, and Saturday peak hour periods. Given this level of traffic, no additional traffic analysis of this site should be necessary.

11: ACCESS AND CIRCULATION (14-526 (a) 2a)

Access and internal circulation, addressing ADA access

- (i) The existing drive extending from the Knight Street/White Birch Lane intersection provides safe, reasonable site access and internal circulation. Changes to the internal circulation pattern are not planned. The new residential building is an expansion to an approved Planned Residential Unit Development.

Access and egress impacts on traffic flows

- (ii) The point of access and egress is existing and was approved by previous City Site Plan Review. The adding of three new dwelling units will have a de minimis impact on traffic flows.

Description and use of drive up features, if applicable.

- (iii) Not applicable.

STORMWATER DRAINAGE SYSTEM MAINTENANCE AGREEMENT

For SUBDIVISIONS

IN CONSIDERATION OF the site plan and subdivision approval granted by the Planning Board of the City of Portland to the proposed 3-unit residential building at 12 White Birch Lane shown on the Subdivision Plat and associated Utility Plan, Revision A, Dated May 4, 2020 (Exhibit A) prepared by Sebago Technics, Inc. of South Portland, Maine dated and pursuant to a condition thereof, King Real Estate, a Maine limited liability company with a principal place of business in Old Orchard Beach, Maine, and having a mailing address of 198 Saco Avenue, Old Orchard Beach, Maine 04064, the owner of the subject premises, does hereby agree, for itself, its successors and assigns (the “Owner”), as follows:

Maintenance Agreement

That it, its successors and assigns, will, at its own cost and expense and at all times in perpetuity, maintain in good repair and in proper working order the roof drip edges, permeable pavers, catch basins, underdrain pipes, storm drain pipes, and shallow swales ,(hereinafter collectively referred to as the “stormwater system”), as shown on the Utility Plan in Exhibit A and in strict compliance with the approved Stormwater Maintenance and Inspection Agreement prepared for the Owner by Sebago Technics, Inc. (copy attached in Exhibit B) and Chapter 32 of the Portland City Code.

Owner of the subject premises further agrees, at its own cost, to keep a Stormwater Maintenance Log. Such log shall be made available for inspection by the City of Portland upon reasonable notice and request.

Said agreement is for the benefit of the said City of Portland and all persons in lawful possession of said premises and abutters thereto; further, that the said City of Portland and said persons in lawful possession may enforce this Agreement by an action at law or in equity in any court of competent jurisdiction; further, that after giving the Owner written notice and a stated time to perform, the said City of Portland, by its authorized agents or representatives, may, but is not obligated to, enter upon said premises to maintain, repair, or replace said stormwater system in the event of any failure or neglect thereof, the cost and expense thereof to be reimbursed in full to the said City of Portland by the Owner upon written demand. Any funds owed to the City under this paragraph shall be secured by a lien on the property.

This Agreement shall also not be construed to allow any change or deviation from the requirements of the subdivision and/or site plan most recently and formally approved by the Planning Board of the City of Portland.

This agreement shall bind the undersigned only so long as it retains any interest in said premises, and shall run with the land and be binding upon the Owner's successors and assigns as their interests may from time to time appear.

The Owner agrees to record a copy of this Agreement in the Cumberland County Registry of Deeds within thirty (30) days of final execution of this Agreement. The Owner further agrees to provide a copy of this Agreement to any successor or assign and to forward to the City an Addendum signed by any successor or assign in which the successor or assign states that the successor or assign has read the Agreement, agrees to all its terms and conditions and the successor or assign will obtain and forward to the City's Department of Public Services and Department of Planning and Urban Development a similar Addendum from any other successor or assign.

For the purpose of this agreement and release "Owner" is any person or entity who is a successor or assign and has a legal interest in part, or all, of the real estate and any building. The real estate shown by chart, block and lot number in the records on file in the City Assessor's office shall constitute "the property" that may be entered by the City and lienied if the City is not paid all of its costs and charges following the mailing of a written demand for payment to the owner pursuant to the process and with the same force and effect as that established by 36 M.R.S.A. §§ 942 and 943 for real estate tax liens.

Any written notices or demands required by the agreement shall be complete on the date the notice is attached to one or more doors providing entry to any buildings and mailed by certified mail, return receipt requested or ordinary mail or both to the owner of record as shown on the tax roles on file in the City Assessor's Office.

If the property has more than one owner on the tax rolls, service shall be complete by mailing it to only the first listed owner. The failure to receive any written notice required by this agreement shall not prevent the City from entering the property and performing maintenance or repairs on the stormwater system, or any component thereof, or lienied it or create a cause of action against the City.

Dated at Portland, Maine this ____ day of _____, 2020.

King Real Estate

King Weinstein

STATE OF MAINE
CUMBERLAND, ss.

Date: _____

Personally appeared the above-named King Weinstein, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

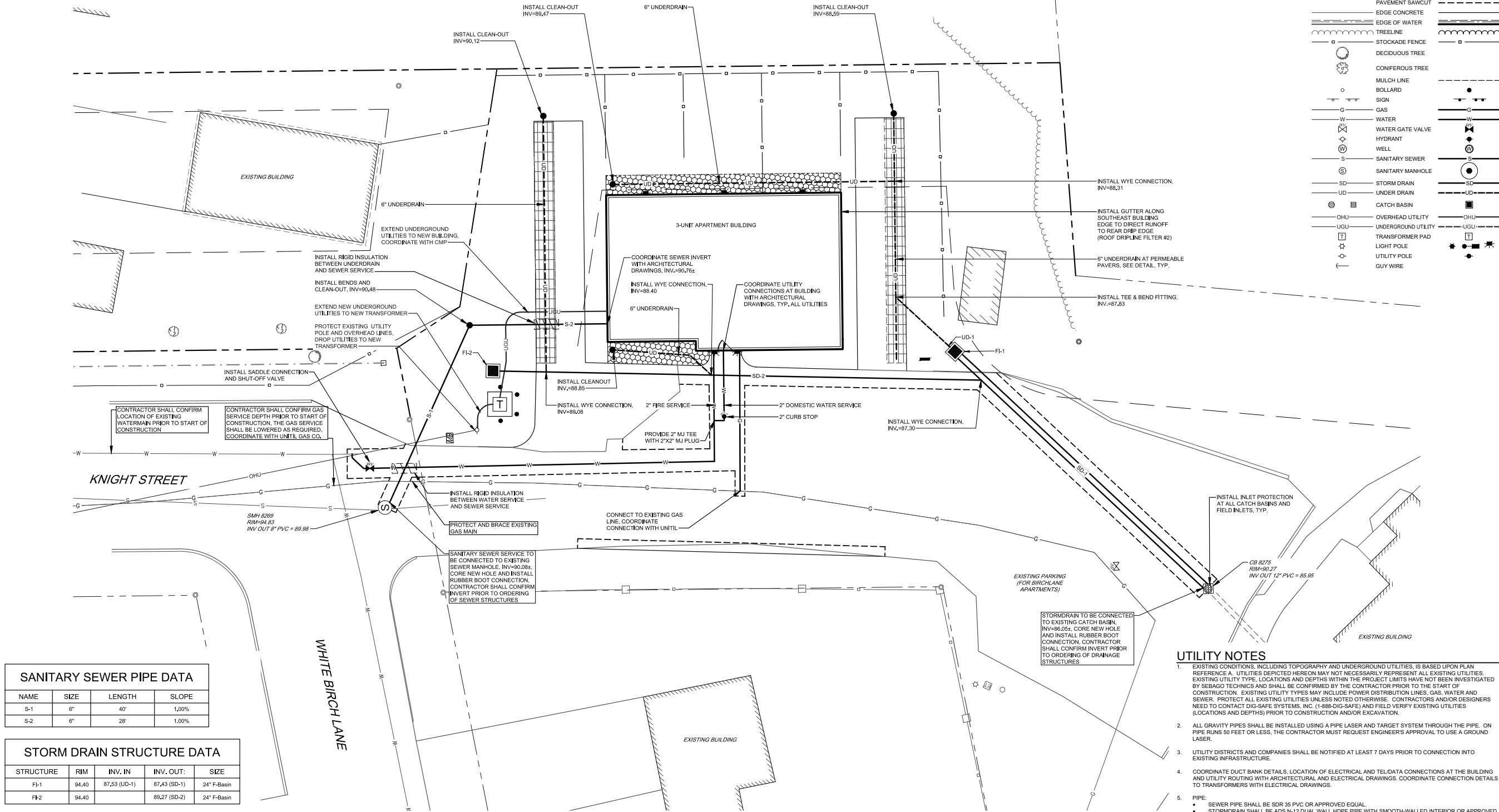
Notary Public/Attorney at Law

Print name: _____

Exhibit A: Approved Grading and Utility Plan

Exhibit B: Approved Stormwater Maintenance and Inspection Report

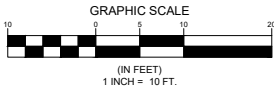
EXHIBIT A



SANITARY SEWER PIPE DATA			
NAME	SIZE	LENGTH	SLOPE
S-1	6"	40'	1.00%
S-2	6"	28'	1.00%

STORM DRAIN STRUCTURE DATA				
STRUCTURE	RIM	INV. IN	INV. OUT	SIZE
FI-1	94.40	87.53 (UD-1)	87.43 (SD-1)	24" F-Basin
FI-2	94.40		89.27 (SD-2)	24" F-Basin

STORM DRAIN PIPE DATA			
NAME	SIZE	LENGTH	SLOPE
SD-1	12"	69'	2.00%
SD-2	10"	99'	2.00%
UD-1	6"	AS DRAWN	2.00%



- ### UTILITY NOTES
- EXISTING CONDITIONS, INCLUDING TOPOGRAPHY AND UNDERGROUND UTILITIES, IS BASED UPON PLAN REFERENCE A. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. EXISTING UTILITY TYPE, LOCATIONS AND DEPTHS WITHIN THE PROJECT LIMITS HAVE NOT BEEN INVESTIGATED BY SEBAGO TECHINCS AND SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. EXISTING UTILITY TYPES MAY INCLUDE POWER DISTRIBUTION LINES, GAS, WATER AND SEWER. PROTECT ALL EXISTING UTILITIES UNLESS NOTED OTHERWISE. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES (LOCATIONS AND DEPTHS) PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
 - ALL GRAVITY PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR MUST REQUEST ENGINEER'S APPROVAL TO USE A GROUND LASER.
 - UTILITY DISTRICTS AND COMPANIES SHALL BE NOTIFIED AT LEAST 7 DAYS PRIOR TO CONNECTION INTO EXISTING INFRASTRUCTURE.
 - COORDINATE DUCT BANK DETAILS, LOCATION OF ELECTRICAL AND TEL/DATA CONNECTIONS AT THE BUILDING AND UTILITY ROUTING WITH ARCHITECTURAL AND ELECTRICAL DRAWINGS. COORDINATE CONNECTION DETAILS TO TRANSFORMERS WITH ELECTRICAL DRAWINGS.
 - PIPE:
 - SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
 - STORMRAIN SHALL BE ADS N-12 DUAL WALL HDPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
 - DOMESTIC WATER SERVICE SHALL BE 2" PVC (SDR-21) PIPE WITH MINIMUM WORKING PRESSURE RATING OF 200 PSI. THE PIPE SHALL CONFORM TO STANDARD ASTM 2241.
 - WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF THE PORTLAND WATER DISTRICT.
 - THE WATER SERVICE SIZE TO BUILDING SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
 - LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES.
 - UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION INVERTS, CONNECTIONS AND MATERIALS WITH ALL DRAWINGS.
 - CONTRACTOR IS RESPONSIBLE FOR ADJUSTING UTILITY DEPTHS TO AVOID CONFLICTS WITH EXISTING UNDERGROUND UTILITIES. BRACE EXISTING UTILITIES AS REQUIRED.

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE/O.W.	PROPERTY LINE/O.W.
ABUTTER LINE/O.W.	ABUTTER LINE/O.W.
SETBACK	SETBACK
MONUMENT	MONUMENT
IRON PIPE/ROD	IRON PIPE/ROD
CURVILINE NO.	CURVILINE NO.
ZONE LINE	ZONE LINE
BENCHMARK	BENCHMARK
BUILDING	BUILDING
DECK/STEPS/ OVERHANG	DECK/STEPS/ OVERHANG
EDGE WETLAND	EDGE WETLAND
WETLANDS	WETLANDS
EDGE PAVEMENT	EDGE PAVEMENT
PAVEMENT SAWCUT	PAVEMENT SAWCUT
EDGE CONCRETE	EDGE CONCRETE
EDGE OF WATER	EDGE OF WATER
TREELINE	TREELINE
STOCKADE FENCE	STOCKADE FENCE
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE
MULCH LINE	MULCH LINE
BOLLARD	BOLLARD
SIGN	SIGN
GAS	GAS
WATER	WATER
WATER GATE VALVE	WATER GATE VALVE
HYDRANT	HYDRANT
WELL	WELL
SANITARY SEWER	SANITARY SEWER
SANITARY MANHOLE	SANITARY MANHOLE
STORM DRAIN	STORM DRAIN
UNDER DRAIN	UNDER DRAIN
CATCH BASIN	CATCH BASIN
OVERHEAD UTILITY	OVERHEAD UTILITY
UNDERGROUND UTILITY	UNDERGROUND UTILITY
TRANSFORMER PAD	TRANSFORMER PAD
LIGHT POLE	LIGHT POLE
UTILITY POLE	UTILITY POLE
GUY WIRE	GUY WIRE

NOT FOR CONSTRUCTION

CRAIG A. BURGESS, P.E. 05/04/2020

CRAIG A. BURGESS, P.E. 05/04/2020

ISSUED TO CITY FOR LEVEL III SITE PLAN APPLICATION

REV. BY: DATE: STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

SEBAGO TECHINCS

75 John Roberts Rd., Suite 4A, South Portland, ME 04106 Tel. 207-260-2100

UTILITY PLAN

OF: BIRCHLANE 3- UNIT APARTMENT

KNIGHT STREET, PORTLAND, MAINE

FOR: KING REAL ESTATE

198 SACO AVENUE, OLD ORCHARD BEACH, MAINE 04064

DESIGNED MKO

DRAWN MKO

CHECKED CAB

DATE 05/04/2020

SCALE 1" = 10'

PROJECT 18519-01

SHEET 5 OF 9

EXHIBIT B



INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN

For:
Birchlane 3-Unit Apartment
Knight Street
Portland, Maine

By:
Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine

Introduction

The following plan outlines the anticipated inspection and maintenance procedures for the erosion and sedimentation control measures as well as stormwater management facilities for the project. This plan also outlines several housekeeping requirements that shall be followed during and after construction. These procedures shall be followed in order to ensure the intended function of the designed measures and to prevent unreasonably adverse impacts to the surrounding environment.

The procedures outlined in this Inspection, Maintenance and Housekeeping Plan are provided as an overview of the anticipated practices to be used on this site. In some instances, additional measures may be required due to unexpected conditions. For additional detail on any of the erosion and sedimentation control measures or stormwater management devices to be utilized on this project, refer to the most recently revised edition of the "Maine Erosion and Sedimentation Control BMP" manual and/or the "Stormwater Management for Maine: Best Management Practices" manual as published by the Maine Department of Environmental Protection (MDEP).

During Construction

1. **Inspection:** During the construction process, it is the Contractor's responsibility to comply with the inspection and maintenance procedures outlined in this section. These responsibilities include inspecting disturbed and impervious areas, erosion control measures, materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. These areas shall be inspected at least once a week as well as before and after a storm event (0.5" of rainfall), and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in any applicable permits, shall conduct the inspections.
2. **Maintenance:** All measures shall be maintained in an effective operating condition until areas are permanently stabilized. If Best Management Practices (BMPs) need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation must be completed within 7 calendar days and prior to any storm event (0.5" of rainfall).
3. **Documentation:** A log summarizing the inspections and any corrective action taken must be maintained on-site. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, material storage areas, and vehicle access.

points to the site. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to the appropriate regulatory agency upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

4. **Specific Inspection and Maintenance Tasks:** The following is a list of erosion control and stormwater management measures and the specific inspection and maintenance tasks to be performed during construction.

A. Sediment Barriers:

- Hay bale barriers, silt fences, and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- If the fabric on a silt fence or filter barrier should decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, it shall be replaced.
- Sediment deposits should be removed after each storm event (0.5" of rainfall). They must be removed before deposits reach approximately one-half the height of the barrier.
- Filter berms shall be reshaped as needed.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared, and seeded.

B. Riprap Materials:

- Once a riprap installation has been completed, it should require very little maintenance. It shall, however, be inspected periodically to determine if high flows have caused scour beneath the riprap or dislodged any of the stone.

C. Erosion Control Blankets:

- Inspect these reinforced areas semi-annually and after significant rainfall events for slumping, sliding, seepage, and scour. Pay close attention to unreinforced areas adjacent to the erosion control blankets, which may experience accelerated erosion.
- Review all applicable inspection and maintenance procedures recommended by the specific blanket manufacturer. These tasks shall be included in addition to the requirements of this plan.

D. Stabilized Construction Entrances/Exits:

- The exit shall be maintained in a condition that will prevent tracking of sediment onto public rights-of-way.
- When the control pad becomes ineffective, the stone shall be removed along with the collected soil material. The entrance should then be reconstructed.
- Areas that have received mud-tracking or sediment deposits shall be swept or

washed. Washing shall be done on an area stabilized with aggregate, which drains into an approved sediment-trapping device (not into storm drains, ditches, or waterways).

E. Temporary Seed and Mulch:

- Mulched areas should be inspected after rain events to check for rill erosion.
- If less than 90% of the soil surface is covered by mulch, additional mulch shall be applied in bare areas.
- In applications where seeding and mulch have been applied in conjunction with erosion control blankets, the blankets must be inspected after rain events for dislocation or undercutting.
- Mulch shall continue to be reapplied until 95% of the soil surface has established temporary vegetative cover.

F. Stabilized Temporary Drainage Swales:

- Sediment accumulation in the swale shall be removed once the cross section of the swale is reduced by 25%.
- The swales shall be inspected after rainfall events. Any evidence of sloughing of the side slopes or channel erosion shall be repaired and corrective action should be taken to prevent reoccurrence of the problem.
- In addition to the stabilized lining of the channel (i.e. erosion control blankets), stone check dams may be needed to further reduce channel velocity.

5. **Housekeeping:** The following general performance standards apply to the proposed project.

- A. Spill prevention: Controls must be used to prevent pollutants from being discharged from materials on-site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.
- B. Groundwater protection: During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors, accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.
- C. Fugitive sediment and dust: Actions must be taken to insure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.
- D. Debris and other materials: Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.
- E. Trench or foundation dewatering: Trench dewatering is the removal of water from

trenches, foundations, cofferdams, ponds, and other areas within the construction area that retain water after excavation. In most cases, the collected water is heavily silted and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved.

Post-Construction

1. **Inspection:** After construction, it is the responsibility of the owner or assigned heirs to comply with the inspection and maintenance procedures outlined in this section. All measures must be maintained in effective operating condition. The owner shall inspect and maintain the BMPs, including but not limited to any parking areas, catch basins, drainage swales, detention basins and ponds, pipes and related structures, in accordance with all municipal and state inspection, cleaning and maintenance requirements of the approved post-construction stormwater management plan.
2. **Specific Inspection and Maintenance Tasks:** The following is a list of permanent erosion control and stormwater management measures and the inspection and maintenance tasks to be performed after construction. If the BMP requires maintenance, repair or replacement to function as intended by the approved post-construction stormwater management plan, the owner or operator of the BMP shall take corrective action(s) to address the deficiency or deficiencies as soon as possible after the deficiency is discovered and shall provide a record of the deficiency and corrective action(s) to the local municipality in the annual report.

A. Vegetated Areas:

- Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains (>0.5") to identify active or potential erosion problems.
- Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

B. Ditches, Swales and Other Open Channels:

- Inspect ditches, swales, level spreaders and other open stormwater channels in the spring, in the late fall, and after heavy rains to remove any obstructions to flow. Remove accumulated sediments and debris, remove woody vegetative growth that could obstruct flow, and repair any erosion of the ditch lining.
- Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity.
- Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable.
- If the ditch has a riprap lining, replace riprap in areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged.

C. Culverts:

- Inspect culverts in the spring, in the late fall, and after heavy rains (>0.5") to remove any obstructions to flow.
- Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit.
- Inspect and repair any erosion damage at the culvert's inlet and outlet.

D. Removal of Winter Sand:

- Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring.
- Accumulations on pavement may be removed by pavement sweeping.
- Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader or other acceptable method.

E. Roof Drip Edges:

- These structures may not be paved over or altered in anyway. No gutter may be installed on the roof line.
- During the first year, the dripline shall be inspected semi-annually and following major storm events.
- Debris and sediment buildup shall be removed as needed. Any bare area or erosion rills shall be repaired with new stone.
- The dripline should be inspected after every major storm in the first year to be sure it is functioning properly. Thereafter, the dripline should be inspected at least once every six months to ensure that it is draining within 48 hours following a one-inch storm or greater.
- Sediment and plant debris should be removed at least annually.

F. Permeable Pavers:

- Check upslope face of stone layer to prevent clogging by eroded soil, road sand, debris and leaf litter.
- Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, cleaning of porous pavement is recommended.
- Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.
- Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at minimum.
- Pavement vacuuming should occur during fall cleanup to remove dead leaves, at minimum.
- Power washing can be an effective tool for cleaning clogged areas. This should

occur at mid pressure typically less than 500 psi and at an angle of 30 degrees or less.

- Check for debris accumulating on pavement, especially debris buildup in winter.
- For loose debris, a power/leaf blower or gutter broom can be used to remove leaves and trash.
- Check for damage to porous pavements from non-design loads.

3. Documentation:

- A. The owner or operator of a BMP or a qualified post-construction stormwater inspector hired by that person, shall, as required by the local municipality, provide a completed and signed certification on a form provided by the local municipality, certifying that the person has inspected the BMP(s) and that they are adequately maintained and functioning as intended by the approved post-construction stormwater management plan, or that they required maintenance or repair, including the record of the deficiency and corrective action(s) taken.
- B. A log summarizing the inspections and any corrective action taken must be maintained. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of controls. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to the appropriate regulatory agency upon request. A sample "Stormwater Inspection and Maintenance Form" has been included as Attachment 1 of this Inspection, Maintenance, and Housekeeping Plan.

- 4. Duration of Maintenance:** Perform maintenance as described and required for any associated permits unless and until the system is formally accepted by a municipality or quasi-municipal district, or is placed under the jurisdiction of a legally created association that will be responsible for the maintenance of the system. If a municipality or quasi-municipal district chooses to accept a stormwater management system, or a component of a stormwater system, it must provide a letter to the MDEP stating that it assumes responsibility for the system. The letter must specify the components of the system for which the municipality or district will assume responsibility, and that the municipality or district agrees to maintain those components of the system in compliance with MDEP standards. Upon such assumption of responsibility, and approval by the MDEP, the municipality, quasi-municipal district, or association becomes a co-permittee for this purpose only and must comply with all terms and conditions of the permit.

ATTACHMENT 1 – STORMWATER INSPECTION AND MAINTENANCE LOG

Birchlane 3-Unit Apartment Knight Street Portland, Maine

This log is intended to accompany the Inspection, Maintenance, and Housekeeping Plan for the proposed Birchlane 3-Unit Apartment in Portland, Maine. The following items shall be checked, cleaned, and maintained on a regular basis as specified in the Maintenance Plan and as described in the sections below. This log shall be kept on file for a minimum of five (5) years and shall be available for review by the City of Portland. Qualified personnel familiar with the drainage systems and soils shall perform all inspections. A copy of the construction and post-construction maintenance logs are provided.

General Site

INSPECTION MAINTENANCE AND HOUSEKEEPING FORM			
General Information			
Project Name:		Inspection Date:	
Project Location:		Current Weather:	
		Date / Amount Last Precip:	
BMP Owner:		Company conducting inspection:	
Owner Mailing Address:		Company Mailing Address	
Owner Phone #:		Company Phone #:	
Owner Email:		Inspector Name:	
		Inspector Email:	
Site Element	Suggested Maintenance (recm'd frequency)	Observations	Inspection Notes/Recommended Action
Vegetated Areas	Inspect Slopes/Embankments for erosion (annually)		
	Replant bare areas or areas of sparse growth (annually)		
Ditches/Swales	Remove obstructions/debris/sediment (monthly)		
	Inspect for erosion/repair as needed (annually)		
	Remove woody vegetation (annually)		
	Mow vegetated ditches (annually)		
Culverts	Remove sediment/debris from inlet/outlet aprons (annually)		
	Inspect inlet/outlet aprons for erosion, repair as needed (annually)		
	Inspect, repair as needed, riprap aprons for dislodged/sparse coverage (annually)		
Pipe Outlets	Remove sediment/debris from outlet aprons (annually)		
	Inspect outlet aprons for erosion, repair as needed (annually)		
	Inspect, repair as needed, riprap aprons for dislodged/sparse coverage (annually)		
Additional Notes/Observations:			

Roof Drip Edge Filter

INSPECTION MAINTENANCE AND HOUSEKEEPING FORM			
General Information			
Project Name:		Inspection Date:	
Project Location:		Current Weather:	
		Date / Amount Last Precip:	
BMP Owner:		Company conducting inspection:	
Owner Mailing Address:		Company Mailing Address	
Owner Phone #:		Company Phone #:	
Owner Email:		Inspector Name:	
		Inspector Email:	
BMP Element	Suggested Maintenance (recm'd frequency)	Observations	Inspection Notes/Recommended Action
Pretreatment	Sediment/Debris Removal (Annually)		
	Inspect for bare areas or rill erosion (Annually)		
Downstream Structure	Sediment Depth (Annually)		
	Floatables/Debris (Annually)		
Discharge Pipe	Ground Stabilized (>1" rain, Annually)		
Embankments	Review for signs of erosion (Twice Annually)		
Stone	Trim overgrown vegetation with string trimmer (annually)		
	Review trench for evidence of vehicular traffic or storage of snow within footprint (annually)		
	Confirm no excessive ponding of water (annually)		
Additional Notes/Observations:			

Permeable Pavers

INSPECTION MAINTENANCE AND HOUSEKEEPING FORM			
General Information			
Project Name:		Inspection Date:	
Project Location:		Current Weather:	
		Date / Amount Last Precip:	
BMP Owner:		Company conducting inspection:	
Owner Mailing Address:		Company Mailing Address	
Owner Phone #:		Company Phone #:	
Owner Email:		Inspector Name:	
		Inspector Email:	
BMP Element	Suggested Maintenance (recm'd frequency)	Observations	Inspection Notes/Recommended Action
Forebay/Pretreatment	Sediment/Debris Removal (Annually)		
	Inspect for bare areas or rill erosion (Annually)		
Outlet Control Structure	Sediment Depth (Annually)		
	Floatables/Debris (Annually)		
Discharge Pipe	Ground Stabilized (>1" rain, Annually)		
Upgradient Drainage Areas	Review for signs of erosion (Twice Annually)		
Porous Surface	Remove fallen leaf debris (fall-annually)		
	Review surface for rutting or raffeling of pavement surface (annually)		
	Confirm pond drains in 24-48 hours for water quality volume (annually)		
Additional Notes/Observations:			

12: LOADING AND SERVICING (14-526 (a) 2 b)

Load and servicing needs, route and travel way geometrics for deliveries

Turning templates for delivery vehicles, if applicable

- (i) Not applicable. On-site circulation will not be altered as part of this project. The additional residential building will not affect the existing internal drive. No loading areas are required or proposed as part of the proposed site improvements.

13: SIDEWALKS (14-526 (a) 2 c)Sidewalks and condition along street frontages and internal walkways

Not applicable. The site is located within an existing PRUD. There are existing walkways to access units that were approved by previous City site reviews. No new public sidewalk is proposed. Proposed walk area is limited to building access as shown on the site plans. Existing walks on the site will remain as they exist without modification.

Engineered details for ADA ramps and public sidewalk details meeting sidewalk materials policy and ADA ramp construction details as applicable (Technical Manual, Section 1)

ADA ramps at public sidewalks are not proposed as part of this project.

14: PUBLIC TRANSIT - (14-526 (a) 3), if applicable

Existing available transit services

There are existing METRO bus stops along Routes 9A and 9B on Allen Avenue which is a short walk from the existing and proposed residential development.

Proposed site plan design details, such as easement, pad base, and shelter

Not applicable. There is existing bus service in relatively close proximity to Knight Street and White Birch Lane.

**15: OFF-STREET PARKING: VEHICLE & MOTORCYCLE/SCOOTER
(14-526 (a) 4 a and c)**

Expected parking demand, proposed parking supply, ADA parking, and applicable Zoning Requirements

- a. The proposed parking is appropriate for the intended use/zone and the spaces meet the dimensional standard as detailed in Section 1 of the City Technical Standard. Please see the enclosed site plans.
- b. One new rack for two bicycles will be installed. The rack meets the standard requiring 2 bicycle spaces per five dwelling units.
- c. Motorcycle/scooter parking is available on the site within the designated vehicle parking spaces. Motorcycle specific parking is not included in the site design.

Address Technical Manual standards (Section 1) for curb cut separation and parking lot layout and locate on site plan

The new building is accessed from an existing drive. No additional curb cuts are proposed as part of the proposed residential building development. The reconfigured and proposed additional parking adjacent to the new building meets the zoning space/bulk requirements. Reference is made to the enclosed plans.

16: BICYCLE PARKING (14-526 (a) 4b)

Address bicycle parking requirements and identify locations on-site

- a. One new *Dero* bike rack that accommodates two (2) bicycles is shown on the site plan and Details-Sheet 9. The rack satisfies the Bicycle Parking Standard of two (2) bicycle parking spaces for every five (5) dwelling units.

17: SNOW STORAGE (14-526 (a) 4 d)

Management plan for snow removal and locate snow storage areas on plan

- (i) The designated snow storage area is existing and is shown on the Site Plan.
- (ii) The snow storage areas do not adversely impact stormwater management features nor will they encroach on pedestrian, parking or accessways.

18: TRAFFIC DEMAND MANAGEMENT (TDM) (14-526 (a) 5)

Not applicable. The project does not meet the standard for types of development required to implement a TDM Plan.

19: PRESERVATION OF SIGNIFICANT NATURAL FEATURES (14-526 (b) 1), if applicable

Trees, plants, habitats listed on State or Federal list of endangered or threatened

- (i) Per the State of Maine Department of Agriculture, Conservation and Forestry Natural Areas Program (MNAP) there is a low probability of rare or significant botanical features occurring within the project vicinity. Reference is made to 01/28/19 letter from MNAP included in this section.

Per the Maine Department of Inland Fisheries and Wildlife (MDIFW) site review response letter dated 02/20/2019 available information indicates no location of endangered, threatened or special concern species within the project vicinity that would be affected by the project. Additionally, the Department has not mapped essential or significant wildlife habitats or fisheries habitats that would be directly affected by this project. Reference is made to the letter and map from MDIFW included in this section.

High and moderate value waterfowl and wading habitat

- (ii) Per review by the MDIFW and review of the available *MDIFW Beginning with Habitats – Map 2*, no high or moderate waterfowl or wading habitat is located within the overall site.

Aquifers on Casco Bay Islands

- (iii) Not applicable.

Waterbodies (including wetlands, watercourses, significant vernal pools and floodplains)

- (v) A portion of the overall Birch Meadow Apartments PRUD site is located within the Shoreland Overlay Zone (SHZ) located on the overall site. No work is proposed in or near the SHZ or wetland areas. Reference is made to the enclosed Zoning Map graphic for identifying the overall site and proposed project area.

The proposed new building is also not located in or near the flood zone shown on the attached FEMA Flood Insurance Rate Map Community – Panel Number 230051 0007 C, 12/08/1998 exhibit (FIRMETTE) enclosed in this section.

Proposed preservation areas and protection measures

No dedicated preservation areas or protection measures are proposed as part of the PRUD expansion project.

Documentation from environmental consultant determinations from applicable state agencies. Reference is made to the enclosed correspondence and maps regarding natural features: MNAP, MDIFW, City Zoning, and FEMA FIRMette.



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
93 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

January 28, 2019

Stefanie Nichols
Sebago Technics
75 John Roberts Road, Suite 4A
South Portland, ME 04106

Via email: snichols@sebagotechnics.com

Re: Rare and exemplary botanical features in proximity to: #18519, Birch Meadow Apartments, Portland, Maine

Dear Ms. Nichols:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request received January 24, 2019 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Portland, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. Based on the information in our files and the landscape context of this project, there is a low probability that rare or significant botanical features occur at this project location.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. The Natural Areas Program welcomes coordination with individuals or organizations proposing environmental alteration, or conducting environmental assessments. If, however, data provided by the Natural Areas Program are to be published in any form, the Program should be informed at the outset and credited as the source.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM



PHONE: (207) 287-8044
FAX: (207) 287-8040
WWW.MAINE.GOV/DACF/MNAP

The Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using the Natural Areas Program in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

A handwritten signature in cursive script, appearing to read "Krist Puryear".

Kristen Puryear | Ecologist | Maine Natural Areas Program
207-287-8043 | kristen.puryear@maine.gov



STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
284 STATE STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



February 20, 2019

Stephanie Nichols
Sebago Technics
75 John Roberts Road Suite 4A
South Portland, ME 04106-6963

RE: Information Request - Birch Meadow Apartments, Portland

Dear Stephanie:

Per your request received January 25, 2019, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and fisheries habitat concerns within the vicinity of the *Birch Meadow Apartments Project* in Portland.

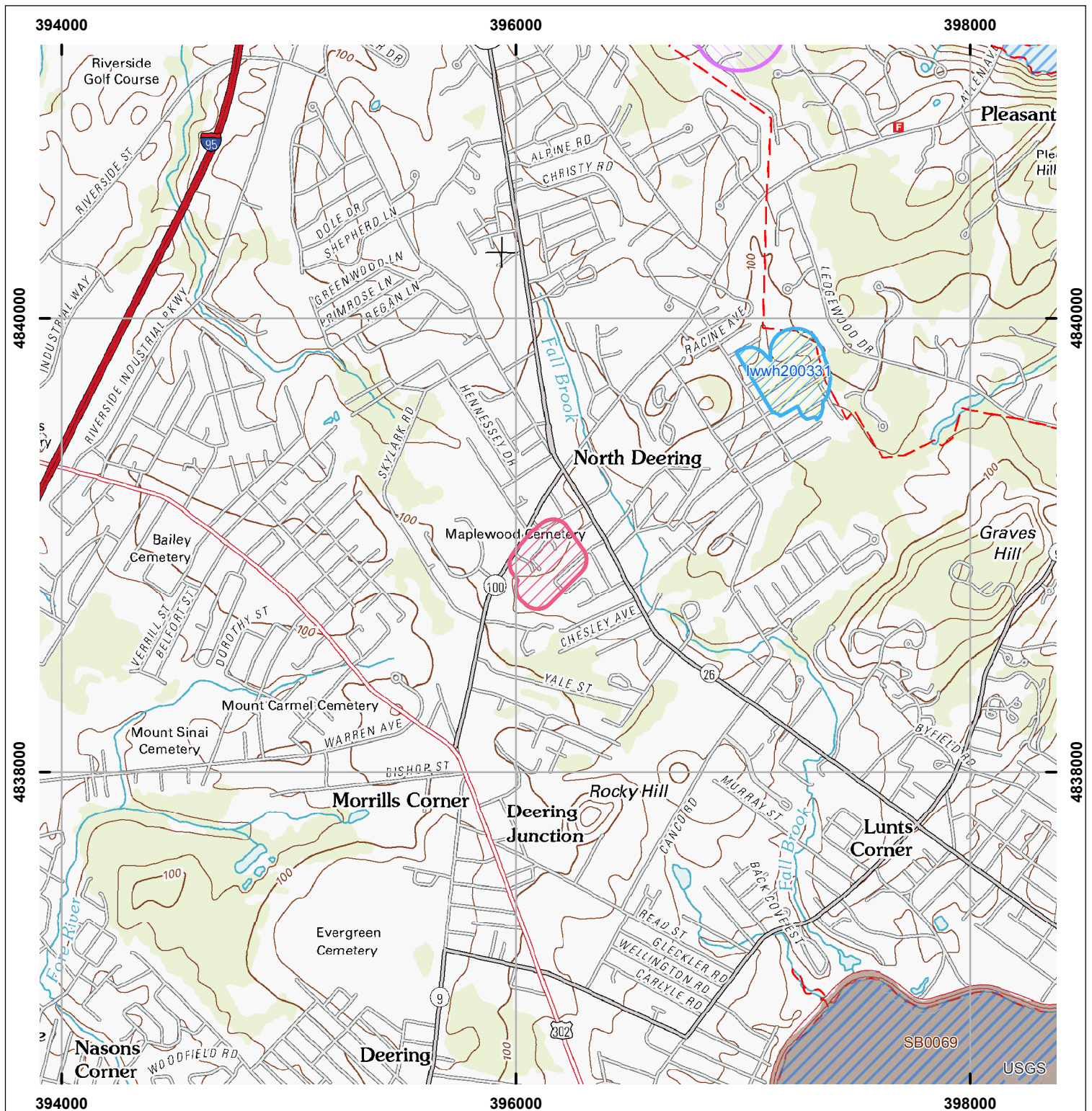
Our information indicates no locations of Endangered, Threatened, or Special Concern species within the project area that would be affected by your project. Additionally, our Department has not mapped any Essential or Significant Wildlife Habitats or fisheries habitats that would be directly affected by your project.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

Becca Settele
Wildlife Biologist



Environmental Review of Fish and Wildlife Observations and Priority Habitats

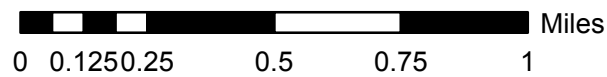
Project Name:

Portland, Birch Meadow Apartments

(Version 1)



Maine Department of
Inland Fisheries and Wildlife

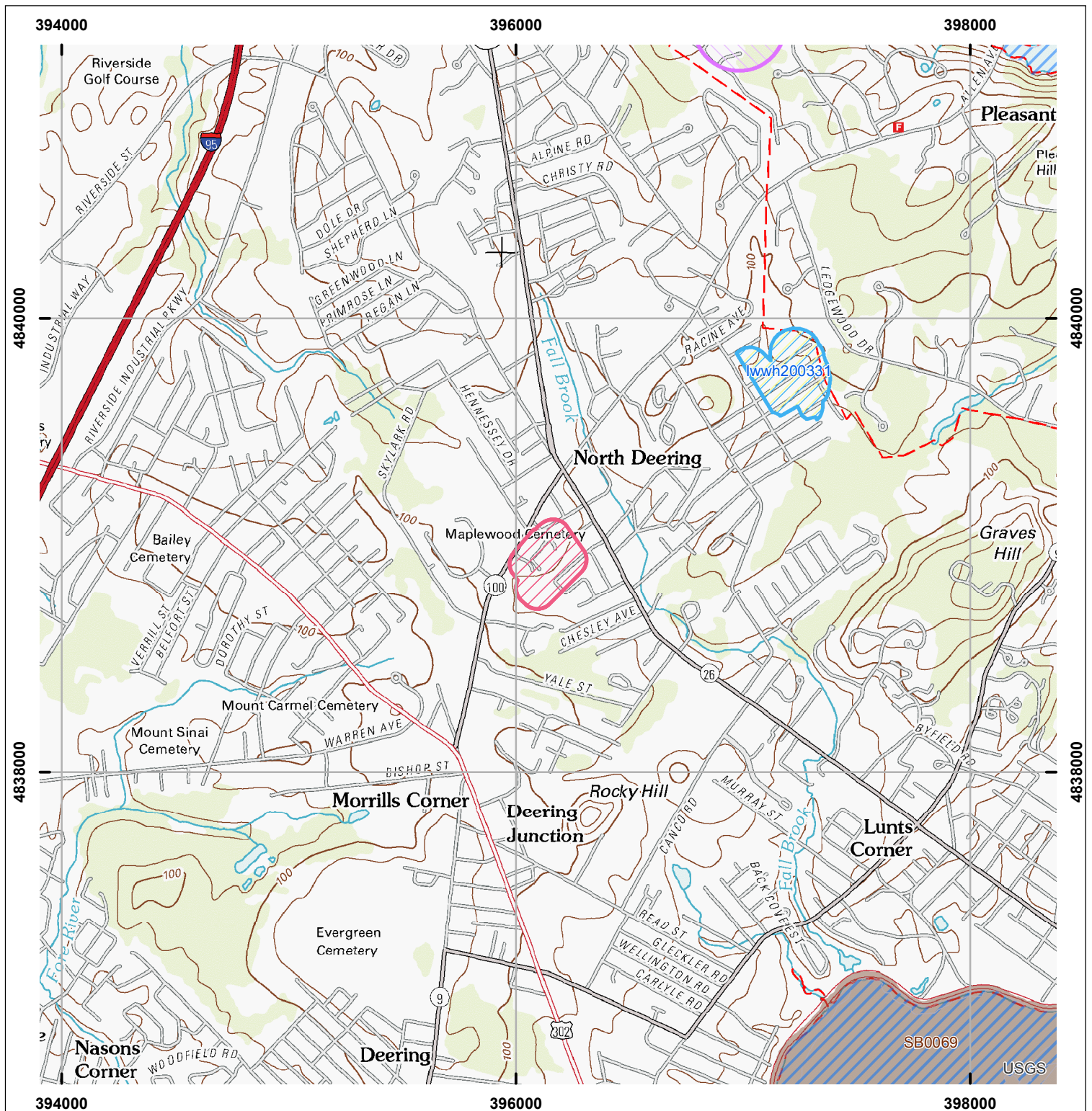


Projection: UTM, NAD83, Zone 19N

Date: 1/30/2019

- ProjectSearchAreas
- Shorebird Areas
- Inland Waterfowl/Wading Bird
- Tidal Waterfowl/Wading Bird
- ETSc Environmental Review Polygons





Environmental Review of Fish and Wildlife Observations and Priority Habitats

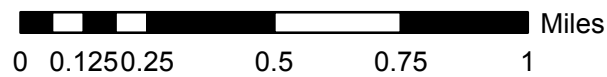
Project Name:

Portland, Birch Meadow Apartments

(Version 1)



Maine Department of
Inland Fisheries and Wildlife



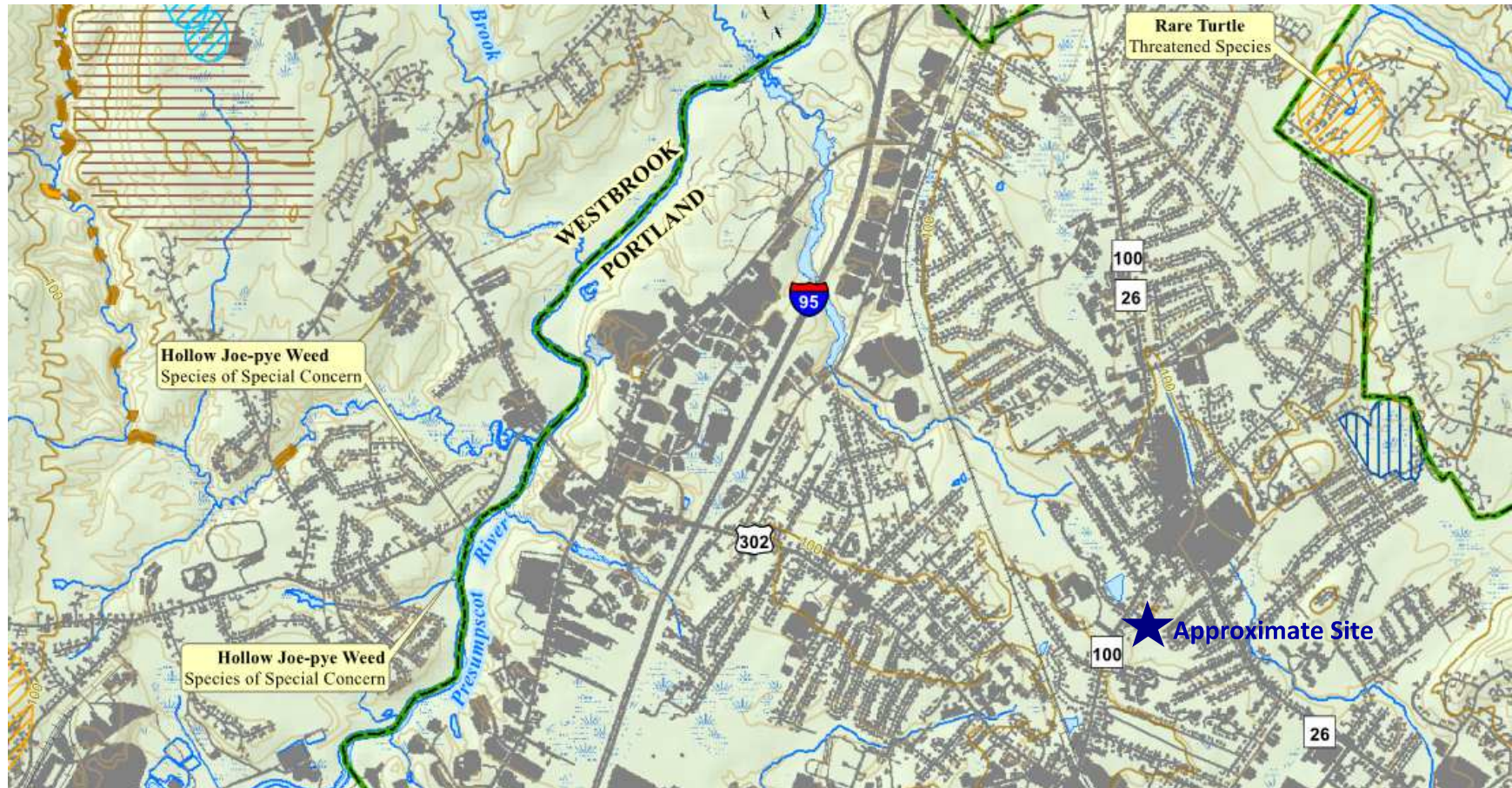
Projection: UTM, NAD83, Zone 19N

Date: 1/30/2019

- ProjectSearchAreas
- Shorebird Areas
- Inland Waterfowl/Wading Bird
- Tidal Waterfowl/Wading Bird
- ETSc Environmental Review Polygons

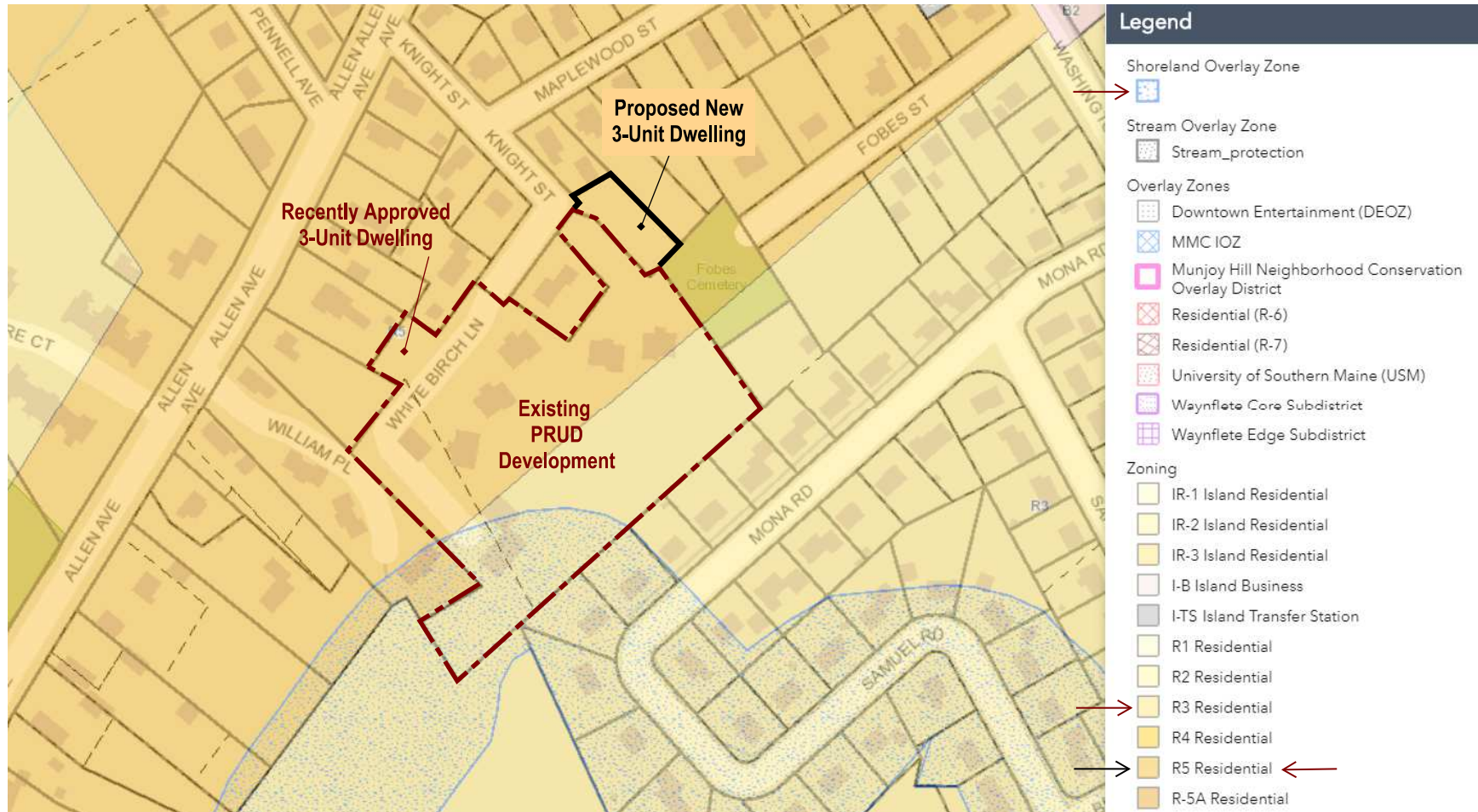


Reference: Excerpt from MDIFW Beginning with Habitat, Primary Map 2- High Value Animal & Plant Habitats Portland



HIGH VALUE PLANT & ANIMAL HABITATS

Reference: Online City of Portland Maine Parcel Viewer



ZONING MAP

20: LANDSCAPING AND LANDSCAPE PRESERVATION (14-526 (b) 2a)

Preservation of trees and preservation within required zoning setbacks (Technical Manual, Section 4)

The project has been designed to limit site disturbance and tree removal to the greatest extent practicable. Tree protection measures will be installed outside of the dripline of perimeter trees.

Protection measures within Shoreland Zone, if applicable

Not applicable. The new building precinct is not located within a Shoreland Overlay Zone (SHZ).

21: SITE LANDSCAPING (14-526 (b) 2b)

Screening and buffering of service areas and between non-residential and residential uses

Not applicable. No service areas are proposed and the new multi-unit dwelling does not abut non-residential uses.

Planting plans with plant schedule and sizes (Technical Manual, Section 4)

Additional site planting is not proposed as part of this project.

22: PARKING LOT LANDSCAPING (14-526 (b) 2 b ii), if applicable

Landscaped islands within parking areas (Technical Manual, Section 4)

Not applicable.

23: STREET TREES (14-526 (b) iii)

Existing Heritage or Feature Trees on site and measures to preserve

No existing Heritage or feature trees have been located on the project site.

Identify street trees on the plan meeting the site plan and Technical Manual standards (Section 4) or identify alternative measures, if applicable

There are existing mature street trees located along White Birch Lane and throughout the existing PRUD development. Additional street trees are not proposed as part of this project.

24: WATER QUALITY, STORMWATER MANAGEMENT AND EROSION CONTROL (14-526(b) 3 a)

The proposed site development has been designed in accordance with the City and Maine DEP Chapter 500 Stormwater standards. Please refer to the Stormwater Management Plan enclosed in this section. See the appended set for erosion control locations, details and the written ESC plan.



**Stormwater Narrative
Birchlane 3-Unit Apartment
Portland, Maine**

The proposed project involves construction of a new townhouse to be located within Birch Meadow Apartments and located off Knight Street in Portland, Maine. The project site is currently developed land and is a mix of pavement, gravel, grassed area, and a small storage shed. Existing developed areas are approximately 2,100 square-feet of gravel, 5,335 square-feet of grass, 2,215 square-feet of pavement, and 120 square-feet of roof. The approximate total watershed area is 20,950 square-feet. Land areas will be mostly redeveloped to include a new 1,500 square-foot building, landscaped area, parking, and associated utility and stormwater infrastructure. Overall, the project will result in construction of approximately 9,770 square-feet of redeveloped area, including 4,780 square-feet of impervious surface. A portion of the redeveloped area is located to the southwest of the project site within Birch Meadow Apartments that consists of 490 square-feet of pavement for three new parking spaces.

Existing topography generally varies through landscape and pavement surfaces. However, land grades around the existing gravel area are generally flat (less than 2.0%). There are no existing stormwater features in the proximity of the proposed townhouse. Drainage generally drains south, and ultimately into an existing catch basin located to the south of the proposed townhouse. Underlying soils consist of silty loam that are D soils which have a generally slow infiltration rate. **Attachment A** contains the soil information collected from the Web Soil Survey tool as provided by the USDA.

The site will be graded to generally maintain existing drainage patterns, although there will be some changes to landscaped areas in order to direct runoff into proposed catch basins, that ultimately connects into the existing stormdrain system. Best management practices (BMP), including two stone roof drip edges and two permeable pavers, are proposed for water quality and quantity management. For this level of development at this site, the City of Portland will require that the project satisfy Maine DEP standards for stormwater management. Maine DEP's General Standard applies because the project is located in the Fall Brook watershed, which is classified as urban impaired in Chapter 502. Furthermore, the project is being considered a Redevelopment Project under the General Standard since land area is currently developed as an equipment storage location. The site is visited frequently having limited undisturbed area and existing land uses create pollutant discharges which are untreated. A Maine DEP permit is not required as the site development does not consist of disturbance to land area greater than one acre.

Redevelopment calculations were prepared in general conformance with Maine DEP General Standards (§C(2)d. of Chapter 500). In considering the impervious change of use and creation of additional impervious area, calculations demonstrate a slightly higher weighted average pollutant ranking in the post-development condition. The redevelopment rating difference is 0.52 which requires treatment of runoff from a minimum 60% of developed area. Maine DEP General Standard calculations show that runoff from 66.87% of developed area and 90.32% of impervious area will be treated with the proposed stormwater management BMPs. Since runoff from greater than 60% of developed area will be provided, the project will generally comply with the General Standard. Supporting calculations for water quality and BMP sizing are enclosed under **Attachment B**.

The following table presents the results of the peak runoff calculations at the study points for the existing and proposed conditions.

Peak Runoff Rate Summary Table			
Study Point	Storm Event	Existing Conditions (cfs)	Proposed Conditions (cfs)
SP1	2-year	0.92	0.81
	10-year	1.54	1.36
	25-year	2.04	1.80
SP2	2-year	0.22	0.20
	10-year	0.34	0.30
	25-year	0.45	0.39

The HydroCAD Data output sheets from this analysis are appended to this report under **Attachment C**. The model predicts that peak rates of runoff during the 2-, 10- and 25-year storm events in the proposed conditions are less than the existing peak rates at both study points. Runoff from the project will be detained and treated in the permeable pavers and two stone drip edge filters. All pipes are adequately sized to handle runoff from the developed site and insignificant amount of offsite area.

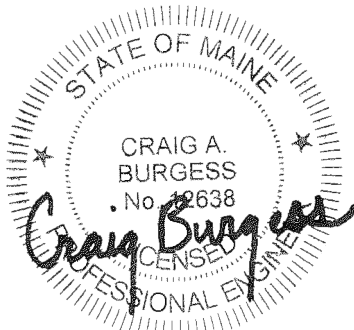
An abutter to the Birch Meadow Apartment area made note of drainage issues in the southwestern corner of the overall site. The abutter claimed there are issues with flooding and that the Birch Meadow Apartments are the reason for this issue. During a site visit in April of 2020, this area was identified as being located adjacent to a natural wetland and surrounded by higher elevated areas. Further research shows that runoff is contributed to this wetland by much of the surrounding area and is not limited to the Birch Meadow Apartment area. This location is also located within Flood Zone AE by Community 0051, Panel 2300510007B and as shown on the Flood Insurance Rate Map effective 1986. Knowing this, and having controlled peak flows for the proposed development, the issues mentioned by the abutter are not only due to the runoff from Birch Meadow Apartments area.

Basic Standards per Section 4(A) of the Department of Environmental Protection Chapter 500 outline specific guidelines for erosion control practices which will be generally followed for development of the townhouse. An Erosion and Sedimentation Control Plan was created for the project that emphasizes the installation of sedimentation barriers and vegetation to minimize erosion potential from development activities during and after construction. The Erosion and Sedimentation Control Plan is incorporated into the design plans and includes the locations of the erosion control provisions (i.e., silt fence) along with notes and construction details for reference by the contractor during construction. With incorporation of these measures, no significant impacts to off-site drainage related to erosion are anticipated due to the development.

Sincerely,

Craig Burgess

Craig A. Burgess, P.E.
Project Manager
CAB/mko



04/30/2020

Attachment A

Soils



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Cumberland County and Part of Oxford County, Maine



Custom Soil Resource Report Soil Map



Cumberland County and Part of Oxford County, Maine

BuB—Lamoine silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2t0kc

Elevation: 10 to 490 feet

Mean annual precipitation: 33 to 60 inches

Mean annual air temperature: 36 to 52 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Lamoine and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lamoine

Setting

Landform: Marine terraces, river valleys

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Fine glaciomarine deposits

Typical profile

Ap - 0 to 7 inches: silt loam

Bw - 7 to 13 inches: silt loam

Bg - 13 to 24 inches: silty clay loam

Cg - 24 to 65 inches: silty clay

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)

Depth to water table: About 6 to 17 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water storage in profile: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: C/D

Hydric soil rating: No

Minor Components

Scantic

Percent of map unit: 10 percent

Landform: Marine terraces, river valleys

Custom Soil Resource Report

Landform position (two-dimensional): Toeslope, footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Concave

Hydric soil rating: Yes

Buxton

Percent of map unit: 3 percent

Landform: Marine terraces, river valleys

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Hydric soil rating: No

Ragmuff

Percent of map unit: 1 percent

Landform: Marine terraces, river valleys

Landform position (two-dimensional): Backslope, shoulder

Landform position (three-dimensional): Side slope, base slope

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Biddeford

Percent of map unit: 1 percent

Landform: Marine terraces, river valleys

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Marine Terrace Depression (F144BY002ME)

Hydric soil rating: Yes

BuC2—Buxton silt loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2x1by

Elevation: 10 to 490 feet

Mean annual precipitation: 33 to 60 inches

Mean annual air temperature: 36 to 52 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Buxton and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buxton

Setting

Landform: Marine terraces, river valleys
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Fine glaciomarine deposits

Typical profile

Ap - 0 to 7 inches: silt loam
Bw1 - 7 to 18 inches: silt loam
Bw2 - 18 to 23 inches: silty clay loam
BC - 23 to 35 inches: silty clay loam
C - 35 to 65 inches: silty clay

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 17 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water storage in profile: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C/D
Hydric soil rating: No

Minor Components

Lamoine

Percent of map unit: 7 percent
Landform: Marine terraces, river valleys
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Scantic

Percent of map unit: 5 percent
Landform: Marine terraces, river valleys
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Buxton, >15% slopes

Percent of map unit: 3 percent

Custom Soil Resource Report

Landform: Marine terraces, river valleys

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Hydric soil rating: No

Attachment B

Stormwater Calculations

Redevelopment Calculations

(Calculations based on Chapter 500, Section 4.C.2.d)

Redevelopment Footprint

9,270 SF = 0.21 AC

Per Table 2: Pollutant Impact Rankings of Various Redevelopment Land Uses

		Existing	Existing	Pollutant	Weighted
Existing Use		Area (SF)	Area (AC)	Ranking	Avg. Impact
Existing Pavement		2,435	0.06	3	0.17
Existing Roof		120	0.00	2	0.01
Grassed Areas		4,615	0.11	2	0.21
Existing Gravel		2,100	0.05	2	0.10
		9,270		Sum	0.48
		Proposed	Proposed	Pollutant	Weighted
Proposed Use		Area (SF)	Area (AC)	Ranking	Avg. Impact
Building		1,500	0.03	2	0.07
Existing Roof		120	0.00	2	0.01
New/ Existing Pavement		3,600	0.08	3	0.25
Concrete Pads		50	0.00	2	0.00
New/ Existing Grassed Areas		4,000	0.09	2	0.18
		9,270		Sum	0.51

* Light use building pollutant ranking for metal roof (other rooftop classification)

** No vehicular traffic

a.	Existing Impact Rating =	0.48
b.	Proposed Impact Rating =	0.51
c.	Existing Impact Rating per Acre of Development =	2.26
d.	Proposed Impact Rating per Acre of Development =	2.39
e.	Redevelopment Rating Difference	0.13

Therefore 60% of Developed Area must be treated

(per Table 3 - Treatment Levels for Redevelopment Projects)

Table 1: MDEP GENERAL STANDARD CALCULATIONS

Birchlane 3-Unit Apartment

Job #: 18519-01

AREA ID	WATERSHED SIZE (S.F.)	EXISTING ONSITE IMPERVIOUS AREA TO REMAIN (S.F.)	NEW ONSITE IMPERVIOUS AREA (S.F.)	EXISTING ONSITE LANDSCAPED AREA TO REMAIN (S.F.)	NEW ONSITE LANDSCAPED AREA (S.F.)	NET NEW DEVELOPED AREA (S.F.)	NET EXISTING DEVELOPED AREAS (S.F.)	TREATMENT PROVIDED?	IMPERVIOUS AREA TREATED (S.F.)	LANDSCAPED AREA TREATED (S.F.)	DEVELOPED AREA TREATED (S.F.)	TREATMENT BMP
1.1	9,740	6,600	60	1,850	0	60	8,450	NO	0	0	0	
1.2	2,065	120	0	785	700	700	905	NO	0	0	0	
1.3	1,240	0	515	0	725	1,240	0	YES	515	725	1,240	PER-2
1.4	1,425	0	1,425	0	0	1,425	0	YES	1,425	0	1,425	DEF-2
1.5	360	0	360	0	0	360	0	YES	360	0	360	DEF-1
1.6	1,295	0	500	0	795	1,295	0	YES	500	795	1,295	PER-1
1.7	1,520	0	25	355	1,140	1,165	355	NO	0	0	0	
1.8	215	0	215	0	0	215	0	NO	0	0	0	
2.1	3,090	2,470	0	620	0	0	3,090	NO	0	0	0	
TOTAL (S.F.)	20,950	9,190	3,100	3,610	3,360	6,460	12,800		2,800	1,520	4,320	

TOTAL NEW IMPERVIOUS AREA (S.F.)	3,100	TOTAL DEVELOPED AREA (S.F.)	6,460
TOTAL IMPERVIOUS AREA RECEIVING TREATMENT (S.F.)	2,800	TOTAL AREA RECEIVING TREATMENT (S.F.)	4,320
% OF IMPERVIOUS AREA RECEIVING TREATMENT	90.32%	% OF AREA RECEIVING TREATMENT	66.87%

*60% Treatment Required For Redevelopment

SEBAGO TECHNICS, INC.
 75 John Roberts Road, Suite 4A
 South Portland, ME 04106
(207) 200-2100 FAX (207) 856-2206

JOB	18519-01		
SHEET NO.	1	OF	2
CALCULATED BY	MKO	DATE	4/17/2020
CHECKED BY	CAB		
FILE NAME	18519-01 WQC	PRINT DATE	4/22/2020

Note: Permeable Pavers are sized in accordance with Chapter 7.7 of the Maine Department of Environmental Protection BMPs Technical Design Manual, latest revision

Treatment Calculations for Proposed Permeable Pavers #1 (PER-1)									
PER-1 is labeled 1.6P in the Proposed Conditions HydroCAD model and Watershed Plan									
WQV Calculation									
(WQV = Water Quality Volume)									
Total Impervious Area =	500.0	SF							
Total Landscaped Area=	795.0	SF							
Total Watershed Area=	1,295.0	SF							
Area of Permeable Pavers=	200.0	SF							
Percent of Permeable Pavers=	66.7%		Per 7.7.1, area of pervious shall be no less than 20% of overall drainage area						
WQV Required= 1" x Impervious Area + 0.4"x Landscape Area =	68.2	CF							
Total Depth of Open Graded Base (Reservoir Coarse Varies)=									
Porosity= 40.0%									
WQV within Reservoir Coarse=	40.0	CF							
Maximum Run-on Flow Path=	50	LF							
Filter Layer Depth Required=	18.0	in.							
Filter Layer Depth Provided=	18.0	in.							
Porosity= 30.0%									
WQV within Filter Layer=	90.0	CF							
WQV Provided=	130.0	CF							
Treatment Factor Calculation									
TF=0.4 * (BMP _{ST} /BMP _{TF})=	0.21								
Min TF=	0.25								

Note: Permeable Pavers are sized in accordance with Chapter 7.7 of the Maine Department of Environmental Protection BMPs Technical Design Manual, latest revision

Treatment Calculations for Proposed Permeable Pavers #2 (PER-2)									
PER-2 is labeled 1.3P in the Proposed Conditions HydroCAD model and Watershed Plan									
WQV Calculation									
(WQV = Water Quality Volume)									
Total Impervious Area =			515.0	SF					
Total Landscaped Area=			725.0	SF					
Total Watershed Area=			1,240.0	SF					
Area of Permeable Pavers=			200.0	SF					
Percent of Permeable Pavers=			63.5%		Per 7.7.1, area of pervious shall be no less than 20% of overall drainage area				
WQV Required= 1" x Impervious Area + 0.4"x Landscape Area =						67.1	CF		
Total Depth of Open Graded Base (Reservoir Coarse Varies)=						6.0	in.		
Porosity=	40.0%								
WQV within Reservoir Coarse=			40.0	CF					
Maximum Run-on Flow Path=			50	LF					
Filter Layer Depth Required=			18.0	in.					
Filter Layer Depth Provided=			18.0	in.					
Porosity=	30.0%								
WQV within Filter Layer=			90.0	CF					
WQV Provided=			130.0	CF					
Treatment Factor Calculation									
TF=0.4 * (BMP _{ST} /BMP _{TF})=			0.21						
Min TF=	0.25								

SEBAGO TECHNICS, INC.

75 John Roberts Road Suite 4A
South Portland, Maine 04106
Tel. (207) 200-2100

JOB	18519-01		
SHEET NO.	2	OF	2
CALCULATED BY	MKO	DATE	4/17/2020
FILE NAME	18519-01 WQC	PRNT DATE	4/22/2020

Treatment Calculations for Proposed Roof Drip Edge Filter 1 (DEF-1)Water Quality Volume Calculation

Total Impervious Area 360 SF

WQV Required = 1" x Impervious Area

WQV Required 30.0 CF

Length of Trench 18.0 FT

Width of Trench 4.5 FT

Depth of Stone 12.0 IN 40% porosity

Depth of Sand Media 12.0 IN 25% porosity

*WQV Provided = Area of Trench x (Depth of Stone x Stone Porosity + Depth of Sand x Sand Porosity)

Total WQV Provided 52.7 CF

Roof Drip Edge Filter 1 is labeled 1.5P on the Proposed Conditions Watershed Plan and in the Proposed Conditions HydroCAD model.

*The stone reservoir volume for the drip edge filter was designed to provide the storage required to convey the water quality storm (storm that generates 1" of runoff over the roof) through the filter media under the stone, which is naturally sandy and well-drained.

Treatment Calculations for Proposed Roof Drip Edge Filter 2 (DEF-2)

Water Quality Volume Calculation

Total Impervious Area 1,425 SF

WQV Required = 1" x Impervious Area

WQV Required 118.8 CF

Length of Trench 48.0 FT

Width of Trench 4.0 FT

Depth of Stone 12.0 IN 40% porosity

Depth of Sand Media 12.0 IN 25% porosity

*WQV Provided = Area of Trench x (Depth of Stone x Stone Porosity + Depth of Sand x Sand Porosity)

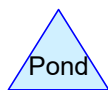
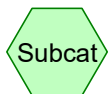
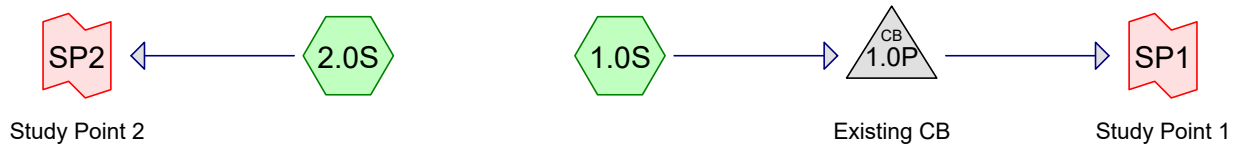
Total WQV Provided 124.8 CF

Roof Drip Edge Filter 2 is labeled 1.4P on the Proposed Conditions Watershed Plan and in the Proposed Conditions HydroCAD model.

*The stone reservoir volume for the drip edge filter was designed to provide the storage required to convey the water quality storm (storm that generates 1" of runoff over the roof) through the filter media under the stone, which is naturally sandy and well-drained.

Attachment C

Hydrologic Modeling HydroCAD Summary



Routing Diagram for 18519-01 PRE
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18519-01 PRE

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Page 2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
8,160	80	>75% Grass cover, Good, HSG D (1.0S, 2.0S)
9,070	98	Existing Pavement (1.0S, 2.0S)
120	98	Existing Shed (1.0S)
2,110	96	Gravel surface, HSG D (1.0S)
1,490	77	Woods, Good, HSG D (1.0S)
20,950	89	TOTAL AREA

18519-01 PRE*Type III 24-hr 2 YR Rainfall=3.10"*

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Page 3

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1.0S:

Runoff Area=17,320 sf 38.80% Impervious Runoff Depth=1.99"
Flow Length=140' Slope=0.0409 '/' Tc=6.0 min CN=89 Runoff=0.92 cfs 2,873 cf

Subcatchment2.0S:

Runoff Area=3,630 sf 68.04% Impervious Runoff Depth=2.26"
Flow Length=72' Slope=0.0347 '/' Tc=6.0 min CN=92 Runoff=0.22 cfs 682 cf

Pond 1.0P: Existing CB

Peak Elev=86.44' Inflow=0.92 cfs 2,873 cf
12.0" Round Culvert n=0.010 L=111.0' S=0.0806 '/' Outflow=0.92 cfs 2,873 cf

Link SP1: Study Point 1

Inflow=0.92 cfs 2,873 cf
Primary=0.92 cfs 2,873 cf

Link SP2: Study Point 2

Inflow=0.22 cfs 682 cf
Primary=0.22 cfs 682 cf

Total Runoff Area = 20,950 sf Runoff Volume = 3,555 cf Average Runoff Depth = 2.04"
56.13% Pervious = 11,760 sf 43.87% Impervious = 9,190 sf

18519-01 PRE*Type III 24-hr 10YR Rainfall=4.60"*

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Page 4

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1.0S:

Runoff Area=17,320 sf 38.80% Impervious Runoff Depth=3.39"
Flow Length=140' Slope=0.0409 '/' Tc=6.0 min CN=89 Runoff=1.54 cfs 4,893 cf

Subcatchment2.0S:

Runoff Area=3,630 sf 68.04% Impervious Runoff Depth=3.70"
Flow Length=72' Slope=0.0347 '/' Tc=6.0 min CN=92 Runoff=0.34 cfs 1,119 cf

Pond 1.0P: Existing CB

Peak Elev=86.62' Inflow=1.54 cfs 4,893 cf
12.0" Round Culvert n=0.010 L=111.0' S=0.0806 '/' Outflow=1.54 cfs 4,893 cf

Link SP1: Study Point 1

Inflow=1.54 cfs 4,893 cf
Primary=1.54 cfs 4,893 cf

Link SP2: Study Point 2

Inflow=0.34 cfs 1,119 cf
Primary=0.34 cfs 1,119 cf

Total Runoff Area = 20,950 sf Runoff Volume = 6,012 cf Average Runoff Depth = 3.44"
56.13% Pervious = 11,760 sf 43.87% Impervious = 9,190 sf

18519-01 PRE*Type III 24-hr 25YR Rainfall=5.80"*

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Page 5

Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1.0S:

Runoff Area=17,320 sf 38.80% Impervious Runoff Depth=4.54"
Flow Length=140' Slope=0.0409 '/' Tc=6.0 min CN=89 Runoff=2.04 cfs 6,555 cf

Subcatchment2.0S:

Runoff Area=3,630 sf 68.04% Impervious Runoff Depth=4.87"
Flow Length=72' Slope=0.0347 '/' Tc=6.0 min CN=92 Runoff=0.45 cfs 1,474 cf

Pond 1.0P: Existing CB

Peak Elev=86.75' Inflow=2.04 cfs 6,555 cf
12.0" Round Culvert n=0.010 L=111.0' S=0.0806 '/' Outflow=2.04 cfs 6,555 cf

Link SP1: Study Point 1

Inflow=2.04 cfs 6,555 cf
Primary=2.04 cfs 6,555 cf

Link SP2: Study Point 2

Inflow=0.45 cfs 1,474 cf
Primary=0.45 cfs 1,474 cf

Total Runoff Area = 20,950 sf Runoff Volume = 8,029 cf Average Runoff Depth = 4.60"
56.13% Pervious = 11,760 sf 43.87% Impervious = 9,190 sf

Summary for Subcatchment 1.0S:

Runoff = 2.04 cfs @ 12.08 hrs, Volume= 6,555 cf, Depth= 4.54"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25YR Rainfall=5.80"

Area (sf)	CN	Description
7,000	80	>75% Grass cover, Good, HSG D
1,490	77	Woods, Good, HSG D
2,110	96	Gravel surface, HSG D
* 6,600	98	Existing Pavement
* 120	98	Existing Shed
17,320	89	Weighted Average
10,600	83	61.20% Pervious Area
6,720	98	38.80% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	140	0.0409	1.55		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.00"
4.5					Direct Entry,
6.0	140	Total			

Summary for Subcatchment 2.0S:

Runoff = 0.45 cfs @ 12.08 hrs, Volume= 1,474 cf, Depth= 4.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25YR Rainfall=5.80"

Area (sf)	CN	Description
1,160	80	>75% Grass cover, Good, HSG D
* 2,470	98	Existing Pavement
3,630	92	Weighted Average
1,160	80	31.96% Pervious Area
2,470	98	68.04% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	72	0.0347	1.27		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.00"
5.1					Direct Entry,
6.0	72	Total			

Summary for Pond 1.0P: Existing CB

Inflow Area = 17,320 sf, 38.80% Impervious, Inflow Depth = 4.54" for 25YR event
 Inflow = 2.04 cfs @ 12.08 hrs, Volume= 6,555 cf
 Outflow = 2.04 cfs @ 12.08 hrs, Volume= 6,555 cf, Atten= 0%, Lag= 0.0 min
 Primary = 2.04 cfs @ 12.08 hrs, Volume= 6,555 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Peak Elev= 86.75' @ 12.08 hrs

Flood Elev= 90.27'

Device	Routing	Invert	Outlet Devices
#1	Primary	85.95'	12.0" Round Existing Stormdrain L= 111.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 85.95' / 77.00' S= 0.0806 ' S= 0.0806 ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=2.03 cfs @ 12.08 hrs HW=86.75' TW=0.00' (Dynamic Tailwater)

↑1=Existing Stormdrain (Inlet Controls 2.03 cfs @ 3.04 fps)

Summary for Link SP1: Study Point 1

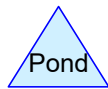
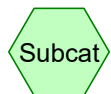
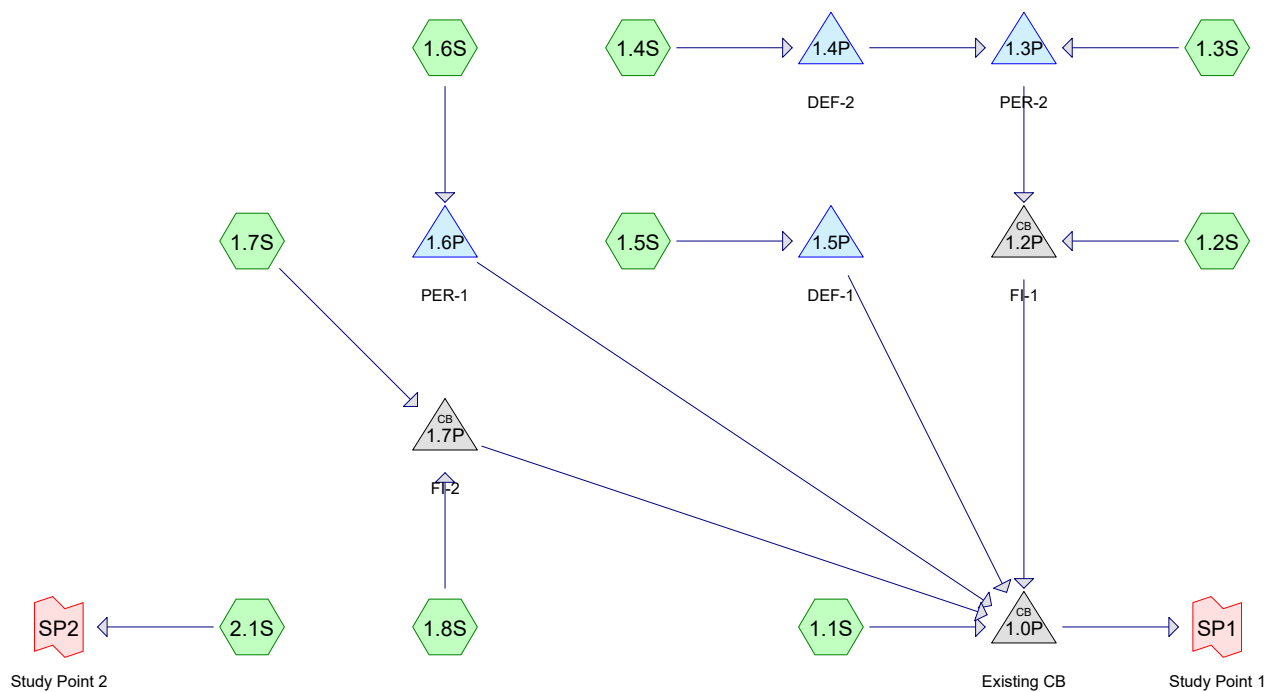
Inflow Area = 17,320 sf, 38.80% Impervious, Inflow Depth = 4.54" for 25YR event
 Inflow = 2.04 cfs @ 12.08 hrs, Volume= 6,555 cf
 Primary = 2.04 cfs @ 12.08 hrs, Volume= 6,555 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Summary for Link SP2: Study Point 2

Inflow Area = 3,630 sf, 68.04% Impervious, Inflow Depth = 4.87" for 25YR event
 Inflow = 0.45 cfs @ 12.08 hrs, Volume= 1,474 cf
 Primary = 0.45 cfs @ 12.08 hrs, Volume= 1,474 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs



Routing Diagram for 18519-01 POST
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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
6,970	80	>75% Grass cover, Good, HSG D (1.1S, 1.2S, 1.3S, 1.6S, 1.7S, 2.1S)
9,070	98	Existing Pavement (1.1S, 2.1S)
120	98	Existing Roof (1.2S)
285	94	Newly graded area, HSG D (1.4S, 1.5S)
25	98	Proposed Concrete (1.7S)
1,290	98	Proposed Pavement (1.1S, 1.3S, 1.6S, 1.8S)
1,500	98	Proposed Roof (1.4S, 1.5S)
1,690	77	Woods, Good, HSG D (1.1S, 1.2S)
20,950	90	TOTAL AREA

18519-01 POST

Type III 24-hr 2 YR Rainfall=3.10"

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Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1.1S:	Runoff Area=9,740 sf 68.38% Impervious Runoff Depth=2.26" Flow Length=140' Slope=0.0409 '/' Tc=6.0 min CN=92 Runoff=0.58 cfs 1,831 cf
Subcatchment1.2S:	Runoff Area=2,065 sf 5.81% Impervious Runoff Depth=1.33" Flow Length=50' Slope=0.0100 '/' Tc=9.4 min CN=80 Runoff=0.06 cfs 228 cf
Subcatchment1.3S:	Runoff Area=1,240 sf 41.53% Impervious Runoff Depth=1.83" Flow Length=38' Slope=0.0200 '/' Tc=6.0 min CN=87 Runoff=0.06 cfs 189 cf
Subcatchment1.4S:	Runoff Area=1,425 sf 86.32% Impervious Runoff Depth=2.76" Flow Length=15' Slope=0.0833 '/' Tc=6.0 min CN=97 Runoff=0.10 cfs 327 cf
Subcatchment1.5S:	Runoff Area=360 sf 75.00% Impervious Runoff Depth=2.76" Flow Length=15' Slope=0.0833 '/' Tc=6.0 min CN=97 Runoff=0.02 cfs 83 cf
Subcatchment1.6S:	Runoff Area=1,295 sf 38.61% Impervious Runoff Depth=1.83" Flow Length=38' Slope=0.0200 '/' Tc=6.0 min CN=87 Runoff=0.06 cfs 197 cf
Subcatchment1.7S:	Runoff Area=1,520 sf 1.64% Impervious Runoff Depth=1.33" Flow Length=45' Slope=0.0100 '/' Tc=8.6 min CN=80 Runoff=0.05 cfs 168 cf
Subcatchment1.8S:	Runoff Area=215 sf 100.00% Impervious Runoff Depth=2.87" Flow Length=20' Slope=0.0125 '/' Tc=6.0 min CN=98 Runoff=0.01 cfs 51 cf
Subcatchment2.1S:	Runoff Area=3,090 sf 79.94% Impervious Runoff Depth=2.45" Flow Length=72' Slope=0.0347 '/' Tc=6.0 min CN=94 Runoff=0.20 cfs 630 cf
Pond 1.0P: Existing CB	Peak Elev=86.41' Inflow=0.81 cfs 2,664 cf 12.0" Round Culvert n=0.010 L=111.0' S=0.0806 '/' Outflow=0.81 cfs 2,664 cf
Pond 1.2P: FI-1	Peak Elev=87.60' Inflow=0.12 cfs 417 cf 12.0" Round Culvert n=0.013 L=69.0' S=0.0200 '/' Outflow=0.12 cfs 417 cf
Pond 1.3P: PER-2	Peak Elev=88.73' Storage=9 cf Inflow=0.06 cfs 189 cf 6.0" Round Culvert n=0.013 L=53.0' S=0.0200 '/' Outflow=0.06 cfs 189 cf
Pond 1.4P: DEF-2	Peak Elev=93.09' Storage=327 cf Inflow=0.10 cfs 327 cf Outflow=0.00 cfs 0 cf
Pond 1.5P: DEF-1	Peak Elev=91.23' Storage=83 cf Inflow=0.02 cfs 83 cf Outflow=0.00 cfs 0 cf
Pond 1.6P: PER-1	Peak Elev=90.27' Storage=9 cf Inflow=0.06 cfs 197 cf Outflow=0.06 cfs 197 cf
Pond 1.7P: FI-2	Peak Elev=89.40' Inflow=0.06 cfs 219 cf Outflow=0.06 cfs 219 cf

18519-01 POST*Type III 24-hr 2 YR Rainfall=3.10"*

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Link SP1: Study Point 1

Inflow=0.81 cfs 2,664 cf

Primary=0.81 cfs 2,664 cf

Link SP2: Study Point 2

Inflow=0.20 cfs 630 cf

Primary=0.20 cfs 630 cf

Total Runoff Area = 20,950 sf Runoff Volume = 3,704 cf Average Runoff Depth = 2.12"
42.70% Pervious = 8,945 sf 57.30% Impervious = 12,005 sf

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Type III 24-hr 10YR Rainfall=4.60"

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Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1.1S:	Runoff Area=9,740 sf 68.38% Impervious Runoff Depth=3.70" Flow Length=140' Slope=0.0409 '/' Tc=6.0 min CN=92 Runoff=0.93 cfs 3,003 cf
Subcatchment1.2S:	Runoff Area=2,065 sf 5.81% Impervious Runoff Depth=2.55" Flow Length=50' Slope=0.0100 '/' Tc=9.4 min CN=80 Runoff=0.13 cfs 438 cf
Subcatchment1.3S:	Runoff Area=1,240 sf 41.53% Impervious Runoff Depth=3.19" Flow Length=38' Slope=0.0200 '/' Tc=6.0 min CN=87 Runoff=0.11 cfs 330 cf
Subcatchment1.4S:	Runoff Area=1,425 sf 86.32% Impervious Runoff Depth=4.25" Flow Length=15' Slope=0.0833 '/' Tc=6.0 min CN=97 Runoff=0.15 cfs 505 cf
Subcatchment1.5S:	Runoff Area=360 sf 75.00% Impervious Runoff Depth=4.25" Flow Length=15' Slope=0.0833 '/' Tc=6.0 min CN=97 Runoff=0.04 cfs 127 cf
Subcatchment1.6S:	Runoff Area=1,295 sf 38.61% Impervious Runoff Depth=3.19" Flow Length=38' Slope=0.0200 '/' Tc=6.0 min CN=87 Runoff=0.11 cfs 344 cf
Subcatchment1.7S:	Runoff Area=1,520 sf 1.64% Impervious Runoff Depth=2.55" Flow Length=45' Slope=0.0100 '/' Tc=8.6 min CN=80 Runoff=0.10 cfs 323 cf
Subcatchment1.8S:	Runoff Area=215 sf 100.00% Impervious Runoff Depth=4.36" Flow Length=20' Slope=0.0125 '/' Tc=6.0 min CN=98 Runoff=0.02 cfs 78 cf
Subcatchment2.1S:	Runoff Area=3,090 sf 79.94% Impervious Runoff Depth=3.91" Flow Length=72' Slope=0.0347 '/' Tc=6.0 min CN=94 Runoff=0.30 cfs 1,008 cf
Pond 1.0P: Existing CB	Peak Elev=86.57' Inflow=1.36 cfs 4,516 cf 12.0" Round Culvert n=0.010 L=111.0' S=0.0806 '/' Outflow=1.36 cfs 4,516 cf
Pond 1.2P: FI-1	Peak Elev=87.66' Inflow=0.23 cfs 768 cf 12.0" Round Culvert n=0.013 L=69.0' S=0.0200 '/' Outflow=0.23 cfs 768 cf
Pond 1.3P: PER-2	Peak Elev=88.78' Storage=11 cf Inflow=0.11 cfs 330 cf 6.0" Round Culvert n=0.013 L=53.0' S=0.0200 '/' Outflow=0.10 cfs 330 cf
Pond 1.4P: DEF-2	Peak Elev=94.01' Storage=505 cf Inflow=0.15 cfs 505 cf Outflow=0.00 cfs 0 cf
Pond 1.5P: DEF-1	Peak Elev=91.70' Storage=127 cf Inflow=0.04 cfs 127 cf Outflow=0.00 cfs 0 cf
Pond 1.6P: PER-1	Peak Elev=90.32' Storage=12 cf Inflow=0.11 cfs 344 cf Outflow=0.11 cfs 344 cf
Pond 1.7P: FI-2	Peak Elev=89.44' Inflow=0.12 cfs 401 cf Outflow=0.12 cfs 401 cf

18519-01 POST*Type III 24-hr 10YR Rainfall=4.60"*

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Link SP1: Study Point 1

Inflow=1.36 cfs 4,516 cf

Primary=1.36 cfs 4,516 cf

Link SP2: Study Point 2

Inflow=0.30 cfs 1,008 cf

Primary=0.30 cfs 1,008 cf

Total Runoff Area = 20,950 sf Runoff Volume = 6,156 cf Average Runoff Depth = 3.53"
42.70% Pervious = 8,945 sf 57.30% Impervious = 12,005 sf

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Type III 24-hr 25YR Rainfall=5.80"

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Time span=0.00-50.00 hrs, dt=0.01 hrs, 5001 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1.1S: Runoff Area=9,740 sf 68.38% Impervious Runoff Depth=4.87"
 Flow Length=140' Slope=0.0409 '/ Tc=6.0 min CN=92 Runoff=1.20 cfs 3,955 cf

Subcatchment1.2S: Runoff Area=2,065 sf 5.81% Impervious Runoff Depth=3.60"
 Flow Length=50' Slope=0.0100 '/ Tc=9.4 min CN=80 Runoff=0.18 cfs 620 cf

Subcatchment1.3S: Runoff Area=1,240 sf 41.53% Impervious Runoff Depth=4.33"
 Flow Length=38' Slope=0.0200 '/ Tc=6.0 min CN=87 Runoff=0.14 cfs 447 cf

Subcatchment1.4S: Runoff Area=1,425 sf 86.32% Impervious Runoff Depth=5.44"
 Flow Length=15' Slope=0.0833 '/ Tc=6.0 min CN=97 Runoff=0.18 cfs 647 cf

Subcatchment1.5S: Runoff Area=360 sf 75.00% Impervious Runoff Depth=5.44"
 Flow Length=15' Slope=0.0833 '/ Tc=6.0 min CN=97 Runoff=0.05 cfs 163 cf

Subcatchment1.6S: Runoff Area=1,295 sf 38.61% Impervious Runoff Depth=4.33"
 Flow Length=38' Slope=0.0200 '/ Tc=6.0 min CN=87 Runoff=0.15 cfs 467 cf

Subcatchment1.7S: Runoff Area=1,520 sf 1.64% Impervious Runoff Depth=3.60"
 Flow Length=45' Slope=0.0100 '/ Tc=8.6 min CN=80 Runoff=0.13 cfs 456 cf

Subcatchment1.8S: Runoff Area=215 sf 100.00% Impervious Runoff Depth=5.56"
 Flow Length=20' Slope=0.0125 '/ Tc=6.0 min CN=98 Runoff=0.03 cfs 100 cf

Subcatchment2.1S: Runoff Area=3,090 sf 79.94% Impervious Runoff Depth=5.10"
 Flow Length=72' Slope=0.0347 '/ Tc=6.0 min CN=94 Runoff=0.39 cfs 1,313 cf

Pond 1.0P: Existing CB Peak Elev=86.68' Inflow=1.80 cfs 6,045 cf
 12.0" Round Culvert n=0.010 L=111.0' S=0.0806 '/ Outflow=1.80 cfs 6,045 cf

Pond 1.2P: FI-1 Peak Elev=87.70' Inflow=0.31 cfs 1,067 cf
 12.0" Round Culvert n=0.013 L=69.0' S=0.0200 '/ Outflow=0.31 cfs 1,067 cf

Pond 1.3P: PER-2 Peak Elev=88.81' Storage=13 cf Inflow=0.14 cfs 447 cf
 6.0" Round Culvert n=0.013 L=53.0' S=0.0200 '/ Outflow=0.14 cfs 447 cf

Pond 1.4P: DEF-2 Peak Elev=94.75' Storage=647 cf Inflow=0.18 cfs 647 cf
 Outflow=0.00 cfs 0 cf

Pond 1.5P: DEF-1 Peak Elev=92.08' Storage=163 cf Inflow=0.05 cfs 163 cf
 Outflow=0.00 cfs 0 cf

Pond 1.6P: PER-1 Peak Elev=90.35' Storage=14 cf Inflow=0.15 cfs 467 cf
 Outflow=0.14 cfs 467 cf

Pond 1.7P: FI-2 Peak Elev=89.47' Inflow=0.16 cfs 556 cf
 Outflow=0.16 cfs 556 cf

18519-01 POST*Type III 24-hr 25YR Rainfall=5.80"*

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Link SP1: Study Point 1

Inflow=1.80 cfs 6,045 cf

Primary=1.80 cfs 6,045 cf

Link SP2: Study Point 2

Inflow=0.39 cfs 1,313 cf

Primary=0.39 cfs 1,313 cf

Total Runoff Area = 20,950 sf Runoff Volume = 8,167 cf Average Runoff Depth = 4.68"
42.70% Pervious = 8,945 sf 57.30% Impervious = 12,005 sf

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Type III 24-hr 25YR Rainfall=5.80"

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Summary for Subcatchment 1.1S:

Runoff = 1.20 cfs @ 12.08 hrs, Volume= 3,955 cf, Depth= 4.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25YR Rainfall=5.80"

Area (sf)	CN	Description
1,850	80	>75% Grass cover, Good, HSG D
1,230	77	Woods, Good, HSG D
* 6,600	98	Existing Pavement
* 60	98	Proposed Pavement
9,740	92	Weighted Average
3,080	79	31.62% Pervious Area
6,660	98	68.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	140	0.0409	1.55		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.00"
4.5					Direct Entry,
6.0	140	Total			

Summary for Subcatchment 1.2S:

Runoff = 0.18 cfs @ 12.13 hrs, Volume= 620 cf, Depth= 3.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25YR Rainfall=5.80"

Area (sf)	CN	Description
* 120	98	Existing Roof
1,485	80	>75% Grass cover, Good, HSG D
460	77	Woods, Good, HSG D
2,065	80	Weighted Average
1,945	79	94.19% Pervious Area
120	98	5.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	50	0.0100	0.09		Sheet Flow, A-B
					Grass: Short n= 0.150 P2= 2.00"

Summary for Subcatchment 1.3S:

Runoff = 0.14 cfs @ 12.09 hrs, Volume= 447 cf, Depth= 4.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25YR Rainfall=5.80"

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Type III 24-hr 25YR Rainfall=5.80"

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Area (sf)	CN	Description
* 515	98	Proposed Pavement
725	80	>75% Grass cover, Good, HSG D
1,240	87	Weighted Average
725	80	58.47% Pervious Area
515	98	41.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.7	30	0.0200	0.11		Sheet Flow, A-B
					Grass: Short n= 0.150 P2= 2.00"
0.0	8	0.0200	2.87		Shallow Concentrated Flow, B-C
					Paved Kv= 20.3 fps
1.3					Direct Entry,
6.0	38	Total			

Summary for Subcatchment 1.4S:

Runoff = 0.18 cfs @ 12.08 hrs, Volume= 647 cf, Depth= 5.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25YR Rainfall=5.80"

Area (sf)	CN	Description
* 1,230	98	Proposed Roof
195	94	Newly graded area, HSG D
1,425	97	Weighted Average
195	94	13.68% Pervious Area
1,230	98	86.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	15	0.0833	1.32		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.00"
5.8					Direct Entry,
6.0	15	Total			

Summary for Subcatchment 1.5S:

Runoff = 0.05 cfs @ 12.08 hrs, Volume= 163 cf, Depth= 5.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25YR Rainfall=5.80"

Area (sf)	CN	Description
* 270	98	Proposed Roof
90	94	Newly graded area, HSG D
360	97	Weighted Average
90	94	25.00% Pervious Area
270	98	75.00% Impervious Area

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Type III 24-hr 25YR Rainfall=5.80"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	15	0.0833	1.32		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.00"
5.8					Direct Entry,
6.0	15	Total			

Summary for Subcatchment 1.6S:

Runoff = 0.15 cfs @ 12.09 hrs, Volume= 467 cf, Depth= 4.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25YR Rainfall=5.80"

Area (sf)	CN	Description
* 500	98	Proposed Pavement
795	80	>75% Grass cover, Good, HSG D
1,295	87	Weighted Average
795	80	61.39% Pervious Area
500	98	38.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.7	30	0.0200	0.11		Sheet Flow, A-B
					Grass: Short n= 0.150 P2= 2.00"
0.0	8	0.0200	2.87		Shallow Concentrated Flow, B-C
					Paved Kv= 20.3 fps
1.3					Direct Entry,
6.0	38	Total			

Summary for Subcatchment 1.7S:

Runoff = 0.13 cfs @ 12.12 hrs, Volume= 456 cf, Depth= 3.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25YR Rainfall=5.80"

Area (sf)	CN	Description
* 1,495	80	>75% Grass cover, Good, HSG D
25	98	Proposed Concrete
1,520	80	Weighted Average
1,495	80	98.36% Pervious Area
25	98	1.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.6	45	0.0100	0.09		Sheet Flow, A-B
					Grass: Short n= 0.150 P2= 2.00"

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Type III 24-hr 25YR Rainfall=5.80"

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Summary for Subcatchment 1.8S:

Runoff = 0.03 cfs @ 12.08 hrs, Volume= 100 cf, Depth= 5.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25YR Rainfall=5.80"

Area (sf)	CN	Description
* 215	98	Proposed Pavement
215	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	20	0.0125	0.65		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.00"
5.5					Direct Entry,
6.0	20	Total			

Summary for Subcatchment 2.1S:

Runoff = 0.39 cfs @ 12.08 hrs, Volume= 1,313 cf, Depth= 5.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
Type III 24-hr 25YR Rainfall=5.80"

Area (sf)	CN	Description
620	80	>75% Grass cover, Good, HSG D
* 2,470	98	Existing Pavement
3,090	94	Weighted Average
620	80	20.06% Pervious Area
2,470	98	79.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	72	0.0347	1.27		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 2.00"
5.1					Direct Entry,
6.0	72	Total			

Summary for Pond 1.0P: Existing CB

Inflow Area = 17,860 sf, 53.39% Impervious, Inflow Depth = 4.06" for 25YR event
 Inflow = 1.80 cfs @ 12.09 hrs, Volume= 6,045 cf
 Outflow = 1.80 cfs @ 12.09 hrs, Volume= 6,045 cf, Atten= 0%, Lag= 0.0 min
 Primary = 1.80 cfs @ 12.09 hrs, Volume= 6,045 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
 Peak Elev= 86.68' @ 12.09 hrs
 Flood Elev= 90.27'

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Type III 24-hr 25YR Rainfall=5.80"

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Device	Routing	Invert	Outlet Devices
#1	Primary	85.95'	12.0" Round Existing Stormdrain L= 111.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 85.95' / 77.00' S= 0.0806 '/ Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.79 cfs @ 12.09 hrs HW=86.68' TW=0.00' (Dynamic Tailwater)↑**1=Existing Stormdrain** (Inlet Controls 1.79 cfs @ 2.91 fps)**Summary for Pond 1.2P: FI-1**

Inflow Area = 4,730 sf, 39.43% Impervious, Inflow Depth = 2.71" for 25YR event
 Inflow = 0.31 cfs @ 12.12 hrs, Volume= 1,067 cf
 Outflow = 0.31 cfs @ 12.12 hrs, Volume= 1,067 cf, Atten= 0%, Lag= 0.0 min
 Primary = 0.31 cfs @ 12.12 hrs, Volume= 1,067 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Peak Elev= 87.70' @ 12.12 hrs

Flood Elev= 94.40'

Device	Routing	Invert	Outlet Devices
#1	Primary	87.43'	12.0" Round SD-1 L= 69.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 87.43' / 86.05' S= 0.0200 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.31 cfs @ 12.12 hrs HW=87.70' TW=86.67' (Dynamic Tailwater)↑**1=SD-1** (Inlet Controls 0.31 cfs @ 1.78 fps)**Summary for Pond 1.3P: PER-2**

Inflow Area = 2,665 sf, 65.48% Impervious, Inflow Depth = 2.01" for 25YR event
 Inflow = 0.14 cfs @ 12.09 hrs, Volume= 447 cf
 Outflow = 0.14 cfs @ 12.10 hrs, Volume= 447 cf, Atten= 2%, Lag= 0.9 min
 Primary = 0.14 cfs @ 12.10 hrs, Volume= 447 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Peak Elev= 88.81' @ 12.10 hrs Surf.Area= 200 sf Storage= 13 cf

Plug-Flow detention time= 5.7 min calculated for 447 cf (100% of inflow)

Center-of-Mass det. time= 5.7 min (801.6 - 795.9)

Volume	Invert	Avail.Storage	Storage Description
#1	88.59'	906 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
88.59	200	0.0	0	0
89.42	200	30.0	50	50
90.92	200	40.0	120	170
91.42	200	40.0	40	210
94.90	200	100.0	696	906

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Type III 24-hr 25YR Rainfall=5.80"

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Device	Routing	Invert	Outlet Devices
#1	Primary	88.59'	6.0" Round 6" Underdrain L= 53.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 88.59' / 87.53' S= 0.0200 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

Primary OutFlow Max=0.14 cfs @ 12.10 hrs HW=88.81' TW=87.70' (Dynamic Tailwater)

↑ **1=6" Underdrain** (Inlet Controls 0.14 cfs @ 1.61 fps)

Summary for Pond 1.4P: DEF-2

Inflow Area = 1,425 sf, 86.32% Impervious, Inflow Depth = 5.44" for 25YR event
Inflow = 0.18 cfs @ 12.08 hrs, Volume= 647 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Peak Elev= 94.75' @ 24.34 hrs Surf.Area= 192 sf Storage= 647 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description	
#1	89.47'	752 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
89.47	192	0.0	0	0
89.48	192	40.0	1	1
90.30	192	40.0	63	64
90.31	192	20.0	0	64
91.31	192	20.0	38	103
91.32	192	40.0	1	103
92.32	192	40.0	77	180
92.33	192	100.0	2	182
95.30	192	100.0	570	752

Device	Routing	Invert	Outlet Devices
#1	Primary	89.47'	6.0" Round 6" Underdrain L= 58.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 89.47' / 88.31' S= 0.0200 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#2	Device 1	89.47'	2.410 in/hr Filtration over Surface area above 89.47' Excluded Surface area = 192 sf

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=89.47' TW=88.59' (Dynamic Tailwater)

↑ **1=6" Underdrain** (Controls 0.00 cfs)

↑ **2=Filtration** (Controls 0.00 cfs)

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Summary for Pond 1.5P: DEF-1

Inflow Area = 360 sf, 75.00% Impervious, Inflow Depth = 5.44" for 25YR event
 Inflow = 0.05 cfs @ 12.08 hrs, Volume= 163 cf
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
 Peak Elev= 92.08' @ 24.34 hrs Surf.Area= 95 sf Storage= 163 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description	
#1	88.85'	450 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
88.85	95	0.0	0	0
88.86	95	40.0	0	0
89.68	95	40.0	31	32
89.69	95	20.0	0	32
90.69	95	20.0	19	51
90.70	95	40.0	0	51
91.03	95	40.0	13	64
91.04	95	100.0	1	65
95.10	95	100.0	386	450

Device	Routing	Invert	Outlet Devices
#1	Primary	87.30'	12.0" Round SD-1 L= 62.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 87.30' / 86.05' S= 0.0200 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	88.40'	10.0" Round SD-2 L= 55.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 88.40' / 87.30' S= 0.0200 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 2	88.85'	6.0" Round 6" Underdrain L= 22.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 88.85' / 88.40' S= 0.0200 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#4	Device 3	88.85'	2.410 in/hr Filtration over Surface area above 88.85' Excluded Surface area = 95 sf

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=88.85' TW=85.95' (Dynamic Tailwater)

↑ **1=SD-1** (Passes 0.00 cfs of 3.88 cfs potential flow)
 ↑ **2=SD-2** (Passes 0.00 cfs of 0.69 cfs potential flow)
 ↑ **3=6" Underdrain** (Controls 0.00 cfs)
 ↑ **4=Filtration** (Controls 0.00 cfs)

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Summary for Pond 1.6P: PER-1

Inflow Area = 1,295 sf, 38.61% Impervious, Inflow Depth = 4.33" for 25YR event
 Inflow = 0.15 cfs @ 12.09 hrs, Volume= 467 cf
 Outflow = 0.14 cfs @ 12.10 hrs, Volume= 467 cf, Atten= 2%, Lag= 0.9 min
 Primary = 0.14 cfs @ 12.10 hrs, Volume= 467 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs
 Peak Elev= 90.35' @ 12.10 hrs Surf.Area= 200 sf Storage= 14 cf

Plug-Flow detention time= 5.6 min calculated for 467 cf (100% of inflow)
 Center-of-Mass det. time= 5.6 min (801.5 - 795.9)

Volume	Invert	Avail.Storage	Storage Description	
#1	90.12'	600 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
90.12	200	0.0	0	0
90.95	200	30.0	50	50
92.45	200	40.0	120	170
92.95	200	40.0	40	210
94.90	200	100.0	390	600

Device	Routing	Invert	Outlet Devices
#1	Primary	87.30'	12.0" Round SD-1 L= 62.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 87.30' / 86.05' S= 0.0200 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	89.08'	10.0" Round SD-2 L= 89.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 89.08' / 87.30' S= 0.0200 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#3	Device 2	90.12'	6.0" Round 6" Underdrain L= 52.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 90.12' / 89.08' S= 0.0200 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

Primary OutFlow Max=0.14 cfs @ 12.10 hrs HW=90.35' TW=86.68' (Dynamic Tailwater)

↑ **1=SD-1** (Passes 0.14 cfs of 6.04 cfs potential flow)
 ↑ **2=SD-2** (Passes 0.14 cfs of 2.43 cfs potential flow)
 ↑ **3=6" Underdrain** (Inlet Controls 0.14 cfs @ 1.63 fps)

Summary for Pond 1.7P: FI-2

Inflow Area = 1,735 sf, 13.83% Impervious, Inflow Depth = 3.84" for 25YR event
 Inflow = 0.16 cfs @ 12.11 hrs, Volume= 556 cf
 Outflow = 0.16 cfs @ 12.11 hrs, Volume= 556 cf, Atten= 0%, Lag= 0.0 min
 Primary = 0.16 cfs @ 12.11 hrs, Volume= 556 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

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Type III 24-hr 25YR Rainfall=5.80"

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Peak Elev= 89.47' @ 12.11 hrs

Flood Elev= 94.40'

Device	Routing	Invert	Outlet Devices
#1	Primary	87.30'	12.0" Round SD-1 L= 62.5' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 87.30' / 86.05' S= 0.0200 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	89.27'	10.0" Round SD-2 L= 99.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 89.27' / 87.30' S= 0.0199 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf

Primary OutFlow Max=0.16 cfs @ 12.11 hrs HW=89.47' TW=86.67' (Dynamic Tailwater)↑ **1=SD-1** (Passes 0.16 cfs of 4.89 cfs potential flow)↑ **2=SD-2** (Inlet Controls 0.16 cfs @ 1.54 fps)**Summary for Link SP1: Study Point 1**

Inflow Area = 17,860 sf, 53.39% Impervious, Inflow Depth = 4.06" for 25YR event
 Inflow = 1.80 cfs @ 12.09 hrs, Volume= 6,045 cf
 Primary = 1.80 cfs @ 12.09 hrs, Volume= 6,045 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Summary for Link SP2: Study Point 2

Inflow Area = 3,090 sf, 79.94% Impervious, Inflow Depth = 5.10" for 25YR event
 Inflow = 0.39 cfs @ 12.08 hrs, Volume= 1,313 cf
 Primary = 0.39 cfs @ 12.08 hrs, Volume= 1,313 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.01 hrs

Attachment D

Inspection, Maintenance and Housekeeping Plan



INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN

For:
Birchlane 3-Unit Apartment
Knight Street
Portland, Maine

By:
Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine

Introduction

The following plan outlines the anticipated inspection and maintenance procedures for the erosion and sedimentation control measures as well as stormwater management facilities for the project. This plan also outlines several housekeeping requirements that shall be followed during and after construction. These procedures shall be followed in order to ensure the intended function of the designed measures and to prevent unreasonably adverse impacts to the surrounding environment.

The procedures outlined in this Inspection, Maintenance and Housekeeping Plan are provided as an overview of the anticipated practices to be used on this site. In some instances, additional measures may be required due to unexpected conditions. For additional detail on any of the erosion and sedimentation control measures or stormwater management devices to be utilized on this project, refer to the most recently revised edition of the "Maine Erosion and Sedimentation Control BMP" manual and/or the "Stormwater Management for Maine: Best Management Practices" manual as published by the Maine Department of Environmental Protection (MDEP).

During Construction

1. **Inspection:** During the construction process, it is the Contractor's responsibility to comply with the inspection and maintenance procedures outlined in this section. These responsibilities include inspecting disturbed and impervious areas, erosion control measures, materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. These areas shall be inspected at least once a week as well as before and after a storm event (0.5" of rainfall), and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in any applicable permits, shall conduct the inspections.
2. **Maintenance:** All measures shall be maintained in an effective operating condition until areas are permanently stabilized. If Best Management Practices (BMPs) need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation must be completed within 7 calendar days and prior to any storm event (0.5" of rainfall).
3. **Documentation:** A log summarizing the inspections and any corrective action taken must be maintained on-site. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, material storage areas, and vehicle access.

points to the site. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to the appropriate regulatory agency upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

4. **Specific Inspection and Maintenance Tasks:** The following is a list of erosion control and stormwater management measures and the specific inspection and maintenance tasks to be performed during construction.

A. Sediment Barriers:

- Hay bale barriers, silt fences, and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- If the fabric on a silt fence or filter barrier should decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, it shall be replaced.
- Sediment deposits should be removed after each storm event (0.5" of rainfall). They must be removed before deposits reach approximately one-half the height of the barrier.
- Filter berms shall be reshaped as needed.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared, and seeded.

B. Riprap Materials:

- Once a riprap installation has been completed, it should require very little maintenance. It shall, however, be inspected periodically to determine if high flows have caused scour beneath the riprap or dislodged any of the stone.

C. Erosion Control Blankets:

- Inspect these reinforced areas semi-annually and after significant rainfall events for slumping, sliding, seepage, and scour. Pay close attention to unreinforced areas adjacent to the erosion control blankets, which may experience accelerated erosion.
- Review all applicable inspection and maintenance procedures recommended by the specific blanket manufacturer. These tasks shall be included in addition to the requirements of this plan.

D. Stabilized Construction Entrances/Exits:

- The exit shall be maintained in a condition that will prevent tracking of sediment onto public rights-of-way.
- When the control pad becomes ineffective, the stone shall be removed along with the collected soil material. The entrance should then be reconstructed.
- Areas that have received mud-tracking or sediment deposits shall be swept or

washed. Washing shall be done on an area stabilized with aggregate, which drains into an approved sediment-trapping device (not into storm drains, ditches, or waterways).

E. Temporary Seed and Mulch:

- Mulched areas should be inspected after rain events to check for rill erosion.
- If less than 90% of the soil surface is covered by mulch, additional mulch shall be applied in bare areas.
- In applications where seeding and mulch have been applied in conjunction with erosion control blankets, the blankets must be inspected after rain events for dislocation or undercutting.
- Mulch shall continue to be reapplied until 95% of the soil surface has established temporary vegetative cover.

F. Stabilized Temporary Drainage Swales:

- Sediment accumulation in the swale shall be removed once the cross section of the swale is reduced by 25%.
- The swales shall be inspected after rainfall events. Any evidence of sloughing of the side slopes or channel erosion shall be repaired and corrective action should be taken to prevent reoccurrence of the problem.
- In addition to the stabilized lining of the channel (i.e. erosion control blankets), stone check dams may be needed to further reduce channel velocity.

5. **Housekeeping:** The following general performance standards apply to the proposed project.

- A. Spill prevention: Controls must be used to prevent pollutants from being discharged from materials on-site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.
- B. Groundwater protection: During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors, accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.
- C. Fugitive sediment and dust: Actions must be taken to insure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.
- D. Debris and other materials: Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.
- E. Trench or foundation dewatering: Trench dewatering is the removal of water from

trenches, foundations, cofferdams, ponds, and other areas within the construction area that retain water after excavation. In most cases, the collected water is heavily silted and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved.

Post-Construction

1. **Inspection:** After construction, it is the responsibility of the owner or assigned heirs to comply with the inspection and maintenance procedures outlined in this section. All measures must be maintained in effective operating condition. The owner shall inspect and maintain the BMPs, including but not limited to any parking areas, catch basins, drainage swales, detention basins and ponds, pipes and related structures, in accordance with all municipal and state inspection, cleaning and maintenance requirements of the approved post-construction stormwater management plan.
2. **Specific Inspection and Maintenance Tasks:** The following is a list of permanent erosion control and stormwater management measures and the inspection and maintenance tasks to be performed after construction. If the BMP requires maintenance, repair or replacement to function as intended by the approved post-construction stormwater management plan, the owner or operator of the BMP shall take corrective action(s) to address the deficiency or deficiencies as soon as possible after the deficiency is discovered and shall provide a record of the deficiency and corrective action(s) to the local municipality in the annual report.

A. Vegetated Areas:

- Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains (>0.5") to identify active or potential erosion problems.
- Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

B. Ditches, Swales and Other Open Channels:

- Inspect ditches, swales, level spreaders and other open stormwater channels in the spring, in the late fall, and after heavy rains to remove any obstructions to flow. Remove accumulated sediments and debris, remove woody vegetative growth that could obstruct flow, and repair any erosion of the ditch lining.
- Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity.
- Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable.
- If the ditch has a riprap lining, replace riprap in areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged.

C. Culverts:

- Inspect culverts in the spring, in the late fall, and after heavy rains (>0.5") to remove any obstructions to flow.
- Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit.
- Inspect and repair any erosion damage at the culvert's inlet and outlet.

D. Removal of Winter Sand:

- Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring.
- Accumulations on pavement may be removed by pavement sweeping.
- Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader or other acceptable method.

E. Roof Drip Edges:

- These structures may not be paved over or altered in anyway. No gutter may be installed on the roof line.
- During the first year, the dripline shall be inspected semi-annually and following major storm events.
- Debris and sediment buildup shall be removed as needed. Any bare area or erosion rills shall be repaired with new stone.
- The dripline should be inspected after every major storm in the first year to be sure it is functioning properly. Thereafter, the dripline should be inspected at least once every six months to ensure that it is draining within 48 hours following a one-inch storm or greater.
- Sediment and plant debris should be removed at least annually.

F. Permeable Pavers:

- Check upslope face of stone layer to prevent clogging by eroded soil, road sand, debris and leaf litter.
- Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, cleaning of porous pavement is recommended.
- Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.
- Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at minimum.
- Pavement vacuuming should occur during fall cleanup to remove dead leaves, at minimum.
- Power washing can be an effective tool for cleaning clogged areas. This should

occur at mid pressure typically less than 500 psi and at an angle of 30 degrees or less.

- Check for debris accumulating on pavement, especially debris buildup in winter.
- For loose debris, a power/leaf blower or gutter broom can be used to remove leaves and trash.
- Check for damage to porous pavements from non-design loads.

3. Documentation:

- A. The owner or operator of a BMP or a qualified post-construction stormwater inspector hired by that person, shall, as required by the local municipality, provide a completed and signed certification on a form provided by the local municipality, certifying that the person has inspected the BMP(s) and that they are adequately maintained and functioning as intended by the approved post-construction stormwater management plan, or that they required maintenance or repair, including the record of the deficiency and corrective action(s) taken.
- B. A log summarizing the inspections and any corrective action taken must be maintained. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of controls. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to the appropriate regulatory agency upon request. A sample "Stormwater Inspection and Maintenance Form" has been included as Attachment 1 of this Inspection, Maintenance, and Housekeeping Plan.

- 4. Duration of Maintenance:** Perform maintenance as described and required for any associated permits unless and until the system is formally accepted by a municipality or quasi-municipal district, or is placed under the jurisdiction of a legally created association that will be responsible for the maintenance of the system. If a municipality or quasi-municipal district chooses to accept a stormwater management system, or a component of a stormwater system, it must provide a letter to the MDEP stating that it assumes responsibility for the system. The letter must specify the components of the system for which the municipality or district will assume responsibility, and that the municipality or district agrees to maintain those components of the system in compliance with MDEP standards. Upon such assumption of responsibility, and approval by the MDEP, the municipality, quasi-municipal district, or association becomes a co-permittee for this purpose only and must comply with all terms and conditions of the permit.

ATTACHMENT 1 – STORMWATER INSPECTION AND MAINTENANCE LOG

Birchlane 3-Unit Apartment Knight Street Portland, Maine

This log is intended to accompany the Inspection, Maintenance, and Housekeeping Plan for the proposed Birchlane 3-Unit Apartment in Portland, Maine. The following items shall be checked, cleaned, and maintained on a regular basis as specified in the Maintenance Plan and as described in the sections below. This log shall be kept on file for a minimum of five (5) years and shall be available for review by the City of Portland. Qualified personnel familiar with the drainage systems and soils shall perform all inspections. A copy of the construction and post-construction maintenance logs are provided.

General Site

INSPECTION MAINTENANCE AND HOUSEKEEPING FORM			
General Information			
Project Name:		Inspection Date:	
Project Location:		Current Weather:	
		Date / Amount Last Precip:	
BMP Owner:		Company conducting inspection:	
Owner Mailing Address:		Company Mailing Address	
Owner Phone #:		Company Phone #:	
Owner Email:		Inspector Name:	
		Inspector Email:	
Site Element	Suggested Maintenance (recm'd frequency)	Observations	Inspection Notes/Recommended Action
Vegetated Areas	Inspect Slopes/Embankments for erosion (annually)		
	Replant bare areas or areas of sparse growth (annually)		
Ditches/Swales	Remove obstructions/debris/sediment (monthly)		
	Inspect for erosion/repair as needed (annually)		
	Remove woody vegetation (annually)		
	Mow vegetated ditches (annually)		
Culverts	Remove sediment/debris from inlet/outlet aprons (annually)		
	Inspect inlet/outlet aprons for erosion, repair as needed (annually)		
	Inspect, repair as needed, riprap aprons for dislodged/sparse coverage (annually)		
Pipe Outlets	Remove sediment/debris from outlet aprons (annually)		
	Inspect outlet aprons for erosion, repair as needed (annually)		
	Inspect, repair as needed, riprap aprons for dislodged/sparse coverage (annually)		
Additional Notes/Observations:			

Roof Drip Edge Filter

INSPECTION MAINTENANCE AND HOUSEKEEPING FORM			
General Information			
Project Name:		Inspection Date:	
Project Location:		Current Weather:	
		Date / Amount Last Precip:	
BMP Owner:		Company conducting inspection:	
Owner Mailing Address:		Company Mailing Address	
Owner Phone #:		Company Phone #:	
Owner Email:		Inspector Name:	
		Inspector Email:	
BMP Element	Suggested Maintenance (recm'd frequency)	Observations	Inspection Notes/Recommended Action
Pretreatment	Sediment/Debris Removal (Annually)		
	Inspect for bare areas or rill erosion (Annually)		
Downstream Structure	Sediment Depth (Annually)		
	Floatables/Debris (Annually)		
Discharge Pipe	Ground Stabilized (>1" rain, Annually)		
Embankments	Review for signs of erosion (Twice Annually)		
Stone	Trim overgrown vegetation with string trimmer (annually)		
	Review trench for evidence of vehicular traffic or storage of snow within footprint (annually)		
	Confirm no excessive ponding of water (annually)		
Additional Notes/Observations:			

Permeable Pavers

INSPECTION MAINTENANCE AND HOUSEKEEPING FORM			
General Information			
Project Name:		Inspection Date:	
Project Location:		Current Weather:	
		Date / Amount Last Precip:	
BMP Owner:		Company conducting inspection:	
Owner Mailing Address:		Company Mailing Address	
Owner Phone #:		Company Phone #:	
Owner Email:		Inspector Name:	
		Inspector Email:	
BMP Element	Suggested Maintenance (recm'd frequency)	Observations	Inspection Notes/Recommended Action
Forebay/Pretreatment	Sediment/Debris Removal (Annually)		
	Inspect for bare areas or rill erosion (Annually)		
Outlet Control Structure	Sediment Depth (Annually)		
	Floatables/Debris (Annually)		
Discharge Pipe	Ground Stabilized (>1" rain, Annually)		
Upgradient Drainage Areas	Review for signs of erosion (Twice Annually)		
Porous Surface	Remove fallen leaf debris (fall-annually)		
	Review surface for rutting or raffeling of pavement surface (annually)		
	Confirm pond drains in 24-48 hours for water quality volume (annually)		
Additional Notes/Observations:			

25: CONSISTENCY WITH CITY MASTER PLANS (14-526 (c) 1)

Identify consistency with master plans

- a. A formal Master Plan for the North Deering area of the City is not available. The proposed new residential building is consistent with the adjacent uses and will not create an eyesore or diminish the neighborhood characteristics nor will the proposed site development include features that will burden the City's resources.

Proposed easements, rights and improvements to connect or continue off-premises public infrastructure, as applicable

- b. Connections are limited to extension of existing/available public services as shown on the enclosed Site Plans.

26: PUBLIC SAFETY AND CRIME PREVENTION (14-526(c))

Address Crime Prevention through Environmental Design (CPTED) (Technical Manual, Section 3)

Natural Surveillance: The site design allows formal and non-formal natural surveillance increasing safety of users and deterring possible offenders. The proximity of the existing residences and the new building to the internal access drive enable occupants and visitors to observe movement and activities on the site during the day and at night. A mechanical surveillance system is not proposed as part of this project.

Mechanical Access Control: Not applicable. Mechanical access controls are not proposed.

Emergency vehicle access

2.b. There is adequate access to the site for emergency vehicles. Please see the plan set. The proposed new building is an expansion to an approved PRUD development. The access drive will remain as it exists without change to the vehicular circulation pattern. We note that the access drive requires a small expansion to maintain the required 20'-wide travel lane. Reference is made to Sheet 03-Site Plan enclosed in this submittal

Address consistency with public safety standards (Technical Manual, Section 3)

The site design complies with the applicable sections of the Technical Design Manual in the following manner:

Fire Hydrant Standard: There is an existing fire hydrant approximately 200 LF from the new building location at the intersection of Knight Street and Maplewood Street.

Site Access Standards: Fire Department vehicles can enter the site via the existing drive. Direct access to three sides of the new building is available from the existing drive.

Street Numbers: The assigned street numbers will be placed on the new building façade as required by the City of Portland.

Submit a code summary referring NFPA 1 and all Fire Department standards (Technical Manual, Section 3)-Fire Checklist. Please see the attached Fire Department Checklist, this section.



**PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST**



#18519-01

A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant **Birchlane, LLC , 198 Saco Ave., Old Orchard Beach, ME 04064 (207) 934-7762**
- 2.
3. Name address, telephone number of architect/designer: **Richard Pellerin, 132 Airport Rd. #4, Sanford, ME 04073 (207) 324-2174**
4. Proposed uses of any structures [NFPA and IBC classification]
- 5.
6. Square footage of all structures [total and per story] **4,500 SF Gross
1,500 SF 1st Fl
1,500 SF 2nd Fl
1,500 SF 3rd Fl**
7. Elevation of all structures **35' Max, See Elevation Plans**
8. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
9. Hydrant locations **< 300 LF from proposed building at the intersection of Knight Street and Maplewood Street**
10. Water main[s] size and location **2" domestic water service and 2" fire protection extending from existing main at White Birch Lane and Knight Street**
11. Access to all structures [min. 2 sides] **Yes. Access to 3 sides from existing internal drive**
12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

NOTE: The applicant is using the plans recently approved for the 6 White Birch Lane dwelling in the same development. New plans are not being prepared for this project.

Some structures may require Fire flows using annex H of NFPA 1

27: AVAILABILITY AND ADEQUACY OF PUBLIC UTILITIES (14-526 (c) 3)

Technical Manual, Sections 2 & 9

Electrical services, including providing underground services

Electrical service will extend from an existing utility pole where they will drop utilities to a new transformer and extendin underground to the new building per CMP. Reference is made to the appended plan 05-Utility Plan.

Identify existing and proposed connections for public utilities and required public utility upgrades

See enclosed plan set for proposed utilities connections. Natural gas is available within the existing drive and connection will be coordinated directly with local supplier, Unitil. Water service will be provided by Portland Water District. The water service includes the installation of a new 2" fire service and 2" domestic service line from the water main within the existing drive. All design and connections will be reviewed by and coordinated directly with the utility companies.

Sewer line connections are required, if there is a main within 200 feet

Sanitary sewer service to be connected to an existing sewer manhole that is located at the intersection of Knight Street and White Birch Lane. The proposed sewer service will be installed and connected in accordance with City standards.

Proposed solid waste management facilities on-site and management for the site

Solid waste in the form of typical residential household trash (MSW) will be generated from each of the three units. Tenants will be responsible for bringing their trash to the existing on-site dumpster.

Construction debris associated with the building construction, including clean wood, material packaging, cardboard, etc. will be collected in large onsite construction dumpsters. Proposed improvements will result in approximately 39.5 cy of building construction waste.

$$\begin{aligned} 4,500 \text{ s.f. (gross) building} \times 4.39 \text{ lbs./s.f. waste} &= 19,755 \text{ lbs. of waste} \\ 19,755 \text{ lbs}/500 \text{ lbs./c.y.} &= 39.5 \text{ c.y. of waste} \end{aligned}$$

Construction will also require removal of a pavement which will generate approximately 30 c.y. of waste. Very minimal tree clearing is anticipated for the project.

Written evidence of the ability to serve from utility companies, as applicable

Please refer to ability/capacity to serve correspondence regarding water and sewer service for this project that is enclosed in this section.



April 17, 2019
18519-01

Bradley Roland, P.E., Senior Project Engineer
Portland Public Works
212 Canco Road
Portland, ME 04103

Request for Acceptance of Wastewater Flow
Birchlane 3-Unit Apartment
Knight Street, Portland

Dear Mr. Roland:

Sebago Technics, Inc., as part of a design team, has been retained to prepare plans and permit applications for the proposed three-unit apartment building to be located on Knight Street in Portland. The site is located off of Allen Avenue at the intersection of Knight Street and White Birch Lane in the North Deering section of the city. The proposed development consists of a 1,500 square-foot apartment complex located within an existing Planned Residential Unit Development (PRUD). A site location map is attached for your reference.

As seen in the enclosed plans, the proposed system is anticipated to consist of approximately 70 linear feet of sewer service, connecting to an existing manhole located in Knight Street. The proposed sewer connection between the existing manhole in Knight Street and the proposed development is 6-inch diameter PVC pipe. All sewer services are less than 10-feet in depth from the ground surface. Enclosed you will also find the City of Portland Wastewater Capacity Application.

We are hopeful that we have provided sufficient information for you to review the proposed project and to provide comments on the proposed sanitary sewer service connection. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Mathew Orr".

Mathew Orr, EI
Civil Engineer

MKO/cab
Enc.

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Bradley Roland, P.E.
Water Resources Division

brad@portlandmaine.gov

Date: April 17, 2020

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: Knight Street (Birch Meadow Apartments, 27 Existing Units)

Chart Block Lot Number: 437-A-35

Proposed Use: New 3-Unit Residential Building

Previous Use: Unimproved Land within a PRUD

Existing Sanitary Flows: n/a GPD

Existing Process Flows: n/a GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

Site Category	Commercial (<i>see part 4 below</i>)	☐
	Industrial (<i>complete part 5 below</i>)	☐
	Governmental	☐
	Residential	☒
	Other (<i>specify</i>)	☐

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: Shukria Wiar Phone: (207) 874-8719, Portland Planning
 Owner/Developer Name: Owner: Birchlane, LCC Developer: King Real Estate
 Owner/Developer Address: King Real Estate, 198 Saco Ave., Old Orchard Beach, ME 04064
 Phone: (207) 934-7622 Fax: c/o Richard Pelletier E-mail: rhp1148@gmail.com
 Engineering Consultant Name: Sebago Technics, Inc. c/o Craig Burgess, P.E.
 Engineering Consultant Address: 75 John Roberts Road, Suite 4A, S. Portland, ME 04106
 Phone: (207) 200-2081 Fax: (207) 856-2206 E-mail: cburgess@sebagotechnics.com

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 810 GPD

Peaking Factor/ Peak Times: 5 PM - 7 PM

Specify the source of design guidelines: (*i.e.* "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify) State of Maine Subsurface Wastewater Disposal Rules

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

Section 4.E.2: 90 GPD per bedroom for multiple family dwelling units with multiple bedrooms.

9 Bedrooms x 90 GPD per Bedroom = 810 GPD Total

n/a **4. Please, Submit External Grease Interceptor Calculations.**

Total Drainage Fixture Unit (DFU) Values: _____

Size of External Grease Interceptor: _____

Retention Time: _____

Peaking Factor/ Peak Times: _____

Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet.

n/a **5. Please, Submit Industrial Process Wastewater Flow Calculations**

Estimated Industrial Process Wastewater Flows Generated: _____ GPD

Do you currently hold Federal or State discharge permits? _____

Yes _____ No _____

Is the process wastewater termed categorical under CFR 40? _____

Yes _____ No _____

OSHA Standard Industrial Code (SIC): _____

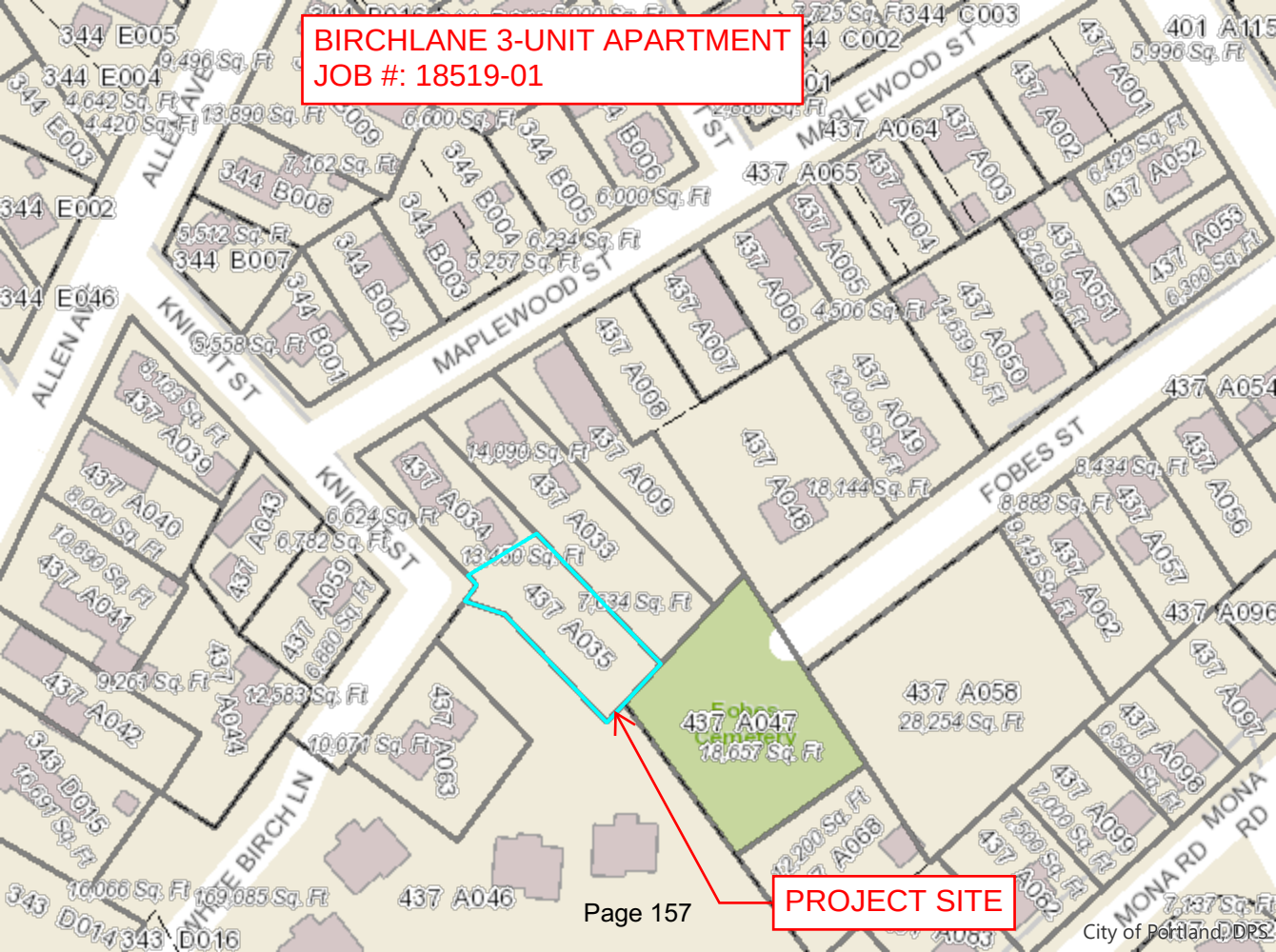
(<http://www.osha.gov/oshstats/sicser.html>)

Peaking Factor/Peak Process Times: _____

Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps.

Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided, or attached, as a separate sheet.

**BIRCHLANE 3-UNIT APARTMENT
JOB #: 18519-01**





April 17, 2020
18519-01

MEANS Group
Portland Water District
225 Douglass Street
Portland, ME 04104

Ability to Serve Request
Birchlane 3-Unit Apartment
Knight Street, Portland

Dear MEANS Group:

Sebago Technics, Inc., as part of a design team, has been retained to prepare plans and permit applications for the proposed three-unit apartment building to be located on Knight Street in Portland. The site is located off of Allen Avenue at the intersection of Knight Street and White Birch Lane in the North Deering section of the city. The proposed development consists of a 1,500 square-foot apartment complex located within an existing Planned Residential Unit Development (PRUD). A site location map is attached for your reference.

As seen in the enclosed plans, a proposed 2-inch domestic service and 2-inch fire service will extend from the existing main which is located within Knight Street. An approximate fixture count is attached for use by the District with a combined fixture value of 92.6.

We are hopeful that we have provided sufficient information for you to review the proposed project and to provide comments on the proposed water service connection. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

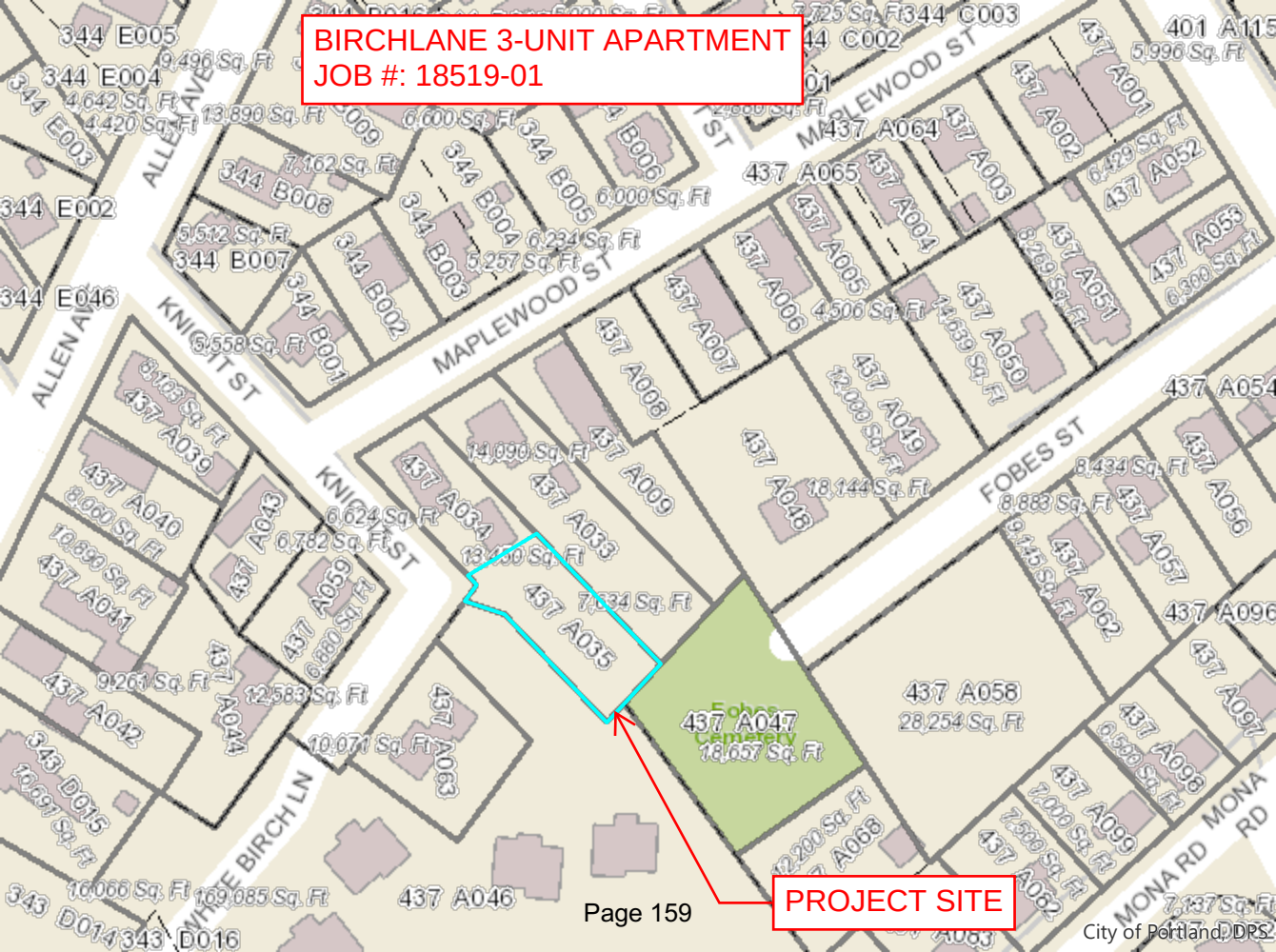
SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Mathew Orr".

Mathew Orr, EI
Civil Engineer

MKO/cab
Enc.

**BIRCHLANE 3-UNIT APARTMENT
JOB #: 18519-01**



PROJECT SITE

Peak Flow Based on Fixture Count

Customer	KING REAL ESTATE
Street Address	KNIGHT STREET
City	PORTLAND

Fixture	Fixture Value 60 psi		No. of Fixtures		Fixture Value
Bathtub	8	x	3	=	24
Bedpan Washers	10	x	0	=	0
Bidet	2	x	0	=	0
Dental Unit	2	x	0	=	0
Drinking Fountain - Public	2	x	0	=	0
Kitchen Sink	2.2	x	3	=	6.6
Lavatory	1.5	x	6	=	9
Showerhead (Shower Only)	2.5	x	0	=	0
Service Sink	4	x	0	=	0
Toilet -Flush Valve	35	x	0	=	0
-Tank Type	4	x	6	=	24
Urinal -Pedestal Flush Valve	35	x	0	=	0
-Wall Flush Valve	16	x	0	=	0
Wash Sink (Each Set of Faucets)	4	x	0	=	0
Dishwasher	2	x	3	=	6
Washing Machine	6	x	3	=	18
Hose (50 ft. Wash Down) -1/2 in.	5	x	1	=	5
-5/8 in.	9	x	0	=	0
-3/4 in.	12	x	0	=	0

Combined Fixture Value Total

92.6

Customer Peak Demand From Fig. 4-2 or 4-3
Pressure Factor From Table 4-1

No. of Irrigation Sections (Areas of 100 sq. ft.)	
Irrigation Factor (1.16-Spray Systems, 0.40-Rotary Systems)	
Hose Bibs for Irrigation:	
Size	Fixture Value
1/2"	
5/8"	
3/4"	

Total Fixed Demand (Peak Flow)

0 gpm

Table 4-1 Pressure Adjustment Factors

Working Pressure at Meter Discharge (psi)	Pressure Adjustment Factor
35	0.74
40	0.80
50	0.90
60	1.00
70	1.09
80	1.17
90	1.25
100	1.34

Adapted from AWWA Manual M22 table 4-1

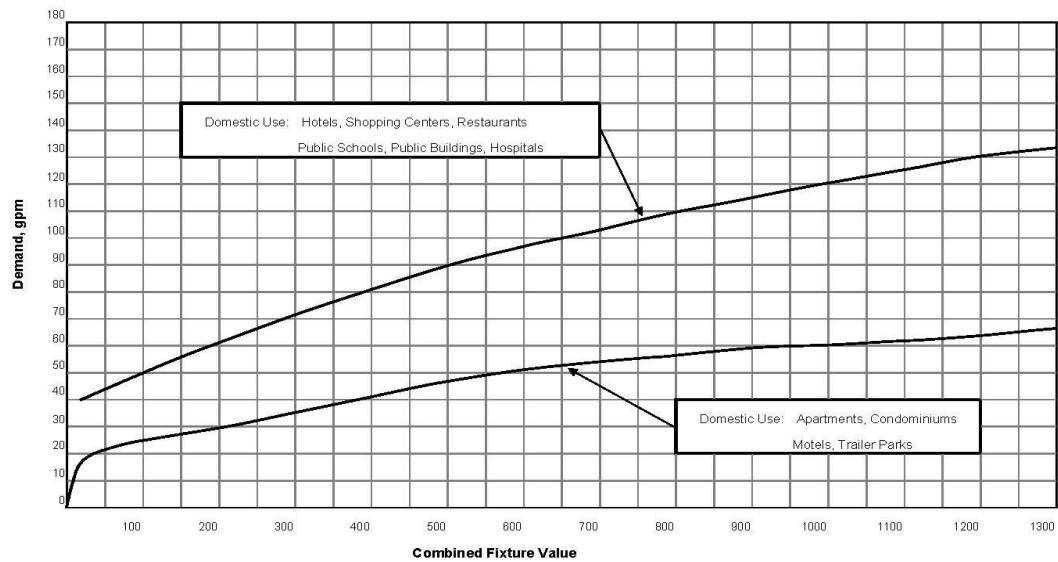


Figure 4-2 Water flow demand per fixture value - low range

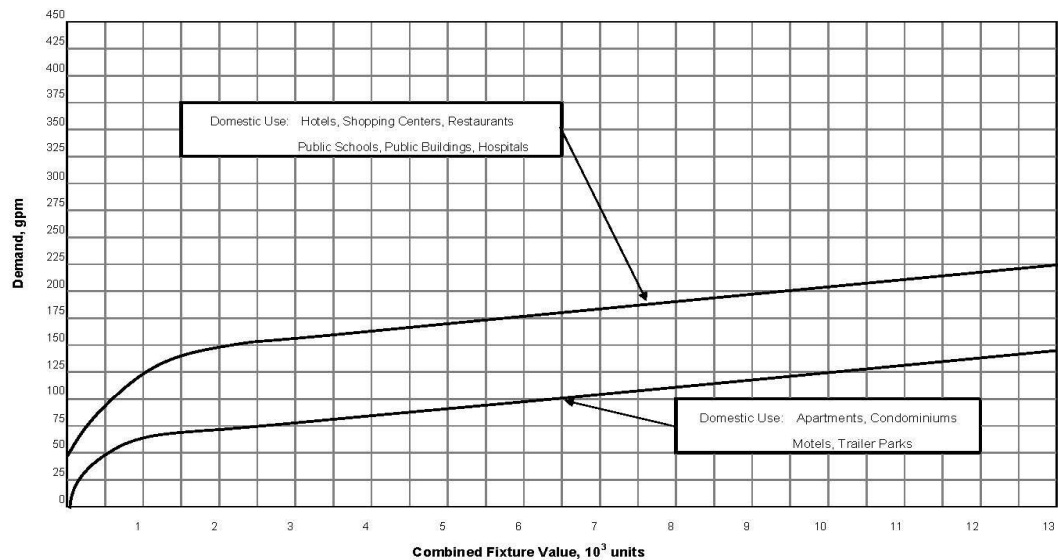


Figure 4-3 Water flow demand per fixture value - High range



CITY OF PORTLAND
Department of Public Works
Christopher C. Branch, P.E., Director

Date: June 16, 2020

Re: Wastewater Capacity Authorization

Address: 2 White Birch Lane

Applicant: Birchlane, LLC – King Real Estate

Planner: Shukria Wiar

Anticipated Wastewater Flow:

Estimate of Anticipated Design Flows				
Development	Unit Size	Number of Units	Gallons per Day per Unit	Total Gallons per Day
Existing flow to be removed				
Vacant				0
Proposed flow				
Multiple Family Dwelling Units	3-Bedroom	3	270	810
Net Change				+ 810
*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition				

Comments:

The Department of Public Works, which includes the Water Resource Division, have reviewed and determined that the downstream sewers from the project address have the capacity to convey the estimated dry weather wastewater flows which will be generated from this development.

If the City can be of further assistance, please contact me at all 874-8840 or brad@portlandmaine.gov

Sincerely,

Bradley A. Roland, P.E.
 Senior Project Engineer

28: MASSING, VENTILATION AND WIND IMPACT (14-526(d) 1)

Wind and ventilation impacts on adjoining structures and/or adjacent public spaces.

Windy study, if applicable

The proposed building will not result in health or safety problems due to reduction in ventilation to adjoining structures or adjacent public spaces. A wind study is not applicable to this site development.

Bulk, location or height impacts on adjoining structures

The bulk, location, and height of the proposed buildings will not minimize the value or utility to neighboring structures. The proposed development is consistent in size and scale and use with other multi-unit neighborhood properties and is an allowed use in the district.

Identify and locate HVAC equipment and venting away from public spaces and residential properties

Residential scale HVAC equipment (heat pumps) will be utilized. Reference is made to the vendor email response, this section, indicating that the pumps meet state and federal standards

Identify screening and manufacturing specifications for noise, if applicable

Not applicable.

Craig Burgess

From: Tompkins, Caton <CTompkins@homans.com>
Sent: Friday, July 12, 2019 9:50 AM
To: Craig Burgess; King Weinstein
Cc: rhp1148@gmail.com
Subject: Mitsubishi Heat Pumps

Hi Craig,

Regarding our brand of Mitsubishi M&P Series heat pumps that you are looking at for your job in Portland: They will meet the State of Maine and Federal standards that you inquired about.

Best Regards,



Caton Tompkins

Territory Manager

p: 207-874-9500

m: 207-310-3908

a: 111C Pine Tree Industrial Pkwy.
Portland, ME 04103

w: <http://www.homans.com>



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29: SHADOWS (14-526 9d), if applicable

Shadow analysis of impacts on publicly accessible open space (Technical Manual, Section 11)

Not applicable. There are no publicly accessible open spaces areas that will be affected by shadows from the proposed new building.

30: SNOW AND ICE LOADING (14-526 (d) 3)

Building design to prevent snow and ice from loading or falling onto adjacent properties or public ways

Not applicable. The proposed new building is not located adjacent to a public way or in close proximity to adjacent properties where snow or ice is of concern.

31: VIEW CORRIDORS (14-526 (d)4)

Protection of designated view corridors (Portland Design Manual, Appendix 1)

Not applicable. The site is not located in a view corridor as identified in the City of Portland Downtown Vision View Corridor Protection Plan, Portland Design Manual, Appendix 1.

32: HISTORIC RESOURCES (14-526(d) 5)

Identify developments within Historic Districts or affecting Designated Landmarks

Certificate of Appropriateness or other evidence

Identify Developments within 100 feet of Historic Districts of affecting Designated Landmarks. Advisory HP review may be required

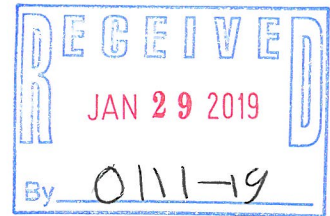
Address preservation and documentation of Archaeological Resources

Per review of available City information, the proposed new residential building is not located in a City Historic District and will not affect a designated landmark. The response received from the Maine Historic Preservation Commission (MHPC) does not indicate the presence of historical or archaeological within the vicinity of site is enclosed in this section. Reference is made to the letter dated February 4, 2019, this section.



January 24, 2019
18519

Mr. Kirk Mohney
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04039-0065



Re: Proposed New 3-Unit Residential Building, Birch Meadows Apartments
12 White Birch Lane, Portland

Dear Mr. Mohney

On behalf of King Real Estate, Sebago Technics formally requests a site review for the construction of a new 3-unit, 2-story residential building in proposed in an existing Planned Residential Unit Development (PRUD) known as Birch Meadow Apartments on a ±3.9-acre lot in the City of Portland at 12 White Birch Lane. This proposed project includes the new building, parking, utilities and other associated site improvements. The site is located within the North Deering Section of Portland off Allen Avenue in a dense residential area consisting of multi-family units and single-family homes.

Sebago Technics intends to file Level III Site Plan Application with the City. We have reviewed City resources and determined that the development site is not located within a designated Historic District. We respectfully request a review by the Maine Historic Preservation Commission for any Archaeological or Historic Sites within or adjacent to the redevelopment area in accordance with the provisions of 36 CFR, Part 800, Section 106.

We have enclosed a site location map and a selection of keyed assessor cards with photos depicting abutting/nearby structures that are 50 years or older. At your earliest convenience, please review and forward your findings. If you have any questions or need further information please do not hesitate to contact me at snichols@sebagotechnics.com.

Sincerely,

SEBAGO TECHNICS, INC.

Stefanie Nichols
Permitting Specialist/Project Coordinator

enc.

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirk F. Mohney,
State Historic Preservation Officer
Maine Historic Preservation Commission

2/4/19
Date

33: EXTERIOR LIGHTING (14-526 (d) 6)**Cut sheets of on-site light fixtures and any architectural or specialty lights (Technical Manual, Section 12)**

The building lighting includes five wall-mounted *Nighttime Friendly*™ fixtures to direct illumination to the building entry and provide illumination within the unit privacy areas at the rear of the building. The selected fixture is a Lithonia D-Series Size 2 LED Wall Luminaire (DSXW2). Reference is made to the light cut sheet that is included in this section. A photometric plan is also included in this supplement to the original submittal; therefore, the formal waiver requested for the photometric plan included in Section 7 is no longer relevant.

Engineered details for any lights proposed in the street right-of-way (Technical Manual, Section 10)

No lights are proposed in a street right-of-way.



d^{series}

D-Series Size 2 LED Wall Luminaire



Specifications Luminaire

Width: 18-1/2" (47.0 cm) **Weight:** 21 lbs (9.5 kg)

Depth: 10" (25.4 cm)

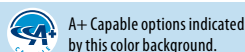
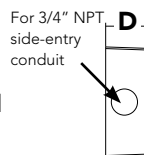
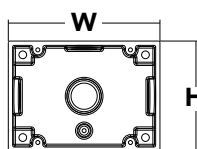
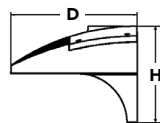
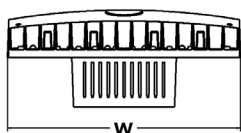
Height: 7-5/8" (19.4 cm)

Back Box (BBW)

Width: 5-1/2" (14.0 cm) **BBW Weight:** 1 lbs (0.5 kg)

Depth: 1-1/2" (3.8 cm)

Height: 4" (10.2 cm)



Catalog
Number

Notes 12 WHITE BIRCH LANE, PORTLAND

Type

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED							
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT ³	Shipped included (blank) Surface mounting bracket Shipped separately⁶ BBW Surface-mounted back box (for conduit entry)	Shipped installed
		530 530 mA	40K 4000 K	T2M Type II Medium	120 ⁴		PE Photoelectric cell, button type ⁷
	30C 30 LEDs (three engines)	700 700 mA	50K 5000 K	T3S Type III Short	208 ⁴		PER NEMA twist-lock receptacle only (control ordered separately) ⁸
		1000 1000 mA ¹ (1 A)	AMBPC Amber phosphor converted ²	T3M Type III Medium	240 ⁴		PER5 Five-wire receptacle only (control ordered separately) ^{8,9}
				T4M Type IV Medium	277 ⁴		PER7 Seven-wire receptacle only (control ordered separately) ^{8,9}
				TFTM Forward Throw Medium	347 ^{4,5}		DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
					480 ^{4,5}		PIR 180° motion/ambient light sensor, <15' mtg ht ^{10,11}
							PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{10,11}
							PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{11,12}
							PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{11,12}

Other Options		Finish (required)			
Shipped installed		Shipped separately¹³			
SF	Single fuse (120, 277, 347V) ³	BSW	Bird-deterrent spikes	DDBXD	Dark bronze
DF	Double fuse (208, 240, 480V) ³	VG	Vandal guard	DBLXD	Black
HS	House-side shield ⁴			DNAXD	Natural aluminum
SPD	Separate surge protection ¹³			DWHXD	White
				DSSXD	Sandstone
				DDBTXD	Textured dark bronze
				DBLBXD	Textured black
				DNATXD	Textured natural aluminum
				DWHGXD	Textured white
				DSSTXD	Textured sandstone



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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁴
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁴
DSHORT SBK U	Shorting cap (Included when ordering PER, PER5 or PER7) ¹⁴
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2VG U	Vandal guard accessory
DSXW2BBW	Back box accessory
DOBXD U	(specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- 1000mA is not available with AMBPC.
- AMBPC is not available with 1000mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
- Also available as a separate accessory; see Accessories information.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 for functionality.
- PIR and PIR1FC3V specify the [SensorSwitch SBGR-10-ODP](#) control; PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Motion Sensor Guide](#) for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
- See the electrical section on page 2 for more details.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350 mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,008	1	0	1	120
			T2M	2,709	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,969	1	0	1	119
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,977	1	0	1	119
			TFTM	2,753	1	0	1	110	2,956	1	0	1	118	2,975	1	0	1	119
	530 mA	36W	T2S	4,030	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118
			T3S	3,978	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119
			T3M	4,044	1	0	2	112	4,343	1	0	2	121	4,370	1	0	2	121
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,310	1	0	1	120
			TFTM	3,987	1	0	1	111	4,281	1	0	1	119	4,308	1	0	1	120
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118
			T2M	4,991	1	0	2	106	5,360	1	0	2	114	5,393	1	0	2	115
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116
			T3M	5,148	1	0	2	110	5,529	1	0	2	118	5,563	1	0	2	118
			T4M	5,080	1	0	2	108	5,455	1	0	2	116	5,488	1	0	2	117
			TFTM	5,075	1	0	2	108	5,450	1	0	2	116	5,484	1	0	2	117
	1000 mA	73W	T2S	7,147	2	0	2	98	7,675	2	0	2	105	7,723	2	0	2	104
			T2M	6,954	2	0	2	95	7,467	2	0	2	102	7,514	2	0	2	103
			T3S	7,057	1	0	2	97	7,579	1	0	2	104	7,627	1	0	2	104
			T3M	7,172	2	0	3	98	7,702	2	0	3	106	7,751	2	0	3	106
			T4M	7,076	1	0	2	97	7,599	1	0	2	104	7,646	1	0	2	105
			TFTM	7,071	1	0	2	97	7,594	1	0	2	104	7,641	1	0	2	105
30C (30 LEDs)	350 mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,494	1	0	1	125
			T2M	4,048	1	0	1	112	4,346	1	0	2	121	4,373	1	0	2	121
			T3S	4,108	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123
			T3M	4,174	1	0	2	116	4,483	1	0	2	125	4,510	1	0	2	125
			T4M	4,119	1	0	1	114	4,423	1	0	2	123	4,450	1	0	2	124
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,446	1	0	1	124
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,484	1	0	1	120
			T2M	5,838	1	0	2	108	6,270	2	0	2	116	6,308	2	0	2	117
			T3S	5,926	1	0	2	110	6,364	1	0	2	118	6,403	1	0	2	119
			T3M	6,023	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121
			T4M	5,942	1	0	2	110	6,380	1	0	2	118	6,420	1	0	2	119
			TFTM	5,937	1	0	2	110	6,376	1	0	2	118	6,415	1	0	2	119
	700 mA	71W	T2S	7,403	2	0	2	104	8,170	2	0	2	115	8,221	2	0	2	116
			T2M	7,609	2	0	2	107	7,949	2	0	2	112	7,998	2	0	2	113
			T3S	7,513	1	0	2	106	8,068	1	0	2	114	8,118	1	0	2	114
			T3M	7,635	2	0	3	108	8,199	2	0	3	115	8,250	2	0	3	116
			T4M	7,534	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115
			TFTM	7,527	1	0	2	106	8,082	2	0	2	114	8,134	2	0	2	115
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103	11,311	2	0	2	104
			T2M	10,184	2	0	3	93	10,936	2	0	3	100	11,005	2	0	3	101
			T3S	10,335	2	0	2	95	11,099	2	0	2	102	11,169	2	0	2	102
			T3M	10,505	2	0	3	96	11,280	2	0	3	103	11,351	2	0	3	104
			T4M	10,365	2	0	2	95	11,129	2	0	2	102	11,198	2	0	2	103
			TFTM	10,356	2	0	2	95	11,121	2	0	3	102	11,190	2	0	3	103

Note:

Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C 32°F	1.02
10°C 50°F	1.01
20°C 68°F	1.00
25°C 77°F	1.00
30°C 86°F	1.00
40°C 104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

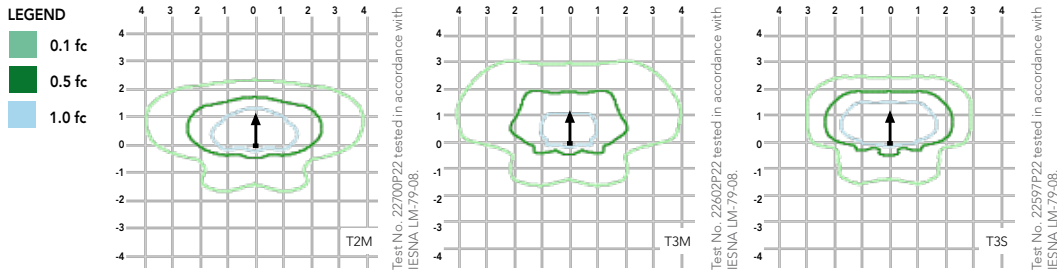
✓ Recommended

⊘ Will not work

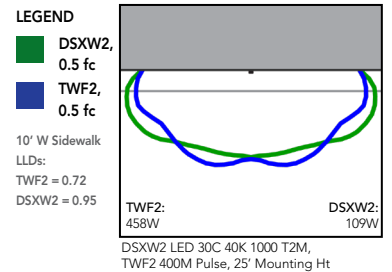
⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

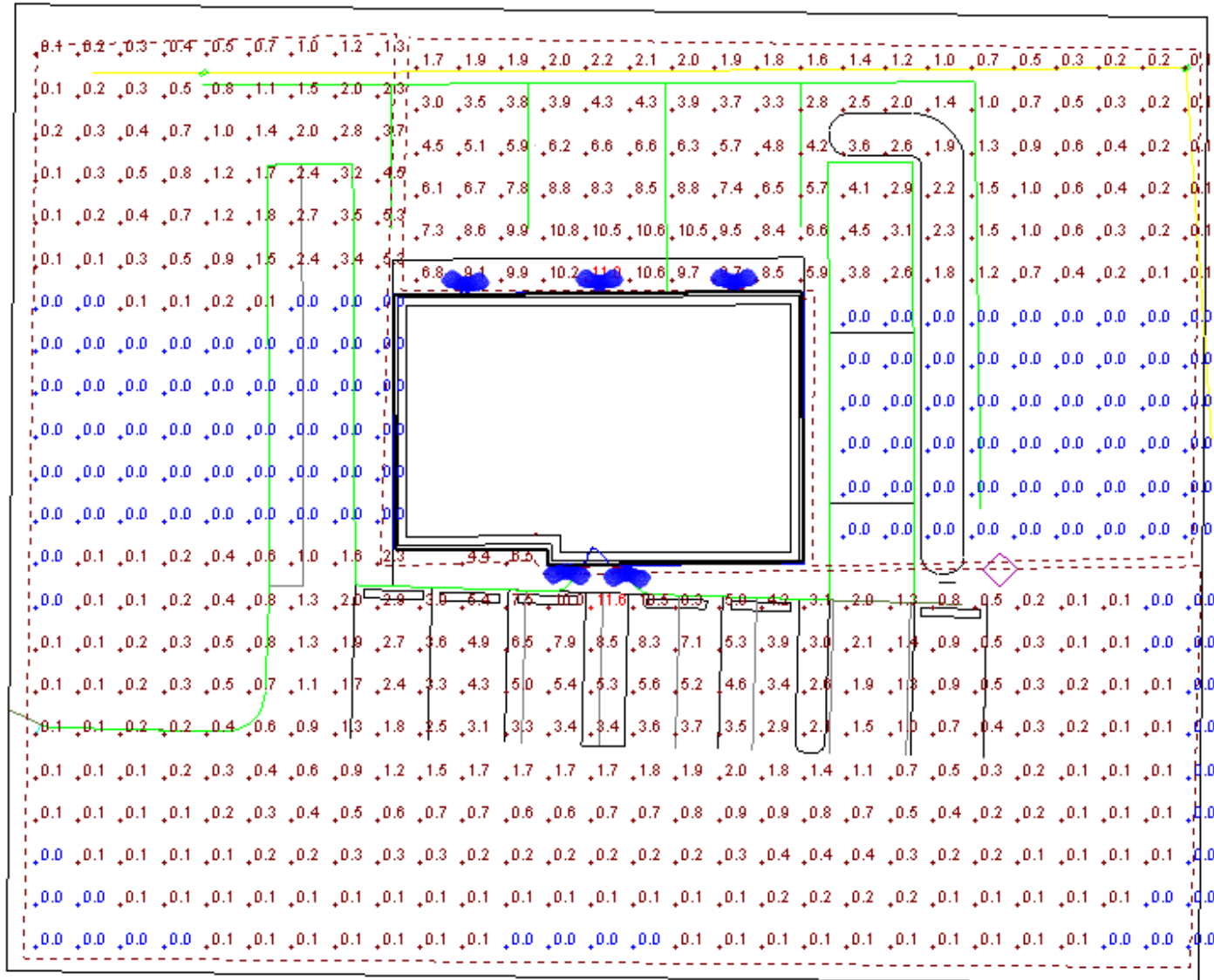


Photometrics for 12 White Birch Lane Sebang, Maine

Designer
Lee Consavage
Seacoast
Consulting
Engineers, Eliot,
ME
5/2020

Scale
Not to Scale
Drawing No.
PH1
Summary

1 of 1



Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lamp	Filename	Light Loss Factor	Lumens Per Lamp	Wattage
	W2	5	Lithonia Lighting	DSXW2 LED 20C 700 50K T3M MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 700mA DRIVER, 5000K LED, TYPE 3 MEDIUM OPTIC	1	LED	DSXW2_LED_20C_700_50K_T3M_MVOLT.ies	1	5563	47

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Calc Zone #1	+	1.1 fc	11.6 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	2.6 fc	11.0 fc	0.0 fc	N/A	N/A



34: NOISE AND VIBRATION (14-526(d)7)

Evidence of noise levels for equipment, such as equipment specifications, to demonstrate consistency with zoning requirements

- (i), (ii) The proposed HVAC equipment is limited to residential-scale heat pumps meeting applicable local zoning standards. See Section 28-Mass, Ventilation, Wind Impact for additional information.

We note that an emergency generator is not proposed as part of this project therefore generator maintenance, testing and noise standards are not applicable.

35: SIGNAGE AND WAYFINDING (14-526(d)8), if applicable

Signage plan showing the location, dimensions, height and setback of all existing and proposed signs. Signs in Historic Districts are reviewed by Historic Preservation staff

All signage shall meet applicable requirements of Division 22 of the City Code, in addition to:

- (i) Historic Preservation: Not applicable
- (ii) Commercial Signage and Directional Traffic Signage: Not applicable
- (iii) On-site directional traffic signage: Not applicable, no new internal signage proposed.
- (iv) Waiver criteria: Not applicable, no signage waivers requested.

36: ZONE RELATED STANDARDS (14-526(d) 5)

The new residential building is subject to the PRUD design standards found in the City of Portland Design Standards Manual adopted May 11, 2010 per *(h) Planned Residential Unit Developments (PRUDS) in the R-3, R-5, and R5-A Residential Zones and Manufactured Housing Parks in any zone in addition to the provisions of Section 14-526(a) as follows:*

The applicant offers the same building design that was recently approved at 6 Birch Lane within the same PRUD development site.

- a. Design relationship to site: The building placement is based on existing site conditions of the previously established PRUD. The building is setback from the White Birch Lane and Knight Street along an existing entry drive and is consistent with the other building placement nearby. The proposed new building is set apart from the rest of the development and the communal open space, however, the new dwelling is in close proximity that allows a fluid expansion to the PRUD.
- b. Internal design character and relationship to surrounding neighborhood: The proposed new 3-unit structure will be built utilizing the same architectural plans that were recently approved for 6 White Birch Lane dwelling that is in the same development. The applicant addressed all of the building design concerns by the City to achieve a design that is cohesive with existing development within the PRUD and the surrounding neighborhood by virtue of such features as architectural style, height, scale, massing, character of exterior facades, roof, circulation, and the transition of scale and massing with the surrounding neighborhood, as required.
- c. Recreation and open space:
 1. External buffers: The project development area will keep the existing mature vegetation and utilize fencing at the rear and abutting residential properties that are not part of the PRUD, as shown on the enclosed site plans.
 2. Internal buffers: Site improvements include fencing. The complex has an existing dumpster that will be utilized by the tenants.
 3. Passive recreational open space: There are existing passive recreational features available within the existing PRUD including open space and lawn seating area. Each unit is provided dedicated lawn area as shown on the site plans.
 4. Passive recreational open space: Not applicable.
 5. Private open spaces: Each unit will have a dedicated, private lawn area at the rear of the building as shown on the enclosed site plans.

37: Construction Management Plan

May 08, 2020

This document and its attachment comprise the Construction Management Plan (CMP) for the new 3-unit dwelling as part of Birch Meadow Apartments submitted to the City of Portland for Level III Site Plan review. The plan is submitted by Sebago Technics, Inc. on behalf of the applicant. The CMP plan contains information pertaining to the overall planning and coordination of the project.

A. Construction Management Principles

The impact of this project during construction will be minimized via the following management practices and principles:

- As shown on the attached graphic, the Construction Zone is largely on private property and will have minimal impact to the Public. We do not anticipate that the project will require traffic control. If needed, Traffic Control Measures (TCMs) will be developed, established and executed by the Sitework contractor and follow MUTCD guidelines and requirements.
- Onsite, the immediate area surrounding the work will be secured with a locked construction fence. Adequate signage will also be provided to ensure that the employees understand the parameters of the work site and are provided with safe access to and from their place of work. These measures will be coordinated directly with the Owner.
- All construction activities will be performed within the limits of the site fence to ensure the public is not exposed to any risks caused by construction activities. The existing vehicular access will be maintained and used for construction access. No changes to site access are proposed.
- All deliveries will be scheduled and coordinated to ensure there is minimal off-site queuing required.
- All construction activities will occur within standards and times within applicable sound ordinances.

B. Development Review of Construction Management Plan

A comprehensive management plan will remain in place for the duration of the construction timeline or until permanent/final measures are installed. These are depicted on the accompanying graphic. At no point will the public have access to the project site within the fenced limits.

C. Performance Guarantees, Inspection Fees, Preconstruction Meeting, and Permits

All fees, building permit fee and guarantees will be paid/issued prior to the commencement of construction. No blasting is anticipated for this project.

D. Construction Administration and Communication

The contact person for all construction activities for the project will be:

King Weinstein, Birchlane, LLC
(207) 934-7622
krekw1@aol.com

Signage will be posted onsite with additional emergency contact information for the selected superintendent that will be the site contractor for the project. An Emergency Call Log will be developed and distributed to the project team, including subcontractors.

E. Construction Schedule

The project is expected to commence immediately upon permit issuance, anticipating Summer/Fall 2020, and be completed no more than 3-6 months post commencement of work. All construction activities will adhere to the City of Portland Noise Ordinances and applicable timeframes. Deliveries for this project are anticipated to occur during normal recognized working hours (7AM-7PM).

F. Security and Public Safety

Please refer to the enclosed graphic for the site fencing/gates which will be utilized during the duration of the project. If required by the City, Knox Box Pad Locks will be installed fire and emergency access.

G. Construction Permitting and Traffic Control Plans

No temporary or semi-permanent barriers will encroach on Knight Street and no traffic controls are anticipated as part of this project. The project does include utilities that will require work within the public right-of-way.

H. Site Management and Controls

The site contractor will adopt the following management and maintenance activities through the duration of the project:

- Trash and debris will be contained within the project area and removed on a regular basis.
- Street cleaning will not be required on a regular basis but reviewed dialed and cleaned as required to remove dirt/debris caused by the construction efforts. A stabilized temporary construction entrance will be installed and maintained where the pavement ends at the existing gravel within the project site.
- Noise levels will be in compliance with City Ordinances.
- If needed, water will be used to control dust during the sitework activities. We do not anticipate any other activities that will require dust control measures.
- Onsite snow removal will be handled by the site contractor and deposited at designated storage areas on the site.

I. Erosion Control and Preservation of Trees

The contractor will comply with the approved erosion and sedimentation control plan.

J. Construction Staging Area

The attached graphic is the site logistics plan for the project.

K. Parking During Construction

On-site parking is expected to be utilized. The parking will be coordinated with the applicant and provision for the parking allowed in designated areas shown on the accompanying graphic.

L. Special Measures as Necessary

As it is understood currently, no special measures will be required.

See Construction Management Plan Graphic.

Fwd: Plan Number PL-001101-2020**Shukria Wiar** <shukriaw@portlandmaine.gov>

Aug 13, 2020 1:53 PM

Posted in group: **Planning and Urban Development**

Please add this as a public comment.

----- Forwarded message -----

From: **Michelle T Fitts** <mtfitts@su.suffolk.edu>

Date: Wed, Aug 12, 2020 at 10:39 AM

Subject: Re: Plan Number PL-001101-2020

To: Shukria Wiar <shukriaw@portlandmaine.gov>

OK understood

If it holds any merit my husband and I are advocating for this development for a number of reasons including the addition of new rental properties to a conveniently located and vibrant area of Portland. It is our understanding that the developer is becoming restless and may move on to other opportunities if we cannot get this moving forward. It would be unfortunate to see a good housing opportunity for our neighborhood and the city dissolve, as many other projects in our area have.

Please let us know if there is anything we can do to ensure that the project moves forward, and if not, we look forward to a follow up hopefully sometime soon

Thank you

From: Shukria Wiar <shukriaw@portlandmaine.gov>**Sent:** Wednesday, August 12, 2020 7:05 AM**To:** Michelle T Fitts <mtfitts@su.suffolk.edu>**Cc:** planningboard@portmaine.gov <planningboard@portmaine.gov>**Subject:** Re: Plan Number PL-001101-2020

Good Morning,

Thank you for your email. The development at 12 White Birch Lane is in review with City staff. once the review is complete, it will need a workshop and public hearing with the Planning Board. At this time, and due to COVID-19, we are scheduling projects that were in the queue prior to the submission date of this project. Once we have this on a tentative schedule, I will email you. This may be in the next couple of months.

Thank you for your patience.

Shukria

On Wed, Aug 12, 2020 at 9:50 AM Michelle T Fitts <mtfitts@su.suffolk.edu> wrote:

To Whom This May Concern,

We are the owners of 52 Maplewood Street Portland, Maine. We have a signed P&S with KRE Real Estate to sell our back lot. We signed this P&S about a year ago, but I understand King submitted the plan at the end of April 2020. With that said, we are really hoping to get some sort of update as to where the Plan stands with the City of Portland. We understand these things take awhile but it has just felt really long on our end since we signed the P&S about a year ago. As homeowners we are just hoping to get everything finalized so that we can move forward with our own property. We hope to hear back and we appreciate your time.

Sincerely,
Michelle & Evan Glassman
603-275-5697

--

Shukria Wiar, Planner
Planning & Urban Development Department
389 Congress Street 4th Floor
Portland, ME 04101
Phone 207.756.8083
Fax 207.756.8258
<http://www.portlandmaine.gov/planning>

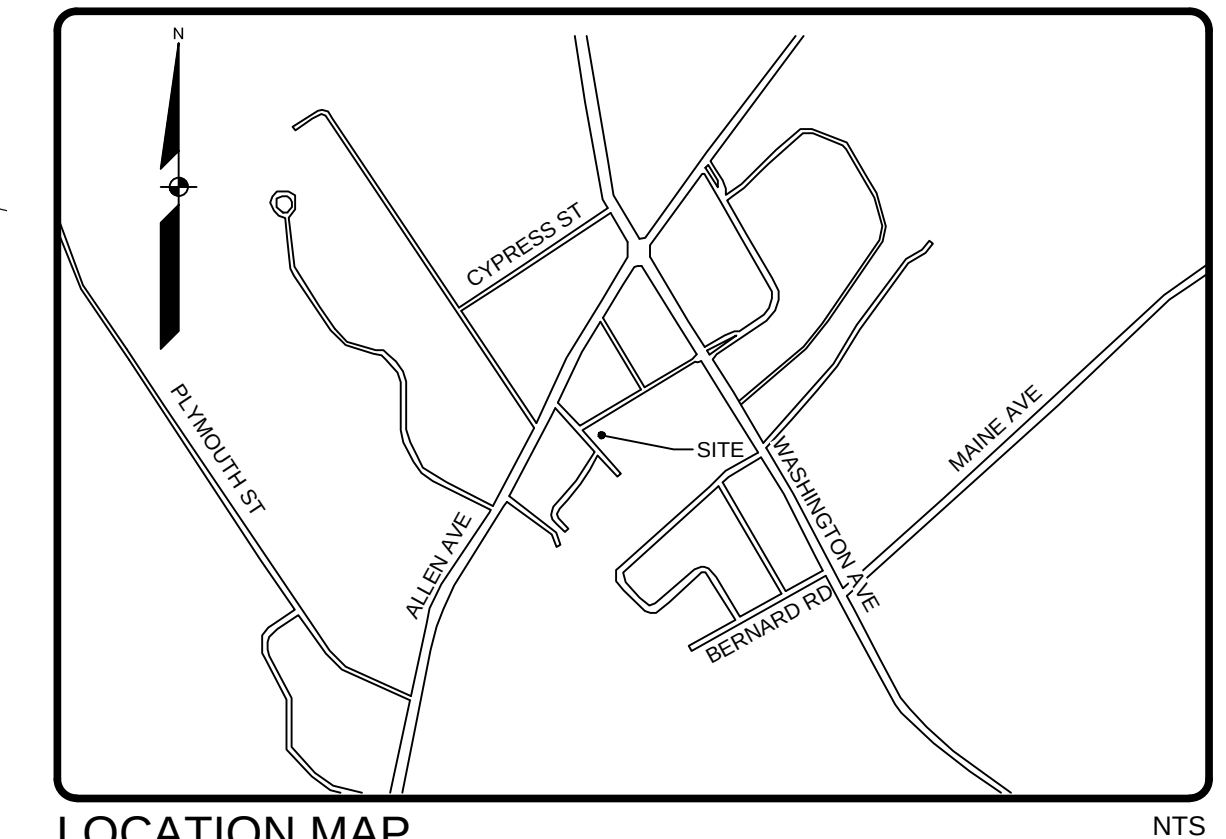
Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

--

Shukria Wiar, Planner
Planning & Urban Development Department
389 Congress Street 4th Floor
Portland, ME 04101
Phone 207.756.8083
Fax 207.756.8258
<http://www.portlandmaine.gov/planning>

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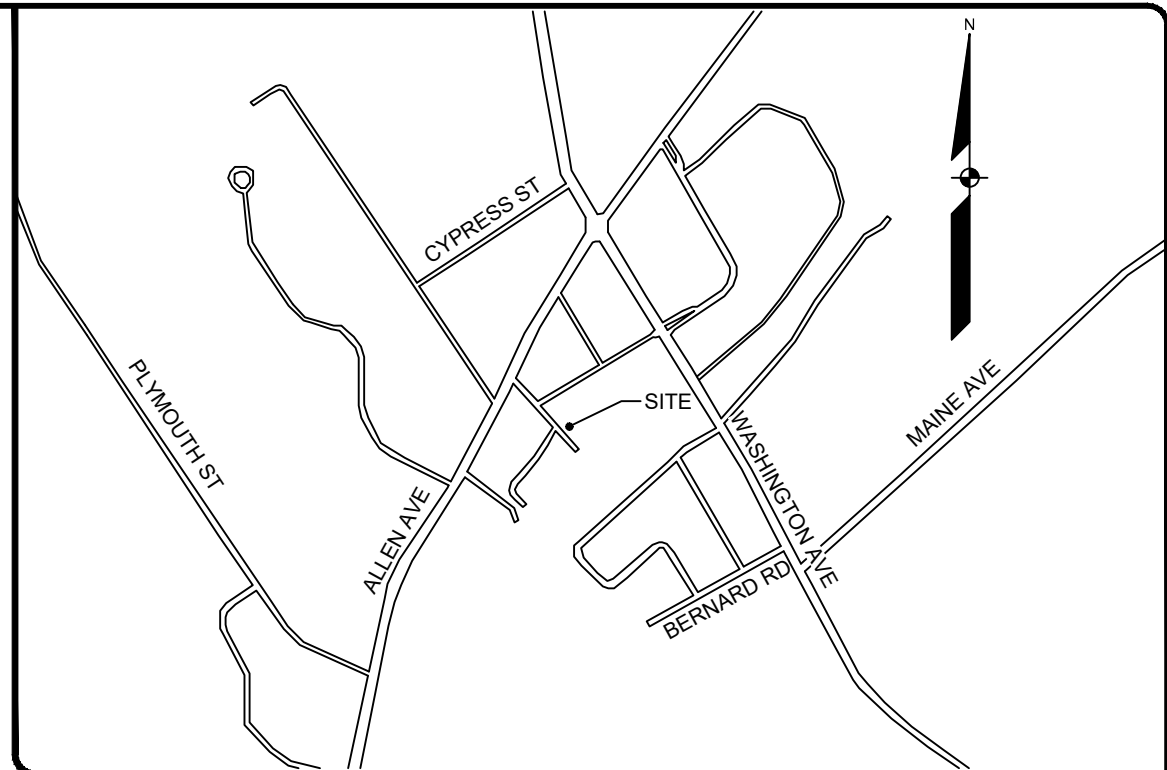
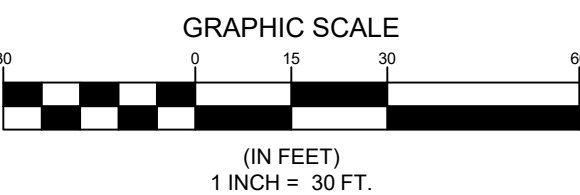
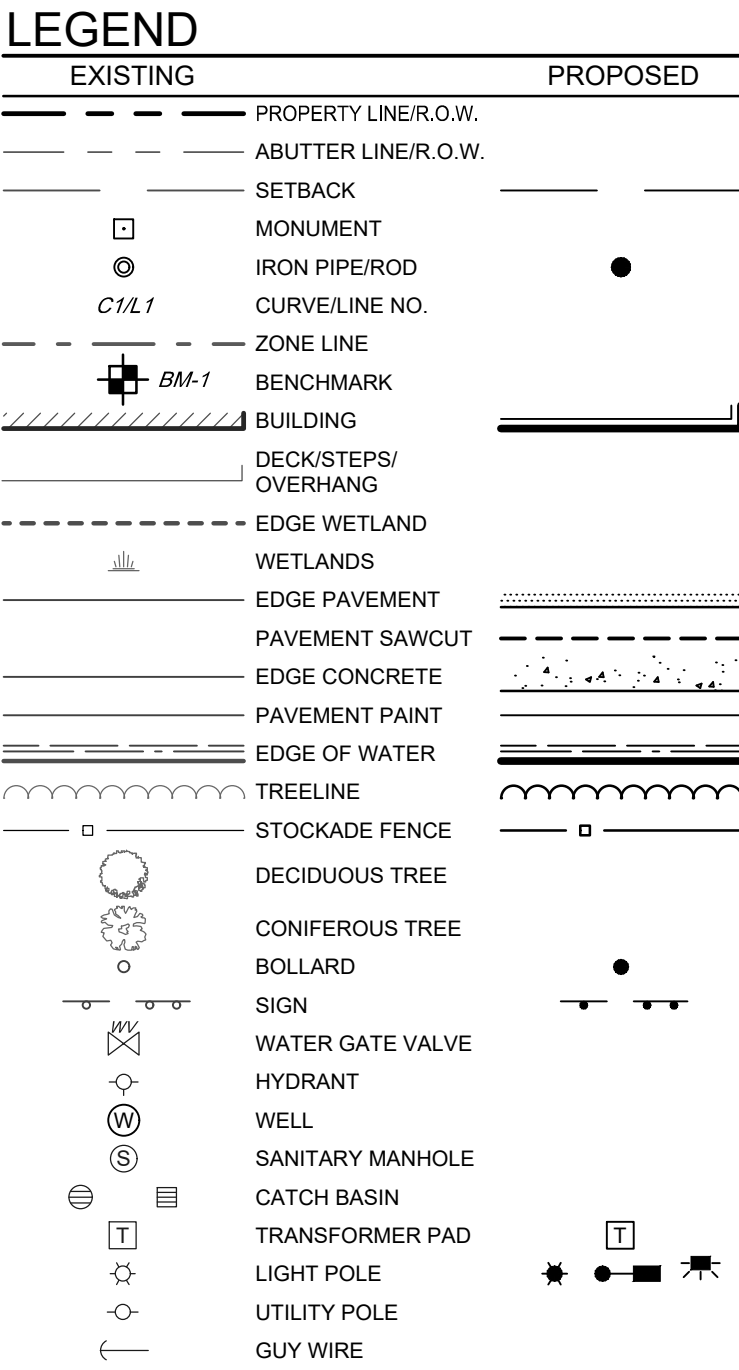
STATE OF MAINE
CRAIG A. BURGESS
No. 9638
Professional Engineer
05/04/2020

[illegible]

DESIGNED	MKO
DRAWN	MKO
CHECKED	CAB
DATE	05/04/2020
SCALE	1" = 40'
PROJECT	18519-01

SHEET 1 OF 9

U8519-01 C.dwg, TAB:24x36

LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS EVAN J. GLASSMAN AND MICHELLE T. FITTS BY THE FOLLOWING DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD):
- DATED JUNE 25, 2018 IN BOOK 35188, PAGE 118.
DATED JUNE 25, 2018 IN BOOK 35188, PAGE 116.
DATED JUNE 25, 2018 IN BOOK 35188, PAGE 114.
DATED JANUARY 8, 2018 IN BOOK 34591, PAGE 61.
2. THE PROPERTY IS SHOWN AS LOTS A-34 AND A-35 ON THE CITY OF PORTLAND TAX MAP 437 AND IS LOCATED IN THE R5 RESIDENTIAL DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE R5 RESIDENTIAL DISTRICT ARE AS FOLLOWS:
- NET RESIDENTIAL DENSITY: 6,000 SQ FT PER UNIT
MINIMUM LOT SIZE: 6,000 SQ FT
MINIMUM STREET FRONTAGE: 50 FT
MINIMUM FRONT YARD: 20 FT
MINIMUM SIDE YARD: 8-14 FT (DEPENDENT ON STORIES)
MINIMUM REAR YARD: 20 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 40%
- * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 15,109 SQUARE FEET. THE PROPOSED LOT CONSISTS OF APPROXIMATELY 7,172 SQUARE FEET.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN DECEMBER AND JANUARY OF 2020. THE BASIS OF THIS BOUNDARY SURVEY IS PLAIN REFERENCE 6A AND ELECTRONIC FILES PROVIDED BY THE CLIENT.
6. PLAN REFERENCES:
- A. "EXISTING CONDITIONS PLAN, LAND OF BIRCHLANE, L.L.C. WHITE BIRCH LANE, PORTLAND, MAINE, 04103" DATED MAY 2008 BY B2KM.
B. "PLAN OF MAPLEWOOD PARK, NORTH DEERING BELONGING TO MESSRS WELLS, LITTLEFIELD AND WERTWORTH" DATED APRIL, 1898 BY FRED H. KNIGHT, AND RECORDED AT THE CCRD IN PLAN BOOK 8, PAGE 115.
C. "KNIGHT TERRACE PORTLAND, MAINE PLAN FOR FREDERICK H. KNIGHT" DATED OCTOBER 1956 AND RECORDED AT THE CCRD IN PLAN BOOK 146, PAGE 8.
D. "PLAN OF PROPERTY IN PORTLAND MAINE FOR FRANK CAVALLARO" DATED JULY, 1979 BY A.W. HUME AND RECORDED AT THE CCRD IN PLAN BOOK 124, PAGE 7.
E. "BIRCH MEADOW APARTMENTS, A PLANNED UNIT RESIDENTIAL DEVELOPMENT, WHITE BIRCH LANE, PORTLAND, MAINE" DATED FEBRUARY 26, 1985 BY ROBERT N. FATHING AND RECORDED AT THE CCRD IN PLAN BOOK 156, PAGE 35.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NGVD29, BASED ON DUAL FREQUENCY GPS OBSERVATIONS CONVERTED UTILIZING "HARTSCORN FROM NOAA. THE VERTICAL SHIFT FROM NAVD83 TO NGVD 29 IN THIS AREA IS +0.69 FEET.
8. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C146-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051-0007C, HAVING AN EFFECTIVE DATE OF DECEMBER 8, 1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.
10. THERE IS A 25 FOOT NO DISTURB BUFFER SURROUNDING FOBES CEMETERY PER MAINE REVISED STATUTE TITLE 19, § 817-A.
11. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER, PUBLIC SEWER, GAS AND UNDERGROUND ELECTRIC AND TELECOMMUNICATION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT TO BE REMOVED.
13. ALL EXISTING CATCH BASINS, MANHOLES, CONNECTIONS, CONDUIT AND PIPING SHALL BE CLEANED AND LEFT IN SATISFACTORY OPERATING CONDITION AFTER CONSTRUCTION HAS BEEN COMPLETED. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
14. ALL LAWN AREAS, WALKWAYS, AND DRIVEWAYS OUTSIDE THE WORK AREA, DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE.
15. EXISTING PAYEMENT SHALL BE SAW CUT AND BUTTED TO THE NEW PAYEMENT. NO FEATHERING OF PAYEMENT WILL BE PERMITTED.
16. EXISTING DRAINAGE STRUCTURES SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED IN THE DRAWINGS OR APPROVED BY THE ENGINEER.
17. THE CONTRACTOR IS REQUIRED TO PROVIDE A SECURE PROJECT AREA. ALL PIPE TRENCH EXCAVATIONS SHALL BE BACKFILLED AND "CLOSED" DURING CONTRACTOR NON-WORKING HOURS INCLUDING NIGHTS, HOLIDAYS AND WEEKENDS. THE CONTRACTOR MAY REQUEST IN WRITING TO THE ENGINEER AND OWNER TO SECURE OPEN EXCAVATION IN LIEU OF BACKFILLED AND "CLOSED" NOT ALLOWING A SECURE OPEN EXCAVATION SHALL NOT BE A BASIS FOR CLAIMS AGAINST THE OWNER.
18. CONTRACTOR SHALL COMPLETE WORK SPECIFIED ON EACH PLAN AND SHALL COORDINATE WORK WITH ENTIRE PROJECT PLAN SET.
19. PARKING CALCULATION: SECTION 14-332 OF THE CITY OF PORTLAND CITY ORDINANCE, 2 PARKING SPACES FOR EACH DWELLING UNIT IS REQUIRED.
- | | | | |
|------------------|----------|--------------------------------|-----------|
| SPACES ADDED: | 7 SPACES | TOTAL EXISTING SPACES IN PRUD: | 59 SPACES |
| SPACES REMOVED: | 0 SPACES | | |
| SPACES REQUIRED: | 6 SPACES | TOTAL NEW SPACES IN PRUD: | 66 SPACES |
20. IMPERVIOUS CALCULATIONS:
- | | | | |
|---------------------|------------|----------------------------------|------------|
| NEW IMPERVIOUS: | 3,845 S.F. | | |
| REMOVED IMPERVIOUS: | 1,539 S.F. | | |
| NET CHANGE: | 2,306 S.F. | TOTAL NEW IMPERVIOUS SINCE 2005: | 6,117 S.F. |

NET RESIDENTIAL DENSITY CALCULATIONS

NET RESIDENTIAL DENSITY CALCULATIONS (R-5 ZONE)

TOTAL PARCEL AREA:	2.36 ACRES (102,588 S.F.)
1. WETLANDS:	0
2. 25% OR GREATER SLOPES:	5,623 S.F.
TOTAL LAND AREA AVAILABLE:	96,965 S.F.

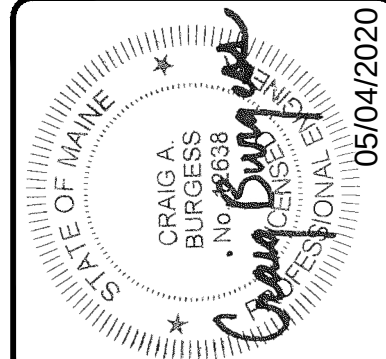
ALLOWABLE DENSITY:	96,965 / 3,000 S.F. = 32.32
ALLOWABLE UNITS:	32 UNITS
EXISTING UNITS:	25 UNITS (3 APPROVED)
MAX ALLOWABLE PERCENT COVERAGE:	40%
EXISTING PERCENTAGE COVERAGE:	10.54%

NET RESIDENTIAL DENSITY CALCULATIONS (R-3 ZONE)

TOTAL PARCEL AREA:	1.71 ACRES (74,663 S.F.)
1. WETLANDS	6,923 S.F.
2. 25% OR GREATER SLOPES:	1,390 S.F.
TOTAL LAND AREA AVAILABLE:	47,569 S.F.

ALLOWABLE DENSITY:	47,569 / 6,500 S.F. = 7.32
ALLOWABLE UNITS:	7 UNITS
EXISTING UNITS:	5 UNITS
MAX ALLOWABLE PERCENT COVERAGE:	35%
EXISTING PERCENTAGE COVERAGE:	4.55%

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REV	DATE	BY	STATUS
001	05/04/2020	SSA	FOR CITY FOR LEVEL III SITE PLAN APPLICATION

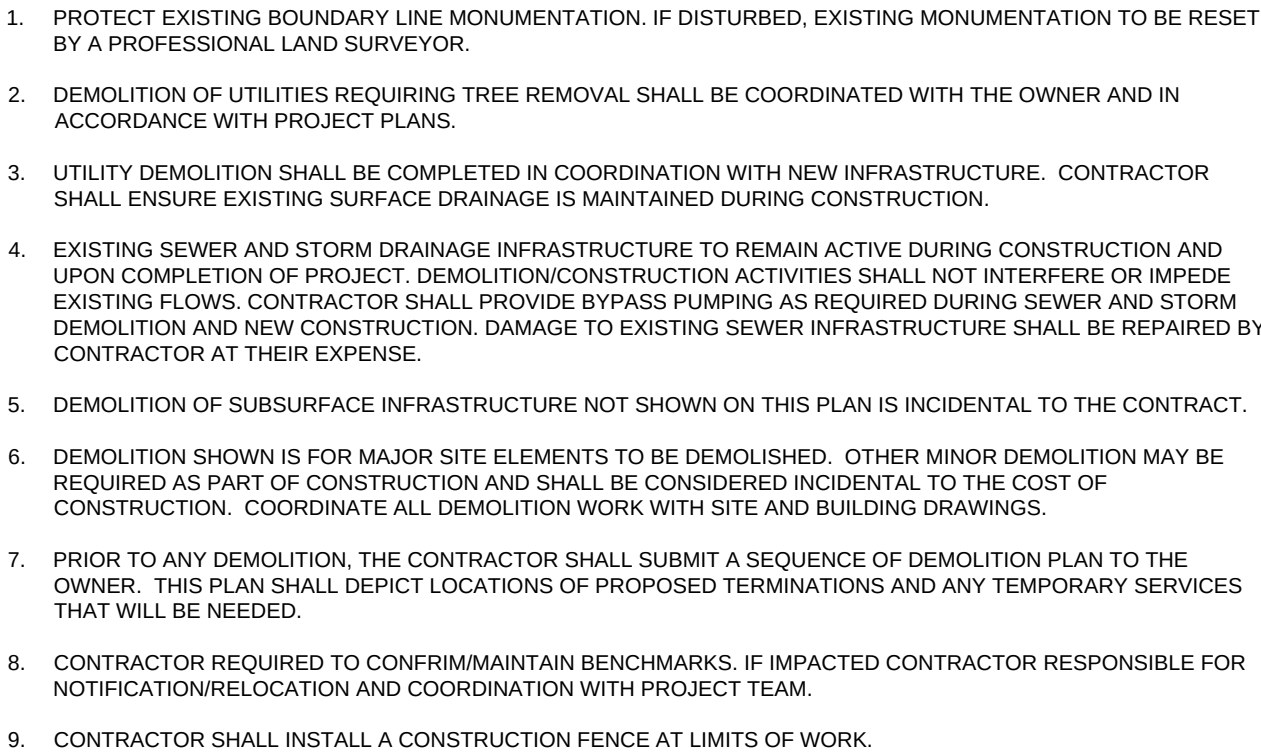
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS INC.

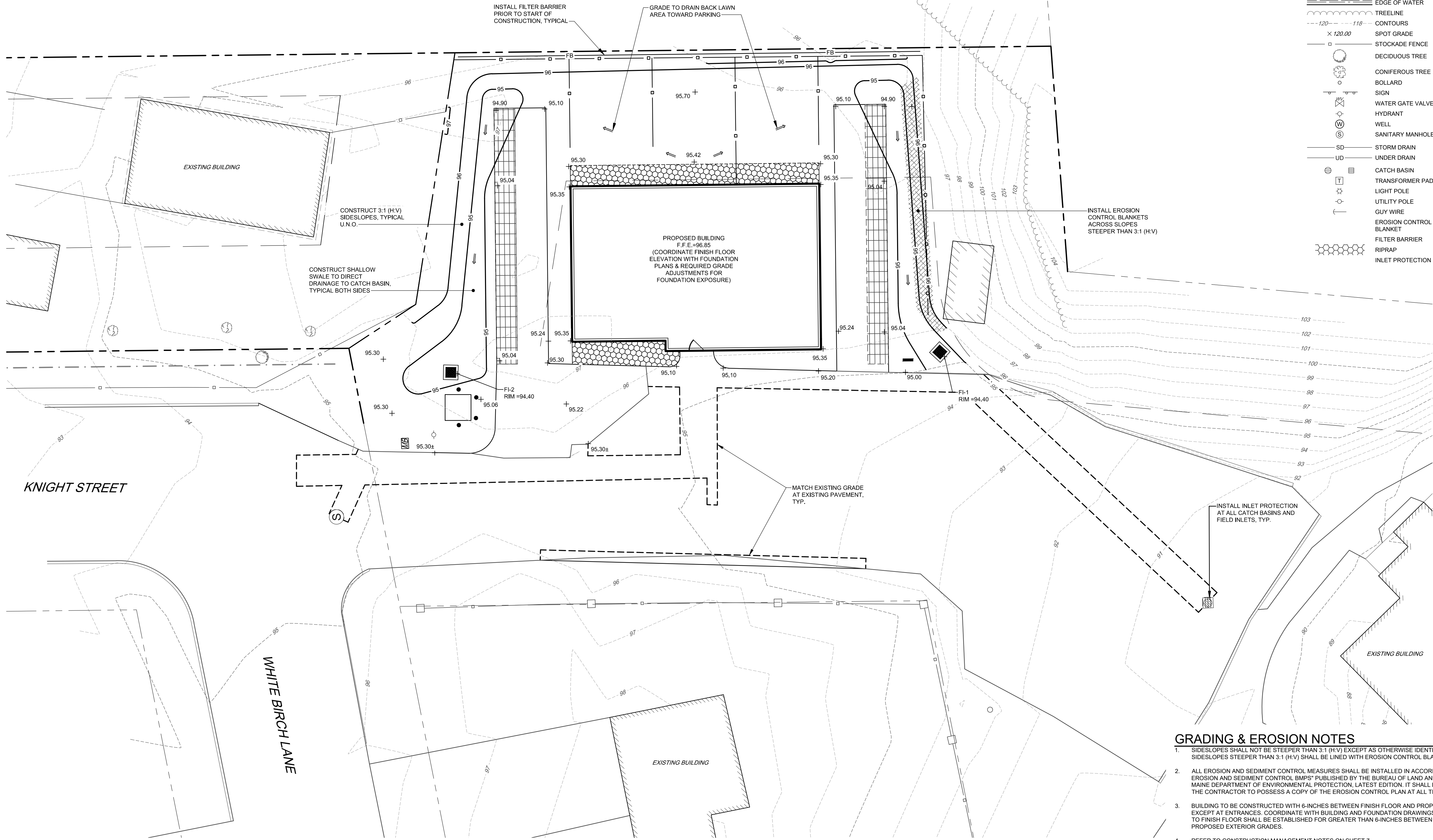
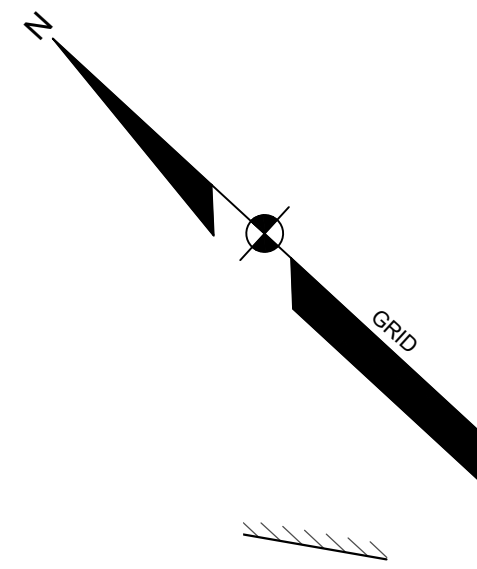


OVERALL SITE PLAN
OF:
BIRCHLANE 3- UNIT APARTMENT
KNIGHT STREET
PORTLAND, MAINE
FOR:
KING REAL ESTATE
198 SACO AVENUE
OLD ORCHARD BEACH, MAINE 04064

DESIGNED	MKO
DRAWN	MKO
CHECKED	CAB
DATE	05/04/2020
SCALE	1" = 30'
PROJECT	18519-01

SHEET 2 OF 9

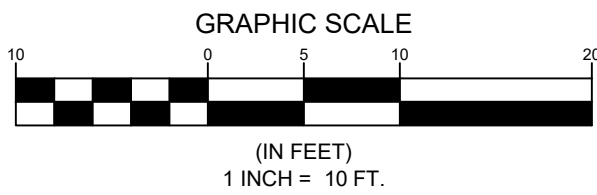




LEGEND	
EXISTING	PROPOSED
—	PROPERTY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	SETBACK
□	MONUMENT
○	IRON PIPE/ROD
---	ZONE LINE
BM-1	BENCHMARK
---	DECK/STEPS/ OVERHANG
---	EDGE WETLAND
---	EDGE PAVEMENT
---	PAVEMENT SAWCUT
---	EDGE CONCRETE
---	EDGE OF WATER
---	TREELINE
120 118	CONTOURS
120.00	SPOT GRADE
□	STOCKADE FENCE
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	BOLLARD
○	SIGN
○	WATER GATE VALVE
○	HYDRANT
○	WELL
○	SANITARY MANHOLE
SD	STORM DRAIN
UD	UNDER DRAIN
○	CATCH BASIN
○	TRANSFORMER PAD
○	LIGHT POLE
○	UTILITY POLE
○	GUY WIRE
---	EROSION CONTROL BLANKET
---	FILTER BARRIER
---	RIPRAP
---	INLET PROTECTION

GRADING & EROSION NOTES

- SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H:V) SHALL BE LINED WITH EROSION CONTROL BLANKET.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- BUILDING TO BE CONSTRUCTED WITH 6-INCHES BETWEEN FINISH FLOOR AND PROPOSED EXTERIOR GRADES EXCEPT AT ENTRANCES. COORDINATE WITH BUILDING AND FOUNDATION DRAWINGS. PRIOR TO CONSTRUCTION TO FINISH FLOOR SHALL BE ESTABLISHED FOR GREATER THAN 6-INCHES BETWEEN FINISH FLOOR AND PROPOSED EXTERIOR GRADES.
- REFER TO CONSTRUCTION MANAGEMENT NOTES ON SHEET 7.



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CONSTRUCTION



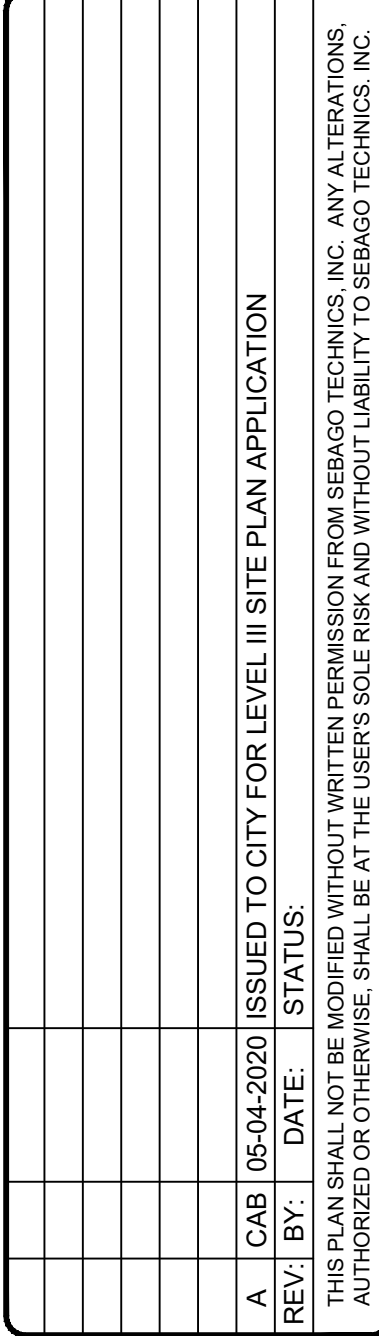
ISSUED TO CITY FOR LEVEL III SITE PLAN APPLICATION	
REV. A	DATE: 05-04-2020
BY: CAB	STATUS: DATE:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.	

SEBAGO
TECHNICS
www.sebagotechnics.com
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

GRADING PLAN
OF:
BIRCHLANE 3- UNIT APARTMENT
KNIGHT STREET
PORTLAND, MAINE
FOR:
KING REAL ESTATE
188 SACO AVENUE
OLD ORCHARD BEACH, MAINE 04064

DESIGNED	MKO
DRAWN	MKO
CHECKED	CAB
DATE	05/04/2020
SCALE	1" = 10'
PROJECT	18519-01

SHEET 4 OF 9



STORM DRAIN PIPE DATA			
NAME	SIZE	LENGTH	SLOPE
SD-1	12"	69'	2.00%
SD-2	10"	99'	2.00%
UD-1	6"	AS DRAWN	2.00%

UTILITY NOTES

1. EXISTING CONDITIONS, INCLUDING TOPOGRAPHY AND UNDERGROUND UTILITIES, IS BASED UPON PLAN REFERENCE A. UTILITIES DETECTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. EXISTING UTILITY TYPE, LOCATIONS AND DEPTHS WITHIN THE PROJECT LIMITS HAVE NOT BEEN INVESTIGATED BY SEBAGO TECHNICS AND SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. EXISTING UTILITY TYPES MAY INCLUDE POWER DISTRIBUTION LINES, GAS, WATER AND SEWER. PROTECT ALL EXISTING UTILITIES UNLESS NOTED OTHERWISE. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES (LOCATIONS AND DEPTHS) PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
2. ALL GRAVITY PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM USING THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR MUST REQUEST ENGINEER'S APPROVAL TO USE A GRADE LASER.
3. UTILITY DISTRICTS AND COMPANIES SHALL BE NOTIFIED AT LEAST 7 DAYS PRIOR TO CONNECTION INTO EXISTING INFRASTRUCTURE.
4. COORDINATE DUK BUNK DETAILS, LOCATION OF ELECTRICAL AND TEL/DATA CONNECTIONS AT THE BUILDING AND UTILITY ROUTING WITH ARCHITECTURAL AND ELECTRICAL DRAWINGS. COORDINATE CONNECTION DETAILS TO TRANSFORMERS WITH ELECTRICAL DRAWINGS.
5. PIPE:
 - SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
 - STORMDRAIN SHALL BE ADS N-12 DUAL WALL HOPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
 - DOMESTIC WATER SERVICE SHALL BE 2" PVC (SDR-21) PIPE WITH MINIMUM WORKING PRESSURE RATING OF 200 PSI. THE PIPE SHALL CONFORM TO STANDARD ASTM 2241.
6. WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF THE PORTLAND WATER DISTRICT.
7. THE WATER SERVICE SIZE TO BUILDING SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
8. LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES.
9. UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION INVERTS, CONNECTIONS AND MATERIALS WITH ALL DRAWINGS.
10. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING UTILITY DEPTHS TO AVOID CONFLICTS WITH EXISTING UNDERGROUND UTILITIES. BRACE EXISTING UTILITIES AS REQUIRED.

UTILITY PLAN

OF:

BIRCHLANE 3- UNIT APARTMENT

KNIGHT STREET
PORTLAND, MAINE

FOR:

KING REAL ESTATE

188 SACO AVENUE
OLD ORCHARD BEACH, MAINE 04064

SEBAGO
T E C H N I C S

WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2700

DESIGNED	MKO
DRAWN	MKO
CHECKED	CAB
DATE	05/04/2020
SCALE	1" = 10'
PROJECT	18519-01

SHEET 5 OF 9

EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL, AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN 7 DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100' OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR. NO MORE THAN ONE (1) ACRE SHOULD BE ACTIVELY WORKED ON AT ONE TIME, AND NO LARGER AREA SHOULD BE DISTURBED THAN CAN BE MULCHED IN ONE (1) DAY.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

EROSION CONTROL APPLICATIONS & MEASURES

THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS, WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSED WATERWAYS AND ON SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AND AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).

HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

EROSION CONTROL MIX SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STOCKPILES OF SOIL, OR SUBSOIL, SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE/EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADEMENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO THE STOCKPILE.

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 90% MATURE VEGETATION CATCH, SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1. OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4. OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETERIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCING IS REQUIRED FOR INSTALLATION OF THIS BARRIER. EROSION CONTROL MIX BERMS SHALL NOT BE USED AT THE TOP OF STEEP SLOPES (>8%) OR SLOPES WITH FLOWING WATER.

CONTINUOUS/CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS: STONE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

HAY BALE CHECK DAMS: BALES SHALL BE WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER. HAY BALES SHALL BE PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEEP OR WASHED TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

8. DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL MEASURES SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFFSITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.

9. TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, DATED 3/2003 OR LATER. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

10. PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR, PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDED PREPARATION:

A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE CONSTRUCTION SCHEDULE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM APPLICATION RATE

10-20-20 FERTILIZER (N-P205-K20 OR EQUAL) 18.4 LBS./1,000 S.F.

GROUND LIMESTONE (60% CALCIUM & MAGNESIUM OXIDE) 138 LBS./1,000 S.F.

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (MDEP SEED MIX 2 IS DISPLAYED)

SEED TYPE APPLICATION RATE

CREEPING RED FESCUE 0.46 LBS/1,000 S.F. (20 LBS/ACRE)

REEDTOP 0.46 LBS/1,000 S.F. (20 LBS/ACRE)

TALL FESCUE 0.46 LBS/1,000 S.F. (20 LBS/ACRE)

TOTAL: 0.97 LBS/1,000 S.F. (42 LBS/ACRE)

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 3/2003 OR LATER.

B. HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

SEEDING:

FOLLOWING SEEDED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DRAIN INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW, STARTING AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN, WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 3(D) OF THIS STANDARD.
- STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
- STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
- STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C) OF THIS STANDARD.
- STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
- STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

- MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY, TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.
- FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 80% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

HOUSEKEEPING:

- SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
- GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
- FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
- DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- EXCAVATION DE-WATERING: EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES, WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST. THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
 - DISCHARGES FROM FIRE-FIGHTING ACTIVITY;
 - FIRE HYDRANT FLUSHINGS;
 - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
 - DUST CONTROL, RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND ITEM 3 OF THIS SECTION;
 - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
 - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED IF DETERGENTS ARE NOT USED);
 - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
 - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
 - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
 - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN ITEM 5 OF THIS SECTION);
 - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
 - LANDSCAPE IRRIGATION.

UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH ITEM 6 OF THIS SECTION. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

- WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
- TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM OCTOBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREAS SHALL BE CONSIDERED TO BE DENUDE UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS/1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE/EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.

PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDE UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS./1,000 S.F. ON ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 5%. EROSION CONTROL BLANKETS SHALL BE USED IN AREAS WHERE MULCHING SHALL BE IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15T, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN COMPLETED, FINAL GRADED WITH HAY OR STRAW, THEN THE AREA MAY BE RE-ESTABLISHED SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4' OF LOAM AND SEED AT AN APPLICATION RATE OF 48.8/1000 S.F.. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING. SEED TYPE SHALL BE WINTER RYE.

7. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AT A MINIMUM, AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND OR FINAL SEEDING

CONSTRUCTION MANAGEMENT PRINCIPLES: THE FOLLOWING PLAN PROVIDES AN OVERVIEW OF THE CONSTRUCTION MANAGEMENT STRATEGIES THAT THE PORTLAND PUBLIC WORKS DEPARTMENT HAS IDENTIFIED TO MINIMIZE IMPACTS FROM THE CONSTRUCTION, SUCH AS NOISE, VIBRATIONS, GROUND MOVEMENT, TRUCK TRAFFIC, AND OTHER CONSTRUCTION RELATED IMPACTS TO THE SURROUNDING BUILDING AND COMMUNITIES. THE FOLLOWING DETAILS DEFINE THE INTENDED APPROACH TO THE SUCCESSFUL MANAGEMENT OF THE PROJECT CONSTRUCTION AND THE CONSTRUCTION MANAGEMENT PLAN WILL ADDRESS THE GENERAL CONDITIONS CONTAINED BELOW.

2. PERFORMANCE GUARANTEES, INSPECTION FEES, PRECONSTRUCTION MEETING, AND PERMITS: PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING AND THE ISSUANCE OF ANY CITY REQUIRED PERMITS, PORTLAND PUBLIC WORKS DEPARTMENT SHALL MEET ALL OF THE REQUIREMENTS CONTAINED IN SECTION 14-530. DEVELOPMENT REVIEW FEES AND POST APPROVAL REQUIREMENTS AND 14-532. GENERAL REQUIREMENTS AND ENFORCEMENT OF PORTLAND'S LAND USE CODE.

3. OTHER PERMITS, AS APPLICABLE, INCLUDE:

- A. STREET OPENING AND STREET OCCUPANCY PERMITS: CONSTRUCTION ACTIVITY IN THE PUBLIC RIGHT-OF-WAY ARE CONTROLLED BY CHAPTER 25 AND SEWER AND STORMWATER MANAGEMENT CONDITIONS ARE CONTROLLED BY CHAPTERS 24 AND 32 OF THE LAND USE CODE. ALL REQUIRED PERMITS SHALL BE OBTAINED THROUGH THE DEPARTMENT OF PUBLIC WORKS AND THE REQUESTS SHALL CONFORM WITH THE APPROVED CONSTRUCTION MANAGEMENT PLAN.
- B. BLASTING: BLASTING, IF REQUIRED, SHALL CONFORM WITH ALL MEASURES OF ARTICLE VIII. REGULATION OF EXPLOSIVES IN THE LAND USE CODE AND SECTION 3.7 STANDARDS FOR BLASTING AND REGULATION OF EXPLOSIVES IN PORTLAND'S TECHNICAL MANUAL.

4. CONSTRUCTION ADMINISTRATION AND COMMUNICATION: THE PORTLAND PUBLIC WORKS DEPARTMENT WILL WORK DILIGENTLY TO IMPLEMENT A COMMUNICATION STRATEGY AS OUTLINED BELOW. THE COMMUNICATION STRATEGY IS INTENDED TO ENSURE THAT ALL CONSTRUCTION OPERATIONS ARE PERFORMED IN ACCORDANCE WITH ALL AGREEMENTS, ORDINANCES AND SPECIFIC PURPOSES APPLICABLE TO CANS AND COMMUNITIES. THE FOLLOWING DETAILS DEFINE THE INTENDED APPROACH TO THE SUCCESSFUL MANAGEMENT OF THE PROJECT, AS FAR IN ADVANCE AS POSSIBLE, OF SCHEDULED WORK, PARTICULARLY WORK ANTICIPATED TO CAUSE SIGNIFICANT NOISE, VIBRATIONS, OR DUST. THE FINAL CONSTRUCTION MANAGEMENT PLAN SHALL PROVIDE FOR THE FOLLOWING:

- A. CONTACT PERSON AND CONTACT INFORMATION FOR KING REAL ESTATE AND WHO IS AVAILABLE 24 HOURS.
- B. CONSTRUCTION SIGNAGE POSTED ON THE SITE WITH CONTACT INFORMATION FOR CONTRACTOR
- C. DESCRIBE ANY ADDITIONAL COMMUNICATION STRATEGIES
- D. ALL CONSTRUCTION SITE SIGNAGE IS TEMPORARY AND SHALL BE REMOVED AT PROJECT COMPLETION.

5. CONSTRUCTION SCHEDULE:

CONSTRUCTION SITE IMPROVEMENTS WILL MOST LIKELY BEGIN IN FALL 2020, DEPENDING UPON FINAL PROJECT APPROVAL.

- A. HOURS OF CONSTRUCTION: CONSTRUCTION WILL OCCUR DURING THE DAYTIME HOURS AS DEFINED IN SECTION 17-18. CONSTRUCTION ACTIVITIES FOR BUILDING PERMIT AND SECTION 25-129. NOISE, DUST AND DEBRIS (ATTACHMENT 2).
- B. EXTENDED HOURS OR NIGHT WORK: PURSUANT TO SECTION 17-18, THIS SECTION NOT APPLY TO EMERGENCY UTILITY WORK OR SITUATIONS WHERE THE PUBLIC WORKS AUTHORITY OR THE OFFICE OF BUILDING INSPECTIONS DETERMINES THAT THE CONSTRUCTION ACTIVITY IS OF A UNIQUE CHARACTER WHICH CANNOT REASONABLY BE OTHERWISE MAINTAINED OR PERMITTED. PERMITS FOR NIGHT WORK WHICH IS NOT OF A RECURRING NATURE, PROVIDED THAT PRIOR TO ENGAGING IN SUCH ACTIVITY THE CONTRACTOR OR HIS REPRESENTATIVES GIVES NOTICE OF THE TIME AND SCOPE OF SUCH PROPOSED ACTIVITY, THE NOTICE TO BE GIVEN IN A MANNER APPROVED BY THE PUBLIC WORKS AUTHORITY.
- C. MATERIAL DELIVERIES: SCHEDULE AND DESIGNATED LOCATION FOR DELIVERY OF MATERIALS AND BOXED GOODS.

6. SECURITY AND PUBLIC SAFETY:

- A. THE CONSTRUCTION MANAGEMENT PLAN DEPICTS ALL PROPOSED FENCING OR OTHER BARRIERS AND ACCESS GATES WITH THE INTENT OF SEPARATING PEDESTRIAN AND VEHICLE CIRCULATION FROM THE CONSTRUCTION SITE.
- B. STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NFPA 1 CHAPTER 16. SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.
- C. FIRE SAFETY PROGRAM: AN OVERALL CONSTRUCTION OF DEMOLITION FIRE SAFETY PROGRAM SHALL BE DEVELOPED PRIOR TO CONSTRUCTION. ESSENTIAL ITEMS TO BE EMPHASIZED INCLUDE THE FOLLOWING:
 - a. GOOD HOUSEKEEPING
 - b. ON-SITE SECURITY
 - c. INSTALLATION OF NEW FIRE PROTECTION SYSTEMS AS CONSTRUCTION PROGRESSES
 - d. PRESERVATION OF EXISTING SYSTEMS DURING DEMOLITION
 - e. ORGANIZATION AND TRAINING OF AN ON-SITE FIRE BRIGADE
 - f. DEVELOPMENT OF A PRE-FIRE PLAN WITH THE LOCAL FIRE DEPARTMENT
 - g. RAPID COMMUNICATION
 - h. CONSIDERATION OF SPECIAL HAZARDS RESULTING FROM PREVIOUS OCCUPANCIES
 - i. PROTECTION OF EXISTING STRUCTURES AND EQUIPMENT FROM EXPOSURE FIRES RESULTING FROM CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS
- D. BLASTING, IF REQUIRED, SHALL CONFORM WITH ALL MEASURES OF ARTICLE VIII. REGULATION OF EXPLOSIVES IN THE LAND USE CODE AND SECTION 3.7 STANDARDS FOR BLASTING AND REGULATION OF EXPLOSIVES IN PORTLAND'S TECHNICAL MANUAL.
- E. ANY PROPOSED TEMPORARY SECURITY LIGHTING SHALL BE SHOWN ON CMP AND ALL FIXTURES SHALL BE FULL CUTOFFS.

7. CONSTRUCTION PERMITTING AND TRAFFIC CONTROL PLANS:

- A. CONSTRUCTION ACTIVITY IN PUBLIC STREETS: CONSTRUCTION ACTIVITY IN THE PUBLIC RIGHT-OF-WAY IS CONTROLLED BY CHAPTER 25 ARTICLE VII OF THE CITY CODE OF ORDINANCES. REQUIRED LICENSES AND PERMITS, RESTRICTIONS ON ACTIVITY, AND FEES & AREA ARE OUTLINED IN THAT CHAPTER. RULES AND REGULATIONS FOR ROADWAY CONSTRUCTION ARE AVAILABLE THROUGH THE STREET OPENING CLERK AT THE DEPARTMENT OF PUBLIC WORKS. RULES AND REGULATIONS FOR THESE UTILITY SYSTEMS ARE AVAILABLE THROUGH THE CITY ENGINEER'S OFFICE OF THE DEPARTMENT OF PUBLIC WORKS AND IN SECTION II OF THE TECHNICAL MANUAL.
- B. SEWER AND STORMWATER: SEWER AND STORMWATER WATER SYSTEM CONNECTIONS ARE CONTROLLED BY CHAPTERS 24 AND 32 OF THE CITY CODE OF ORDINANCES. REQUIRED PERMITS FOR NEW CONNECTIONS AND/OR ABANDONMENT OF EXISTING CONNECTIONS ARE AVAILABLE THROUGH THE STREET OPENING CLERK AT THE DEPARTMENT OF PUBLIC WORKS. RULES AND REGULATIONS FOR THESE UTILITY SYSTEMS ARE AVAILABLE THROUGH THE CITY ENGINEER'S OFFICE OF THE DEPARTMENT OF PUBLIC WORKS AND IN SECTION II OF THE TECHNICAL MANUAL.

8. TRAFFIC CONTROL PLANS: CONSTRUCTION ACTIVITY THAT IMPACTS THE EXISTING PUBLIC STREET SYSTEM MUST BE CONTROLLED TO PROTECT THE SAFETY OF THE CONSTRUCTION WORKERS AND ALL MODES OF THE TRAVELING PUBLIC. PROJECTS THAT WILL OCCUR ALONG ARTERIAL AND OR COLLECTOR STREETS ARE REQUIRED TO SUBMIT A SATISFACTORY MAINTENANCE OF TRAFFIC (MOT) PLAN PRIOR TO ANY SITE PLAN, SUBDIVISION, OR STREET OPENING PERMIT APPROVAL. MOT PLANS MAY BE REQUIRED FOR PROJECTS THAT HAVE IMPACTS ON LOCAL STREETS.

MAINTENANCE OF TRAFFIC (MOT) PLANS SHALL PROVIDE FOR THE SAFE PASSAGE OF THE PUBLIC THROUGH OR ALONG THE CONSTRUCTION WORK ZONE. ON A CASE-BY-CASE BASIS, APPLICANTS MAY BE ALLOWED TO CLOSE A STREET AND/OR DETOUR A MODE OF TRAFFIC WHEN ABSOLUTELY NECESSARY FOR SAFETY. MOT PLANS SHALL EMPLOY THE APPROPRIATE TECHNIQUES AND DEVICES

AS CALLED FOR IN THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). IN ADDITION:

- A. CONSTRUCTION SLOW SIGNING MAY BE USED AS NEEDED TO SLOW TRAFFIC
- B. TRAFFIC CONTROL SIGNS SHALL NOT BE PLACED WHERE THEY ARE AN OBSTRUCTION TO BICYCLES OR PEDESTRIANS.
- C. IN EXTREME SITUATIONS, FLAGMANS MAY BE REQUIRED.
- D. POLICE DETAIL IS REQUIRED AT LIGHTED INTERSECTIONS AND MAY BE REQUESTED BY THE CITY'S TRANSPORTATION ENGINEER OR HIS DESIGNEE.

ALL EXISTING MODES OF TRAVEL IN WORK ZONE AREA SHALL BE ACCOMMODATED IF IMPACTED BY THE ACTIVITY. THE SAFE PASSAGE OF PEDESTRIANS, BICYCLISTS, TRANSIT PROVIDERS, AND MOTORISTS ARE OF EQUAL IMPORTANCE WHEN PLANNING OUT THE WORK ZONE; NO PRE-EXISTING TRAVEL MODE MAY BE ELIMINATED WITHOUT THE EXPRESS APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS. THE MOT SHOULD ALSO ADDRESS ON-STREET PARKING IMPACTS, INCLUDING DELIVERIES AND LOADING FOR ADJACENT BUSINESSES AND PROPERTY OWNERS. ANALYSIS OF ROADWAY CAPACITY OR DIVERSION CAPACITY IF STREET CLOSURE OR CHANGE TO ROADWAY CAPACITY IS REQUIRED, AND COORDINATION WITH OTHER ON-GOING OR FUTURE CONSTRUCTION OR UTILITY PROJECTS IN THE VICINITY.

- A. TRAFFIC CONTROL BICYCLE AND PEDESTRIAN FACILITIES OR ROUTES THROUGH WORK ZONES SHALL BE MAINTAINED UNTIL THE BICYCLE AND PEDESTRIAN FACILITIES OR ROUTES ARE READY FOR SAFE OPERATION. TRAFFIC CONTROL WILL NOT BE REMOVED TO ALLOW AUTO TRAVEL AT THE EXPENSE OF BICYCLE AND PEDESTRIANS.
- B. BARRIER SYSTEMS UTILIZED TO SEPARATE THE CONSTRUCTION ACTIVITY FROM THE PUBLIC STREET AND/OR SIDEWALK SHALL NOT INHIBIT SIGHT DISTANCES, PARTICULARLY FOR VISIBILITY OF PEDESTRIANS AND BICYCLISTS.
- C. ADA COMPLIANCE SHALL BE MAINTAINED.

USE OF PUBLIC PARKING SPACES: THE PACKAGE OF ANY PORTION OF SIDEWALK FOR THE PURPOSE OF CONSTRUCTION ACTIVITY SHALL REQUIRE AN OCCUPANCY PERMIT AND APPROPRIATE FEE AS ASSESSED BY THE DEPARTMENT OF PUBLIC WORKS.

9. SITE MANAGEMENT AND CONTROLS: THE FINAL CONSTRUCTION MANAGEMENT PLAN WILL ADDRESS MAINTAINING THE SITE IN A SAFE CONDITION AND WILL INCLUDE THE FOLLOWING:

- A. REGULAR TRASH AND DEBRIS REMOVAL
- B. STREET CLEANING AND DAMAGE CONTROLS
- C. DUST CONTROLS- THE CONSTRUCTION SHALL COMPLY WITH PORTLAND'S REQUIREMENTS UNDER SECTION 25-129 ON NOISE, DUST AND DEBRIS (ATTACHMENT 2)
- D. NOISE: THE CONSTRUCTION SHALL COMPLY WITH PORTLAND'S REQUIREMENTS UNDER SECTION 17-18 OF THE CITY CODE (ATTACHMENT 1) AND SECTION 25-129 ON NOISE, DUST AND DEBRIS ATTACHMENT 2).
- E. RODENT CONTROL WILL BE PROVIDED, IF APPLICABLE, BY A PROFESSIONAL EXTERMINATOR AND CONSISTENT WITH CHAPTER 22 OF THE CITY CODE.
- F. SNOW REMOVAL: PURSUANT TO SECTION 25-173 CONTRACTORS TO ENSURE A SAFE MEANS OF TRAVEL WITHIN THE WORK ZONE.
 - 1) SNOW/ICE REMOVAL OR COMMENCE AUTOMATICALLY FROM (1" OF SNOW AND UP) OR ICE
 - 2) REMOVE SNOW AS NEEDED WITHIN THE WORK ZONE, INCLUDING PARKING SPACES & NOT TO BLOCK ANY DRIVEWAYS OR SITE LINES WITH THE PILES OF SNOW.
 - 3) CLEAR ALL WALKS & RAMPS WITH THE WORK ZONE
 - 4) SAND OR SALT AS NEEDED
 - 5) CLEAR ALL BASIN OR DRAINAGE TO HELP SNOW MELT
 - 6) THIS WOULD INCLUDE MONDAY-FRIDAY SAT/SUNDAY/HOLIDAYS

10. EROSION CONTROL AND PRESERVATION OF TREES:

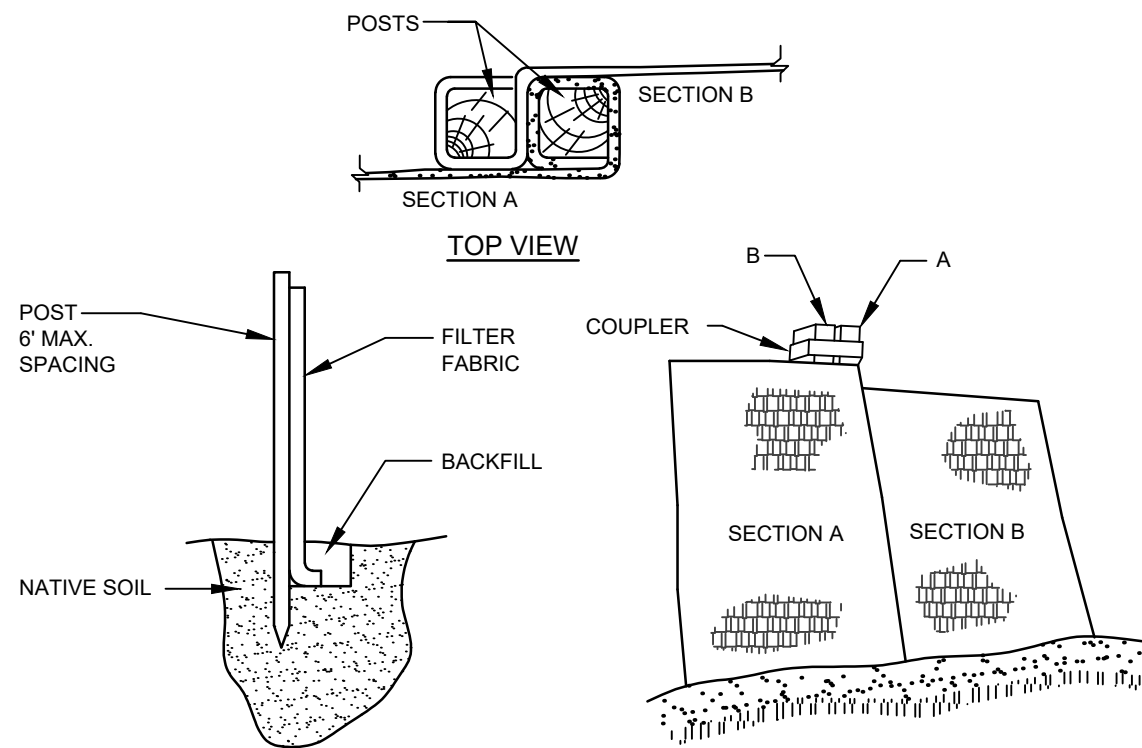
- A. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROLS AS DEPICTED ON THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN ARISING TO THE CITY'S INSPECTION BY THE CITY. THE CONTRACTOR SHALL REGULARLY INSPECT THE CONTROL MEASURES, NO LESS THAN WEEKLY AND AFTER SIGNIFICANT STORM EVENTS, AND MAINTAIN ANY INSTALLED TEMPORARY OR PERMANENT STORMWATER MANAGEMENT SYSTEMS IN WORKING ORDER. THE CONTRACTOR SHALL DOCUMENT ALL INSPECTION ACTIVITIES AND CORRECTIVE ACTIONS AND BE PREPARED TO PROVIDE THESE DOCUMENTS FOR INSPECTION BY THE CITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE U.S. ENVIRONMENTAL PROTECTION AGENCY UPON REQUEST.
- B. THE CONTRACTOR SHALL MAINTAIN ALL TREE AND LANDSCAPING PRESERVATION MEASURES AS DEPICTED ON THE LANDSCAPING PLAN WITHIN THE AREA OF CONSTRUCTION.
- C. THE STORAGE OF MATERIALS SHALL BE IDENTIFIED AND AVOID BEING LOCATED UNDER/NEAR TREES.

11. CONSTRUCTION STAGING AREA

- A. THE CONSTRUCTION MANAGEMENT PLAN SHOWS THE LOCATION OF THE MATERIAL STAGING AREAS, THE LOCATION OF ONSITE TEMPORARY CONSTRUCTION TRAILERS, THE LOCATION OF ONSITE TRUCK DELIVERY HOLDING AREAS, THE LOCATION ONSITE TRUCK WASHING STATIONS, MASONRY MIXING STATIONS, THE GENERAL LOCATION OF THE CONSTRUCTION SECURITY FENCE AND THE GENERAL LOCATION OF TEMPORARY CONSTRUCTION DUMPSTERS. AN OPEN STORAGE AREA SHALL BE SHOWN ON THE PLAN.
- B. DELIVERY TRUCK HOLDING AREAS ON-SITE: THE DELIVERY HOLDING AREA SHALL BE SHOWN ON THE PLAN AND SHALL NOT BE BLOCKED DURING CONSTRUCTION. ON DAYS WHEN THE CONSTRUCTION ACTIVITIES REQUIRE MULTIPLE TRUCK DELIVERIES, THESE DELIVERIES WILL BE CAREFULLY SCHEDULED SO THAT THERE IS ALWAYS ADEQUATE ON-SITE AREA FOR THE HOLDING OF THE TRUCKS UNTIL THEY CAN BE UNLOADED. ONCE AT THE SITE ALL VEHICLES WILL BE BROUGHT WITHIN THE FENCE LINE AND WILL MAKE EVERY ATTEMPT TO AVOID QUEUING ON PUBLIC STREETS.
- C. DELIVERY TRUCK HOLDING AREAS OFF-SITE: IN THE EVENT THAT ADEQUATE ON-SITE AREA FOR HOLDING OF TRUCKS IS NOT AVAILABLE, AN OFF-SITE TRUCK HOLDING AREA WILL BE UTILIZED FOR TRUCKING. THE DESIGNATED OFF-SITE LOCATION WILL BE IDENTIFIED IN THE CONSTRUCTION MANAGEMENT PLAN.

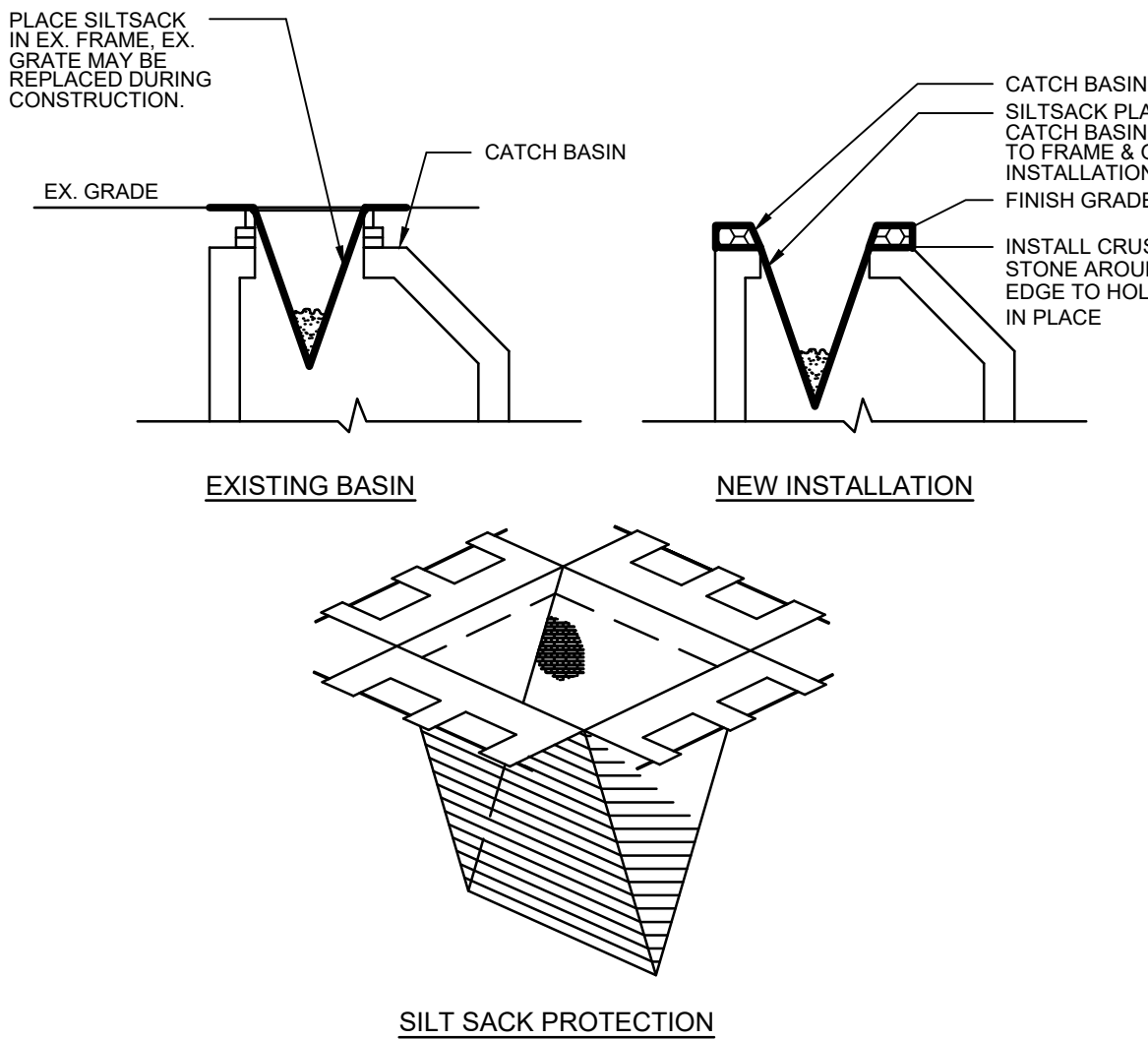
13. SPECIAL MEASURES AS NECESSARY: FOR CONSTRUCTION WORK THAT WILL TAKE PLACE OVER A LONG PERIOD (E.G. 12 MONTHS OR MORE), INVOLVE MAJOR DEMOLITION / DEEP EXCAVATION/ PILING AND/OR SPECIAL CONSTRUCTION TECHNIQUES, OR ARE LOCATED NEAR SENSITIVE SITES (E.G. MEDICAL CARE FACILITIES, SCHOOLS), THE CONSTRUCTION MANAGEMENT PLAN SHOULD PROVIDE DETAILS AND DEMONSTRATE THAT ALL APPROPRIATE SPECIAL MEASURES HAVE BEEN TAKEN TO AVOID, MINIMIZE, OR COMPENSATE FOR POTENTIAL IMPACTS. THIS MAY INCLUDE TAKING BASELINE MEASUREMENTS BEFORE CONSTRUCTION, SUCH AS VIBRATION, NOISE, ETC.

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK, SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOT AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS.A 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS. MATCH EXISTING PAINT COLOR.
14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE CITY AS APPLICABLE.
17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIALLY ON PLANS.
19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKSMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER TO OR NOT SPECIFIED ON THE DRAWINGS.
21. WHERE THE TERMS "APPROVED EQUAL," "OTHER APPROVED," "EQUAL TO," "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE OWNER.
22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
27. ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON PLAN REFERENCE A AND AVAILABLE GIS DATA. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC. DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATA OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.

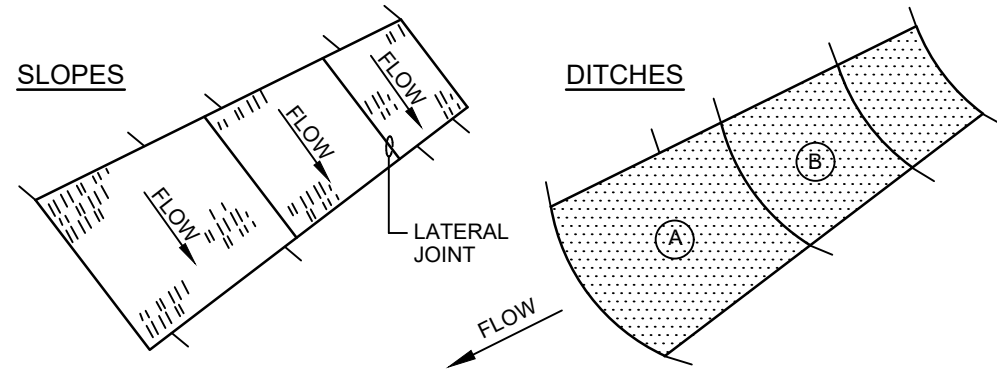


1. EXCAVATE A 6'x 6' TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACHIEVED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMING FLIP AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION TO SECTION ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

NOT TO SCALE

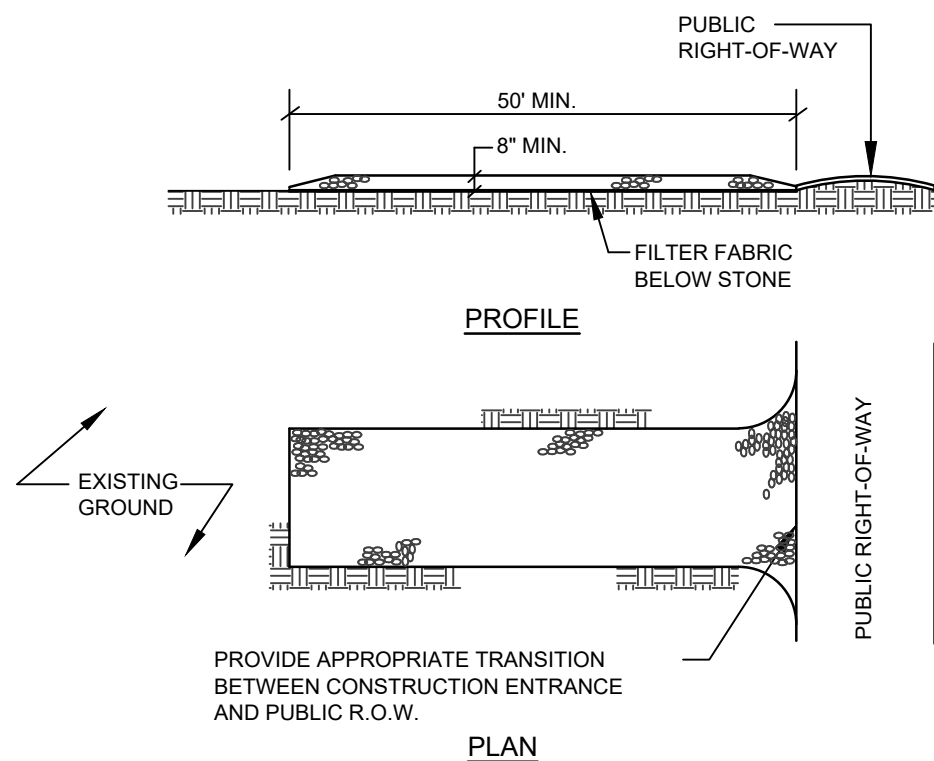


PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURES INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.



1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER
4. STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
5. WIRE STAPLES TO BE MIN. OF # 11 WIRE 6" LONG AND 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

NOT TO SCALE



1. STONE SIZE: AASHTO DESIGNATION M43, SIZE NO. 2 (1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITION STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.

NOT TO SCALE

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SEBAGO
TECHNICS

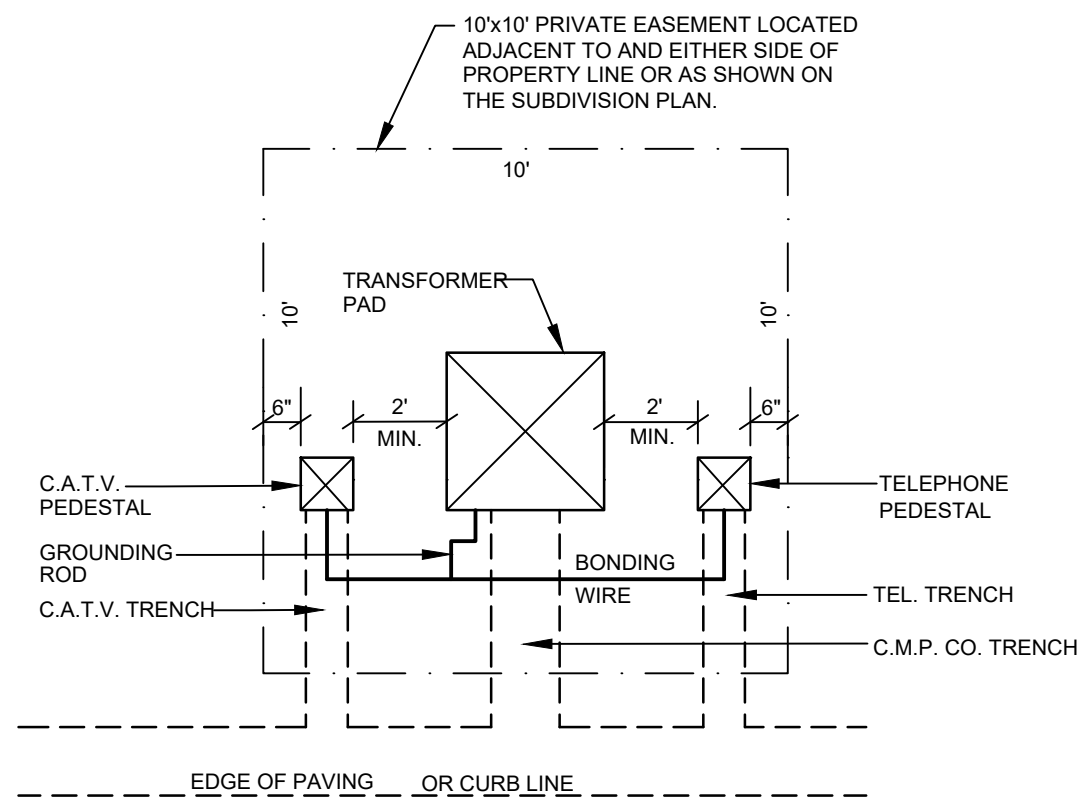
WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

CONSTRUCTION NOTES & DETAILS
OF:
BIRCHLANE 3- UNIT APARTMENT
KNIGHT STREET
PORTLAND, MAINE
FOR:
KING REAL ESTATE
198 SACO AVENUE
OLD ORCHARD BEACH, MAINE 04064

DESIGNED	MKO
DRAWN	MKO
CHECKED	CAB
DATE	05/04/2020
SCALE	N.T.S.
PROJECT	18519-01

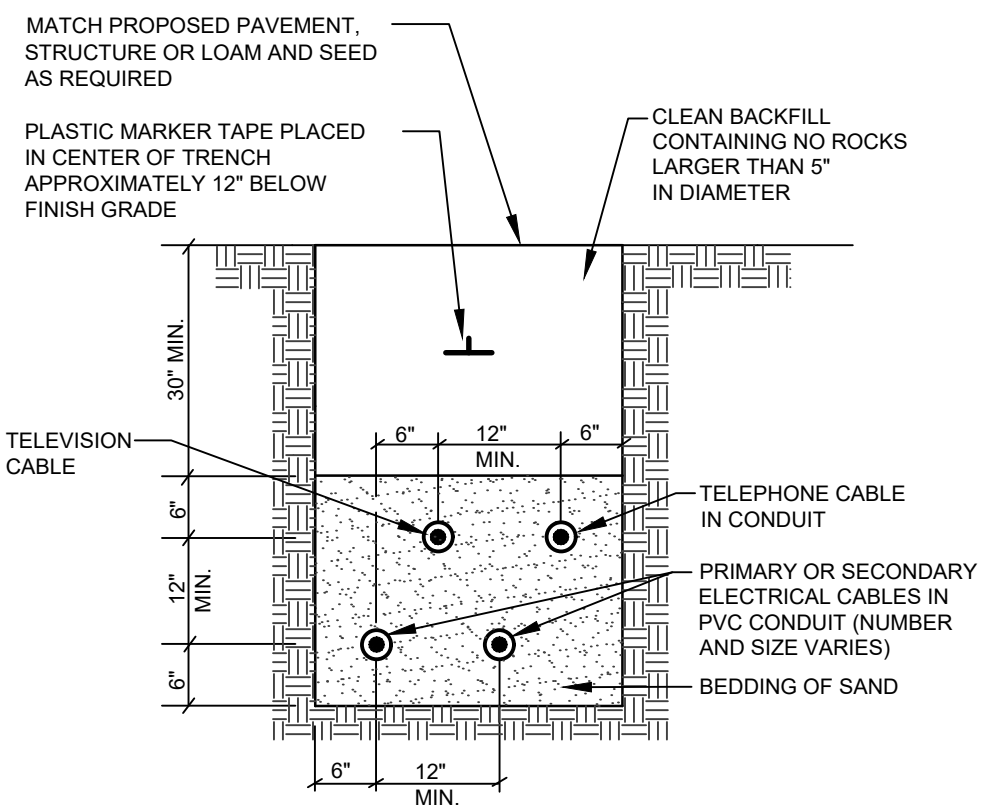
SHEET 7 OF 9



NOTE:
TRANSFORMER PAD AND COVER
TO BE FIBERGLASS MEETING CENTRAL
MAINE POWER SPECIFICATIONS.

TRANSFORMER DETAIL

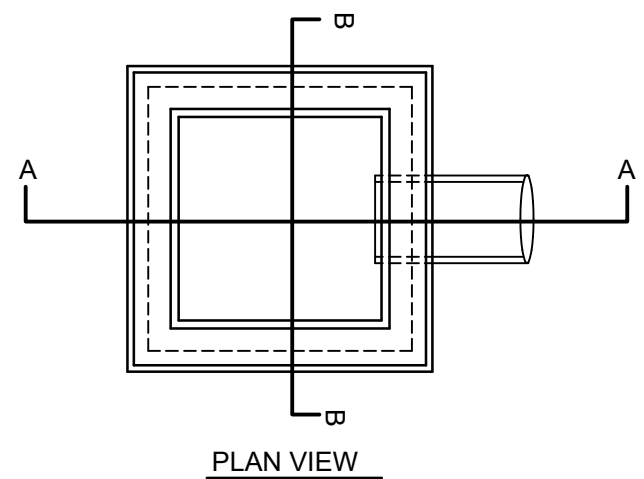
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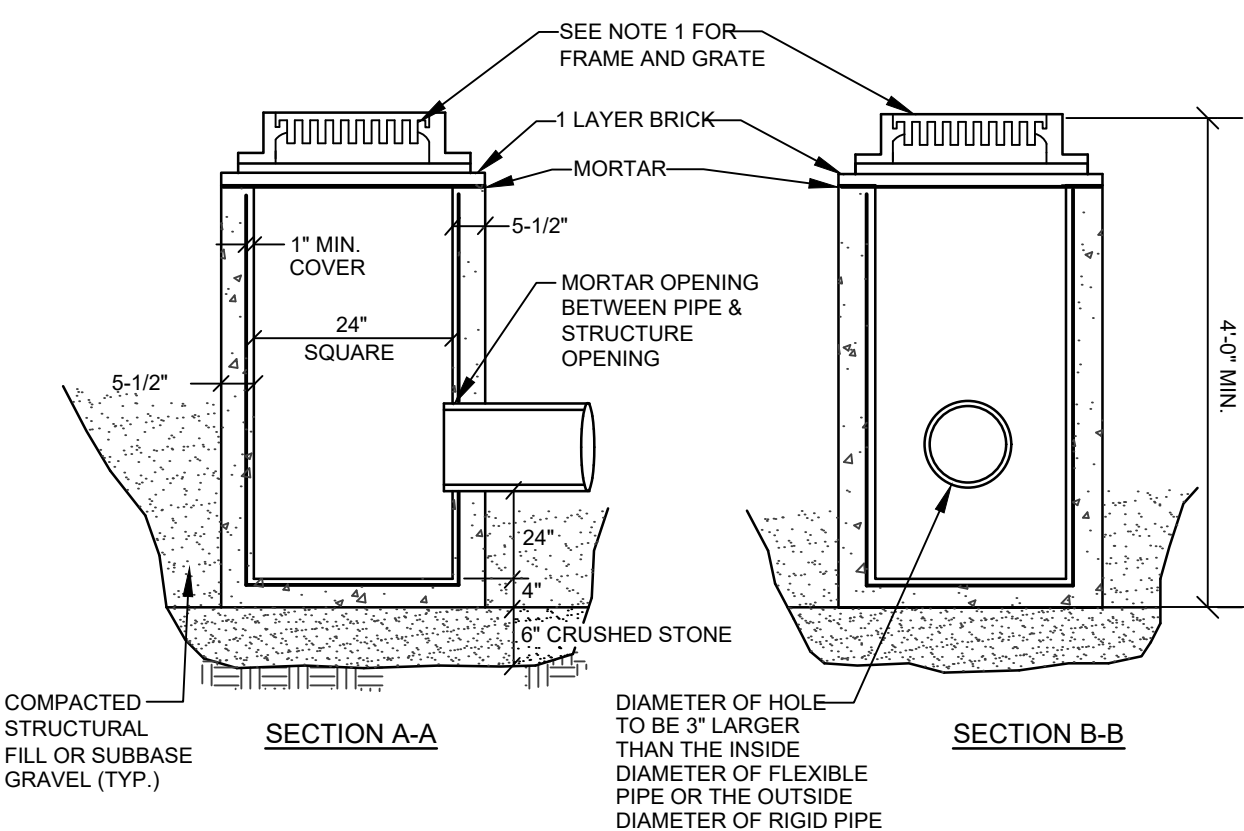
- NOTES:
1. CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.
 2. DUCT BANK FOR SINGLE POWER TO BE COORDINATED WITH CMP REFER TO ELECTRICAL DRAWINGS.
 3. THIS DETAIL IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. DUCT BANK DETAILS SHALL BE COORDINATED WITH SITE ELECTRICAL DRAWINGS.
 4. ENCASE IN CONCRETE UNDER PAVED AREAS.

TYPICAL UNDERGROUND CABLE INSTALLATION

NOT TO SCALE



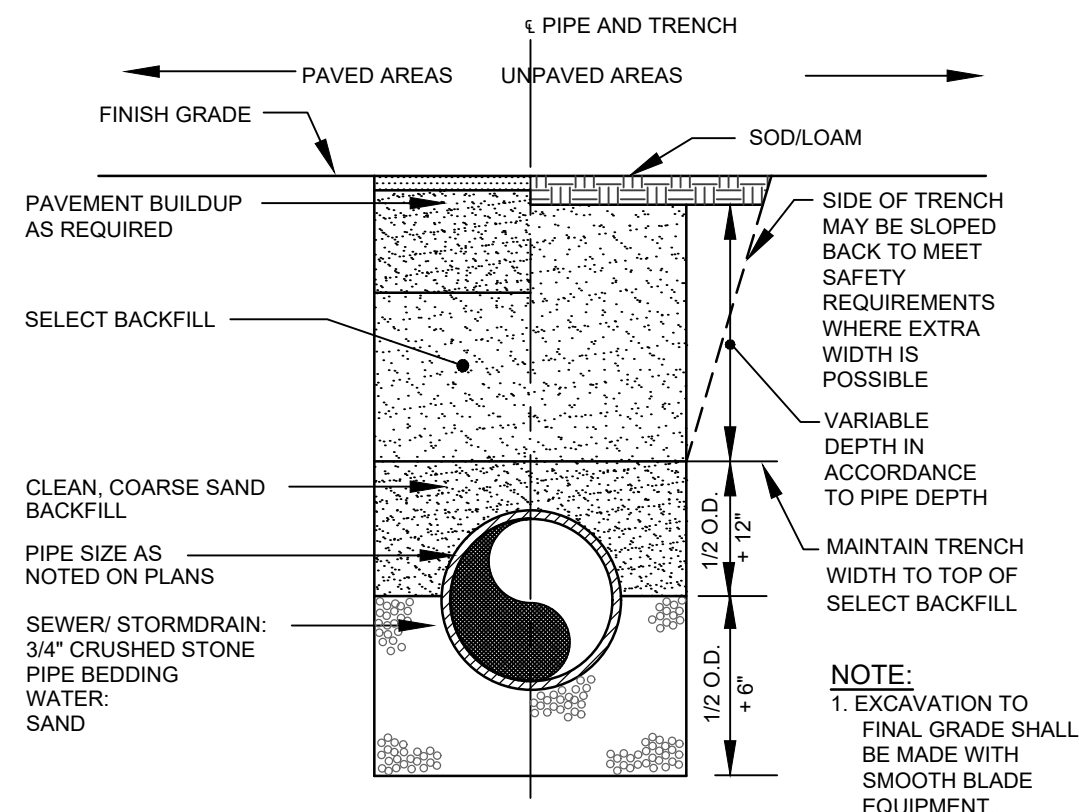
PLAN VIEW



- NOTES:
1. FRAME SHALL BE FOR 24" SQUARE GRATE: LEBARON TYPE "F" SQUARE FRAME (LF 245) 4 FLANGE OR ETHERIDGE SQUARE FRAME S24G. GRATE SHALL BE 24"x24" CAST IRON.
 2. ENTIRE CATCH BASIN WITH EXCEPTION OF LEVELING BRICK FRAME AND GRATE TO BE PRECAST AS SINGLE PORTLAND CEMENT CONCRETE UNIT.

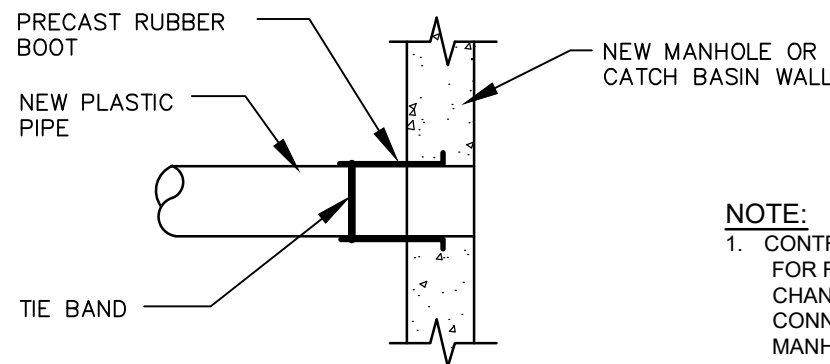
TYP. TYPE "F" CATCH BASIN

NOT TO SCALE



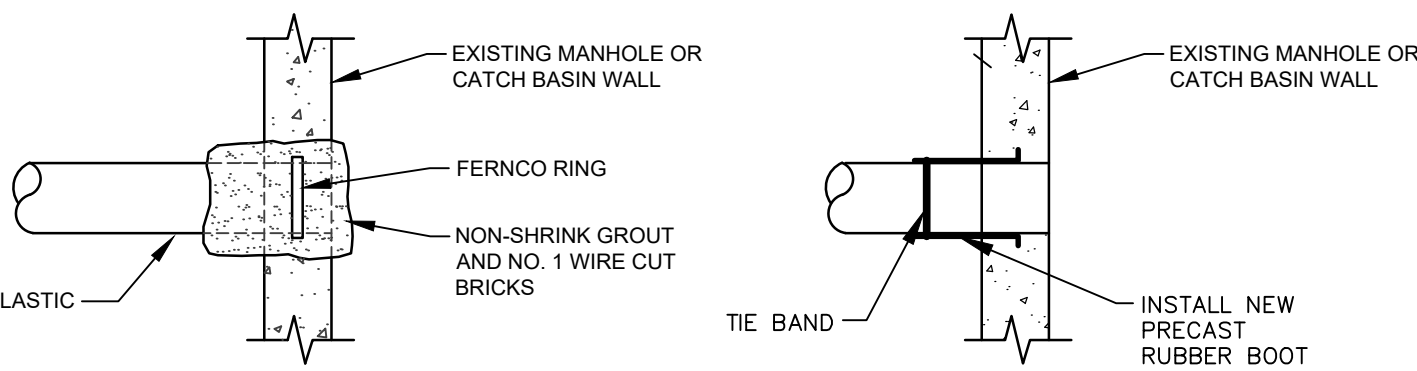
TYPICAL TRENCH SECTION

NOT TO SCALE



METHOD 2- NEW CONSTRUCTION

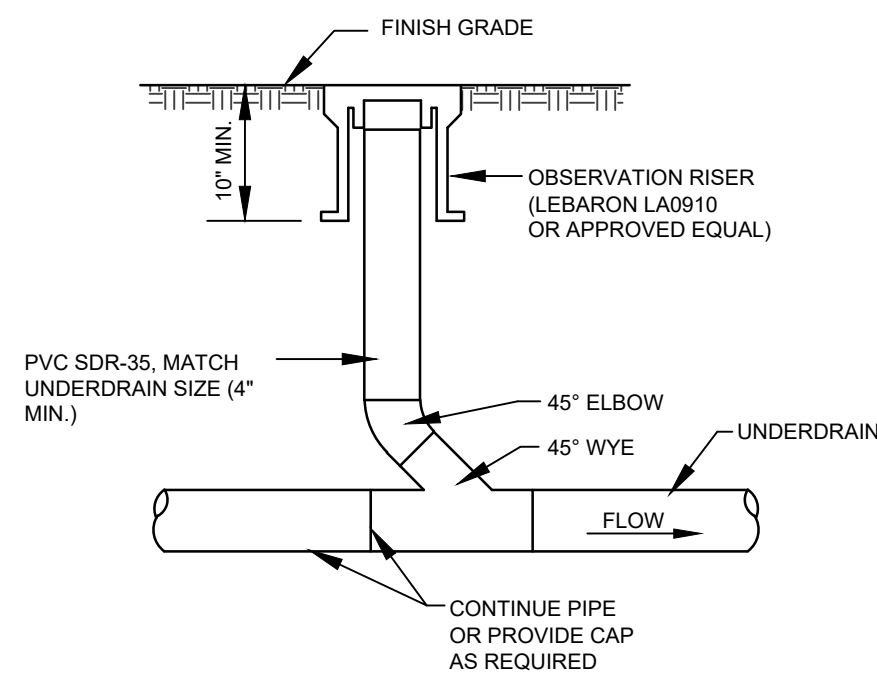
- NOTE:
1. CONTRACTOR IS RESPONSIBLE FOR REBUILDING BRICK INVERT/ CHANNEL AS REQUIRED FOR CONNECTION TO EXISTING MANHOLE.



METHOD 1- EXISTING PIPE INTO NEW STRUCTURE

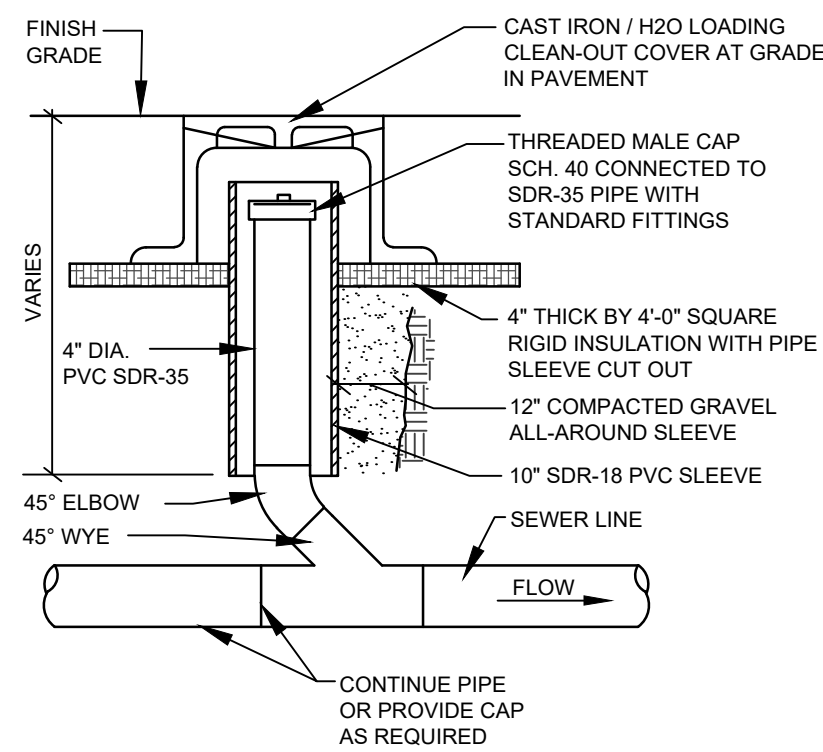
PLASTIC PIPE CONNECTIONS

NOT TO SCALE



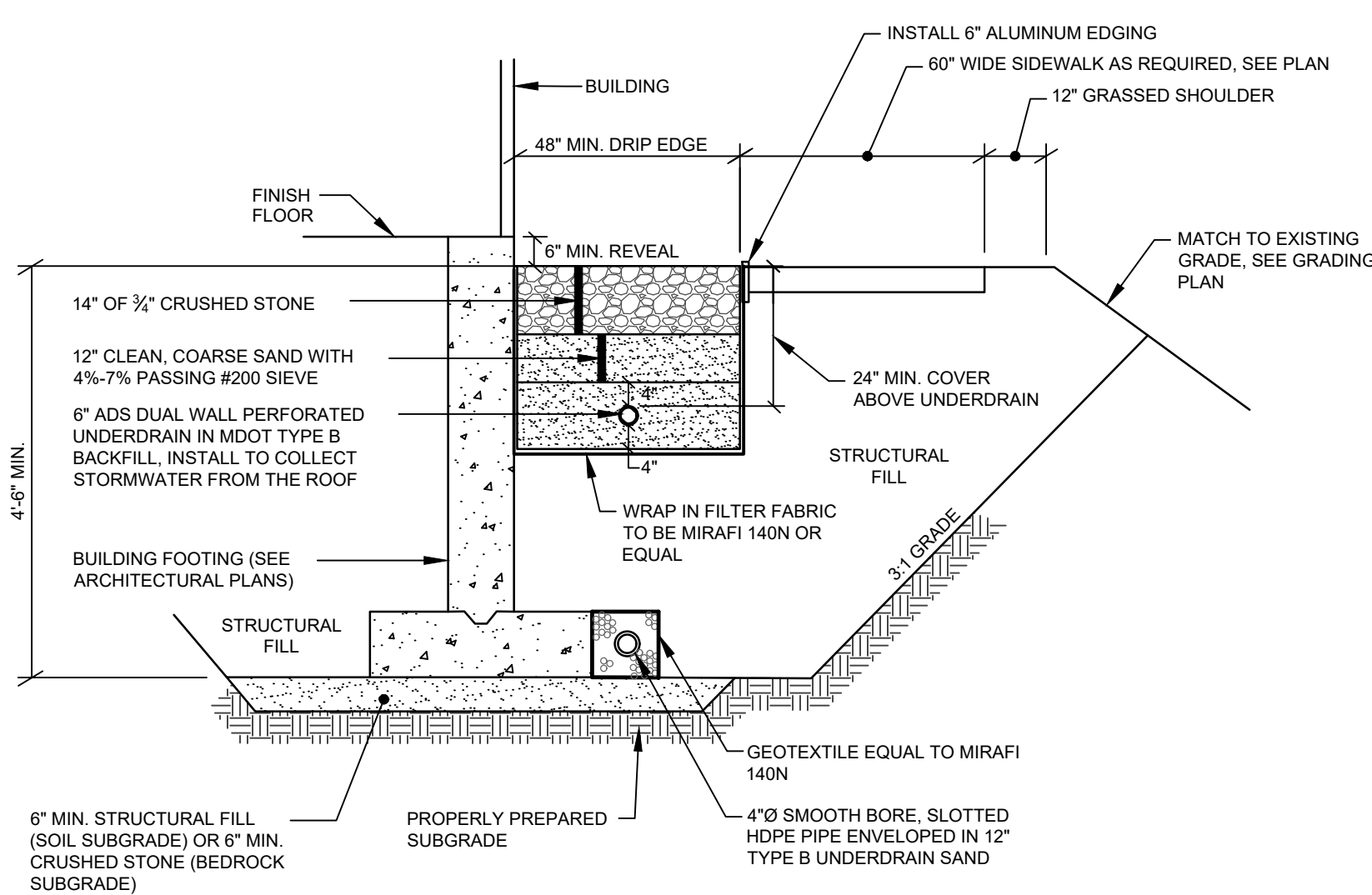
CLEAN-OUT IN NON-PAVEMENT AREAS

NOT TO SCALE



CLEAN-OUT IN PAVEMENT AREAS

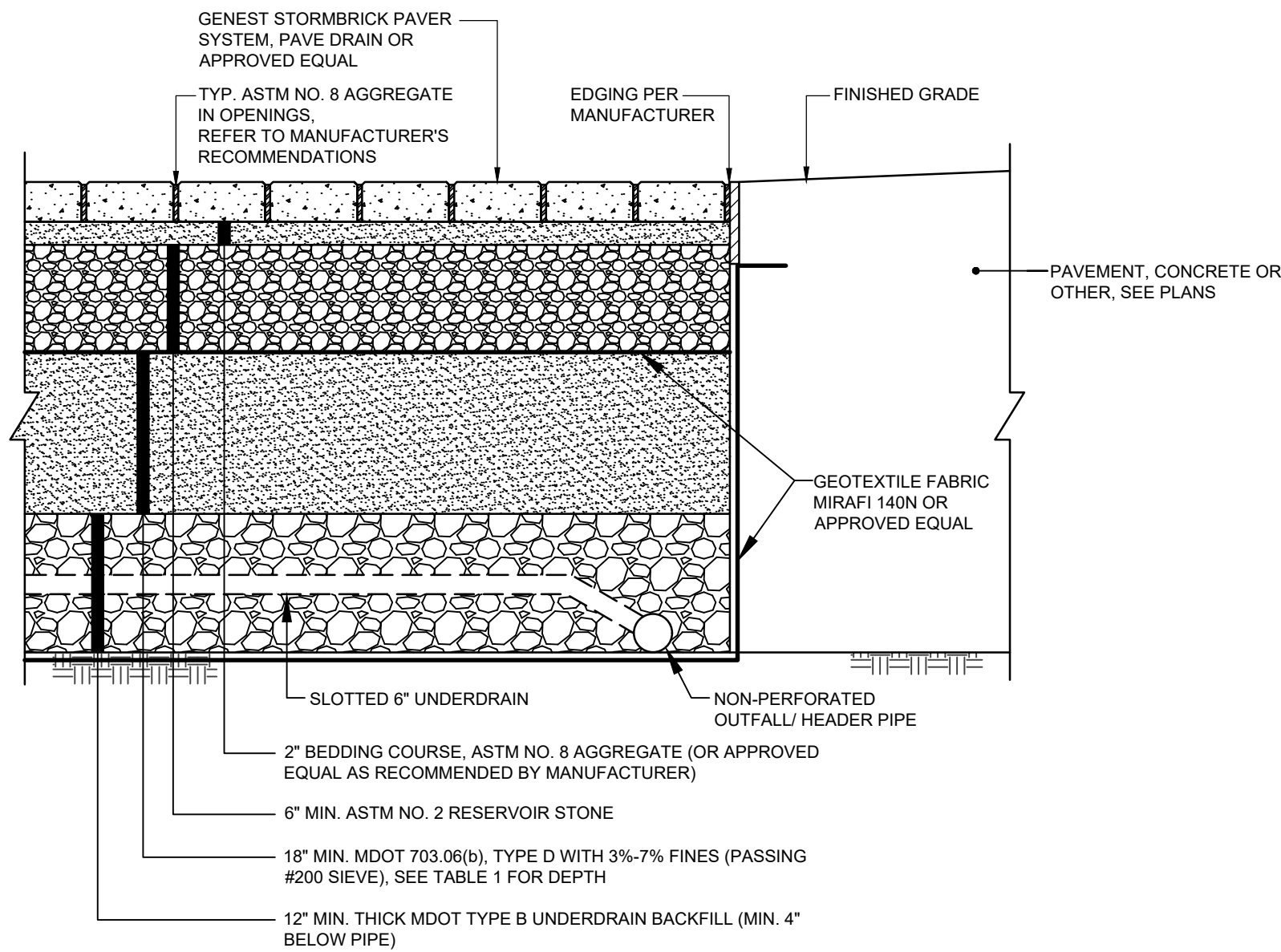
NOT TO SCALE



- NOTE:
1. UNDERDRAIN INSTALLATION AND MATERIAL GRADATION RECOMMENDATIONS SHALL BE COORDINATED WITH THE GEOTECHNICAL REPORT.
 2. THIS DETAIL IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. CONSTRUCTION OF THE FOUNDATION DRAIN, FOOTING & ASSOCIATED MATERIALS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS.
 3. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.

UNDERDRAINED ROOF DRIP EDGE DETAIL

NOT TO SCALE



- NOTES:
1. PAVERS SHALL BE "STORMWATER BRICK" PERMEABLE INTERLOCKING CONCRETE PAVERS 4"x8"x3-1/8" BY GENEST CONCRETE. PAVEDRAIN BY ACF ENVIRONMENTAL OR APPROVED EQUAL.
 2. COORDINATE PAVES COLOR AND INSTALLATION PATTERN WITH THE OWNER.
 3. THE SAND LAYER SHALL BE MINERAL SOIL WITH BETWEEN 4% AND 7% FINES PASSING THE #200 SIEVE.
 4. BRING TO SUBGRADE AS REQUIRED WITH COMMON BORROW. COMPACT SUBGRADE TO 95% OF MODIFIED PROCTOR (ASTM D-1557).

PARKING PERMEABLE PAVERS SECTION

NOT TO SCALE

NOT FOR
CONSTRUCTION



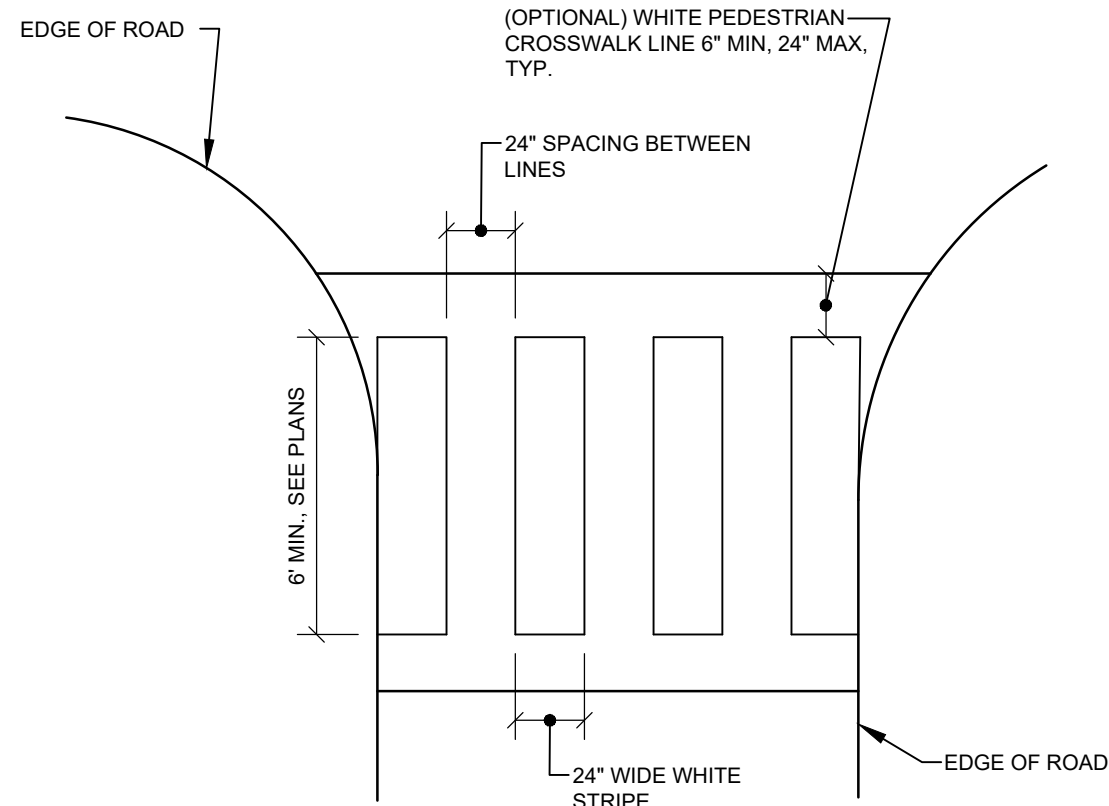
ISSUED TO CITY FOR LEVEL III SITE PLAN APPLICATION	STATUS:
REV. BY: DATE:	DATE:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.	



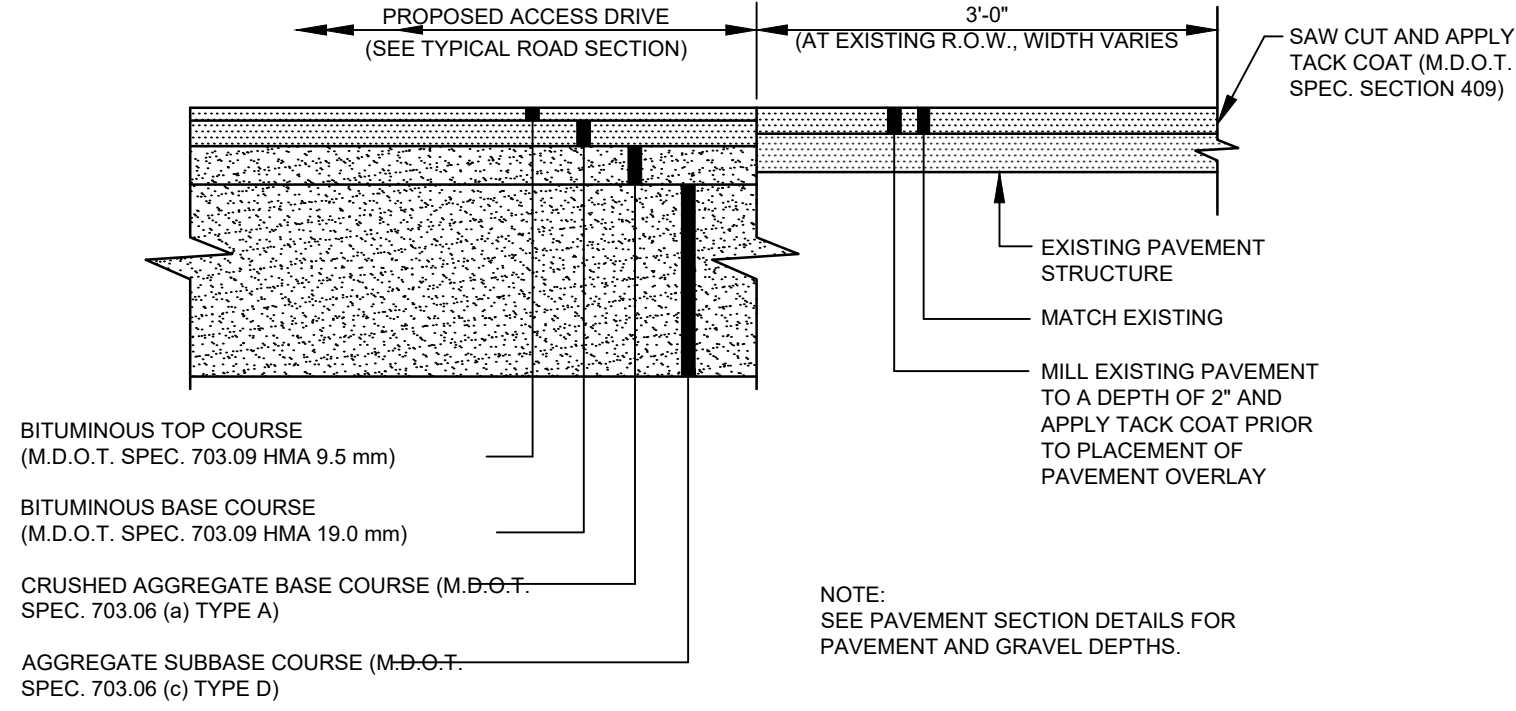
DETAILS	OR: BIRCHLANE 3- UNIT APARTMENT
	KING REAL ESTATE
	198 SACO AVENUE
	OLD ORCHARD BEACH, MAINE 04064

DESIGNED	MKO
DRAWN	MKO
CHECKED	CAB
DATE	05/04/2020
SCALE	N.T.S.
PROJECT	18519-01

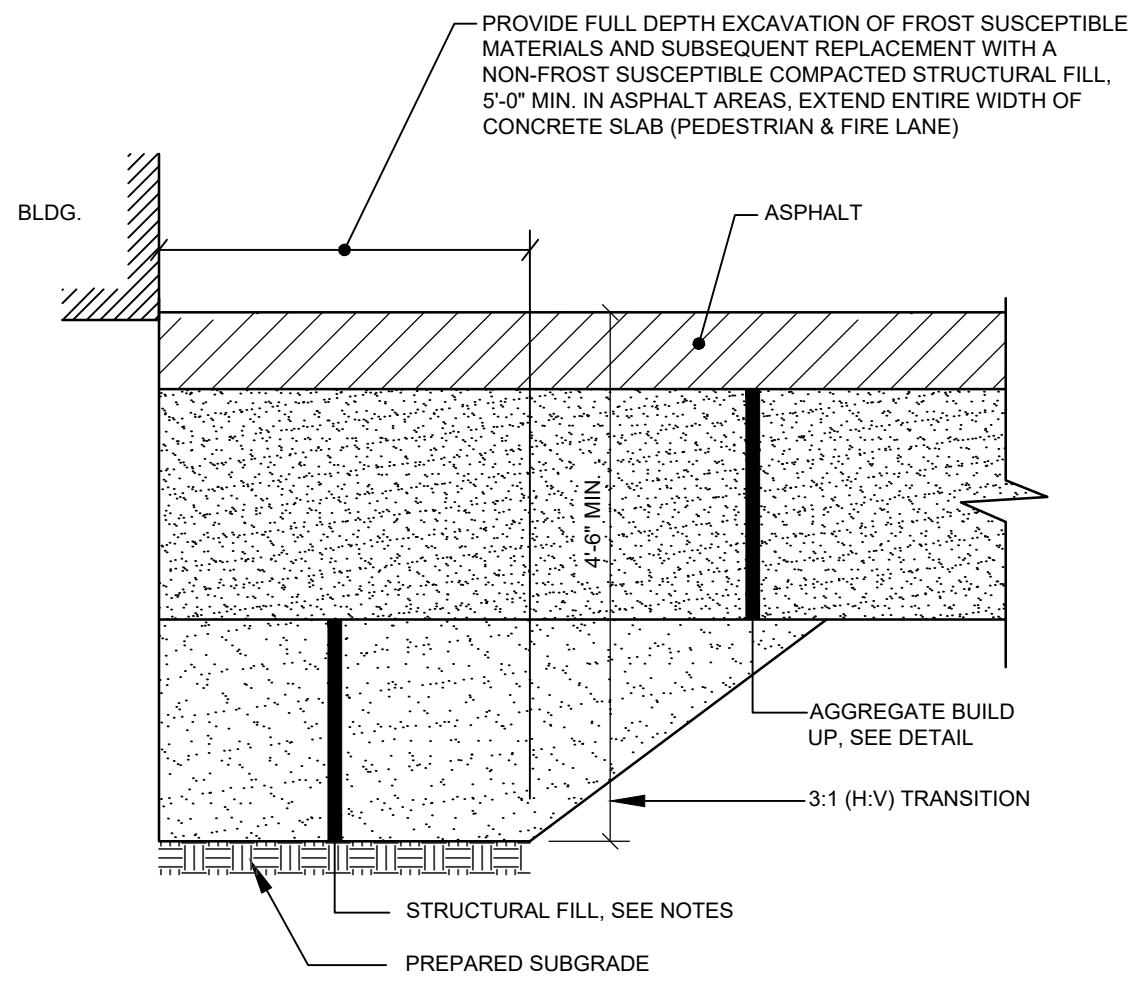
SHEET 8 OF 9



CROSSWALK MARKINGS
NOT TO SCALE

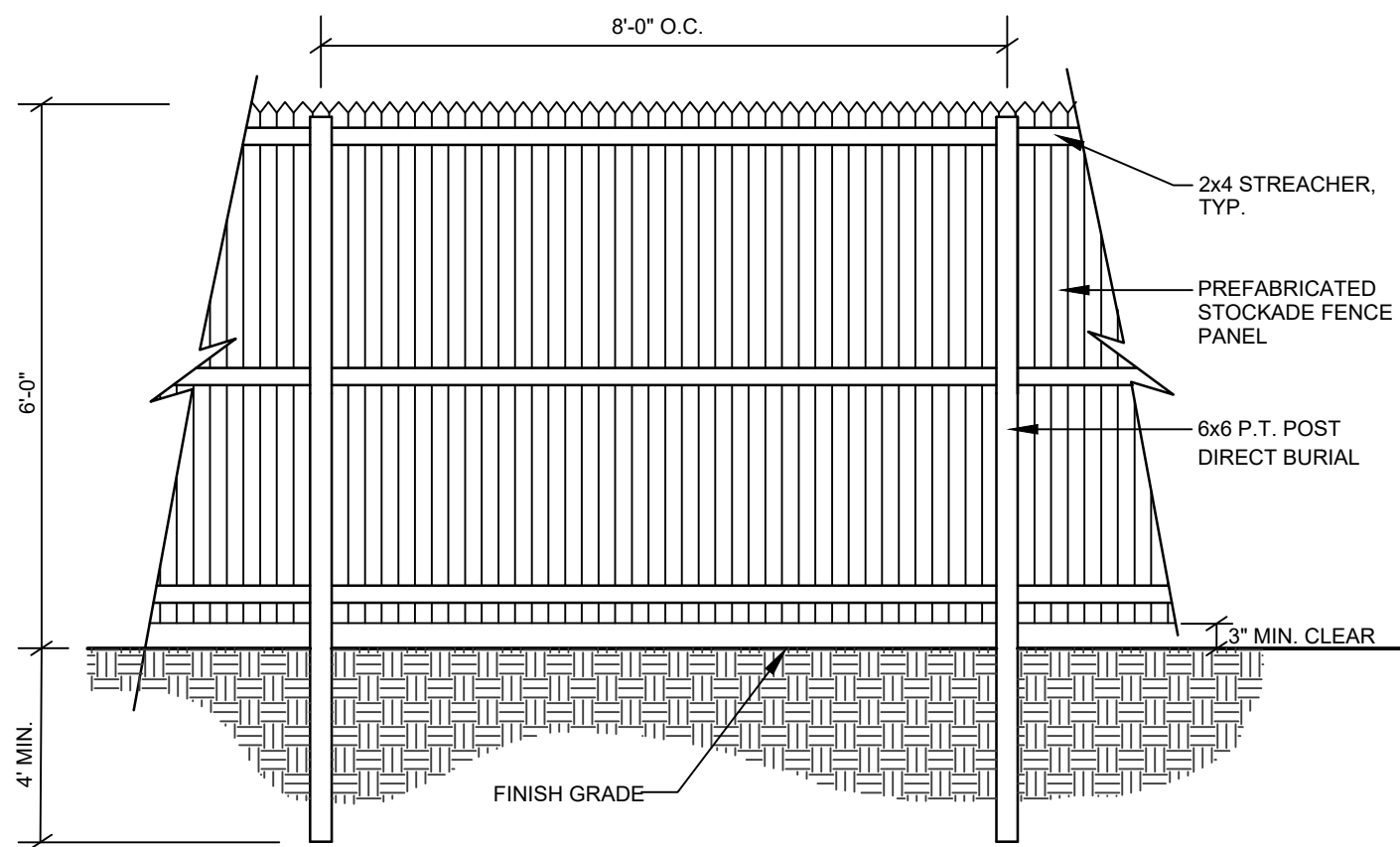


TYPICAL PAVEMENT JOINT
NOT TO SCALE

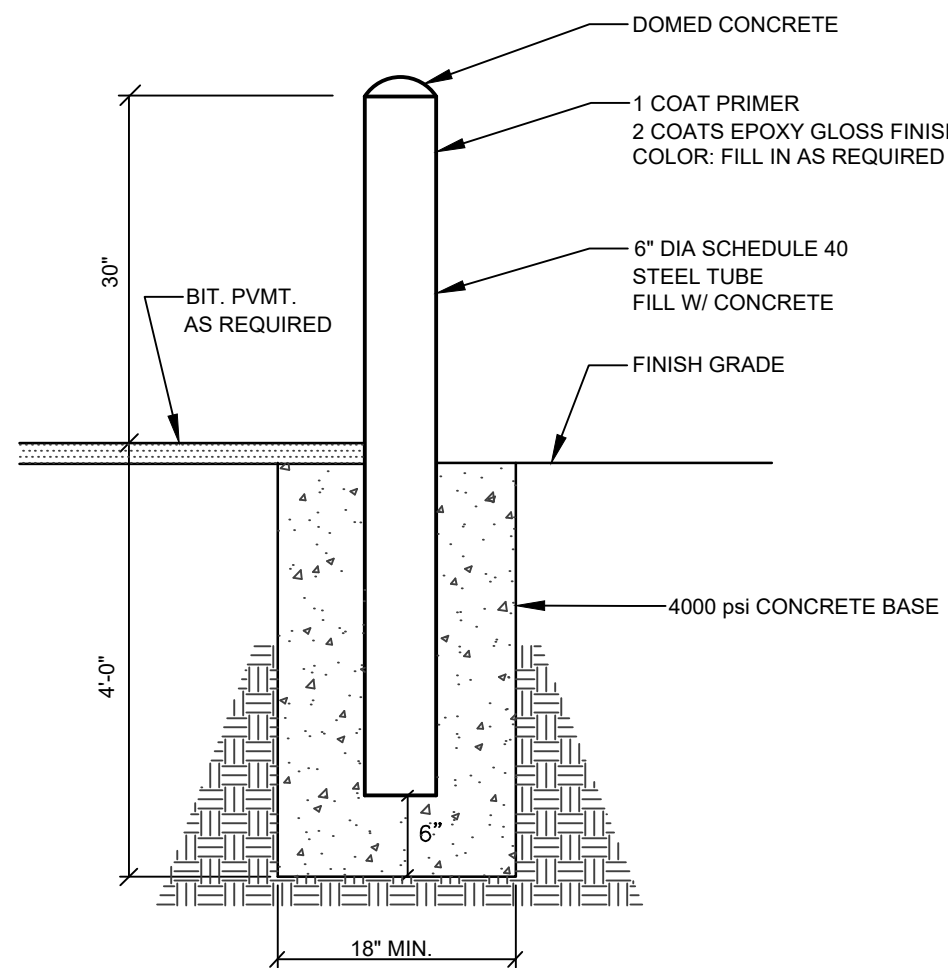


- NOTES:**
1. REFER TO DETAILS FOR PAVEMENT AND CONCRETE.
 2. PROVIDE FULL DEPTH EXCAVATION OF FROST SUSCEPTIBLE MATERIALS AND SUBSEQUENT REPLACEMENT WITH A NON-FROST SUSCEPTIBLE COMPACTED STRUCTURAL FILL. STRUCTURAL FILL DEPTH SHALL BE MIN. 4.5' FROM FINISHED GRADE.

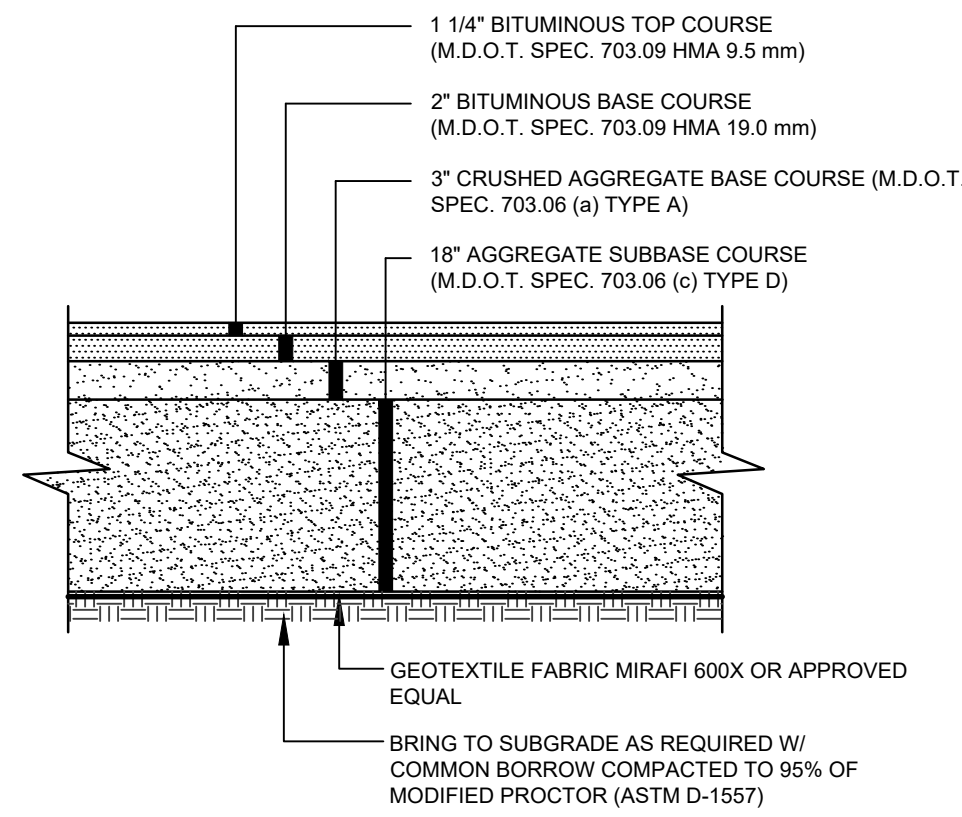
PAVEMENT SECTION @ BUILDING
NOT TO SCALE



STOCKADE FENCE
NOT TO SCALE

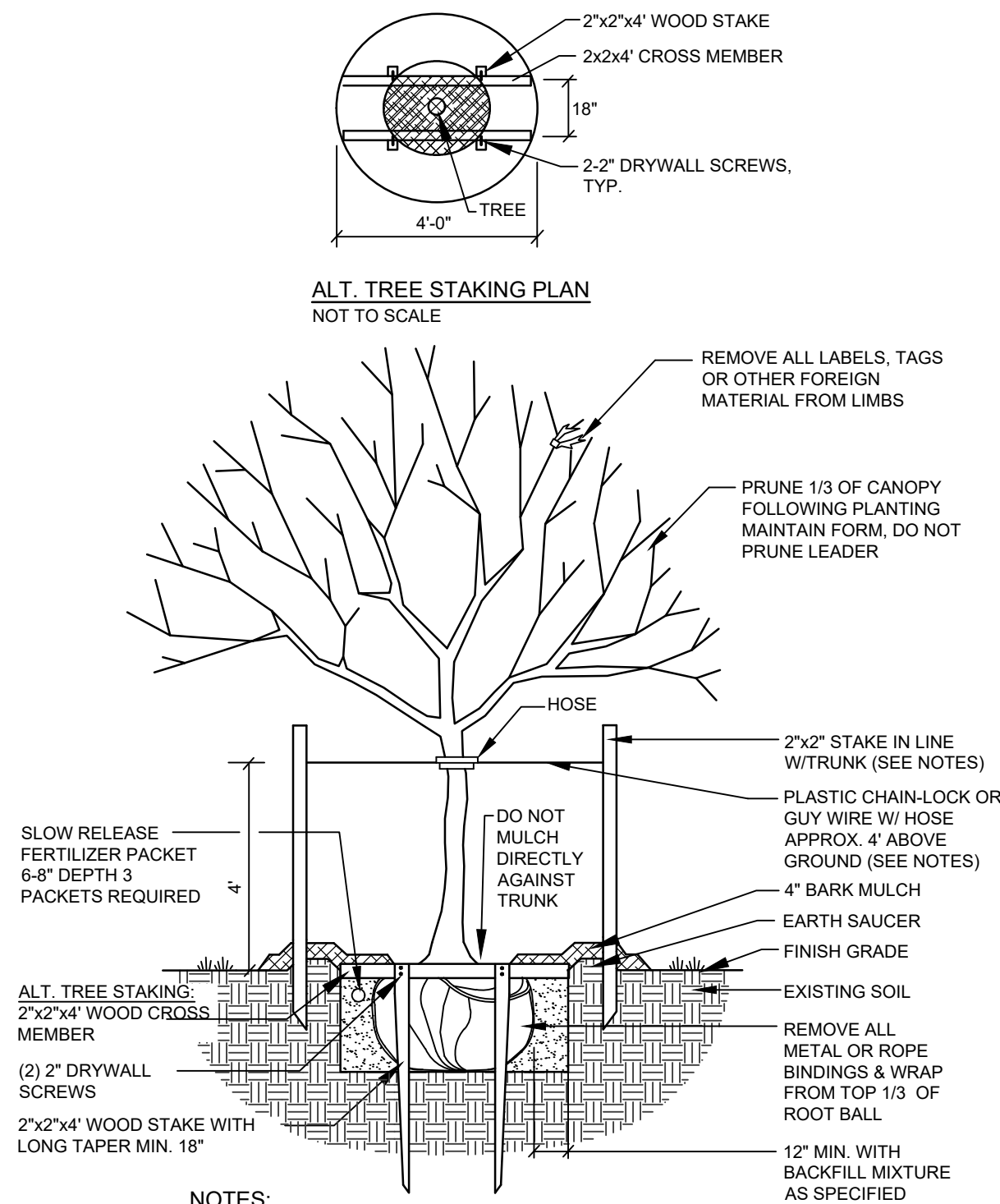


METAL BOLLARD
NOT TO SCALE

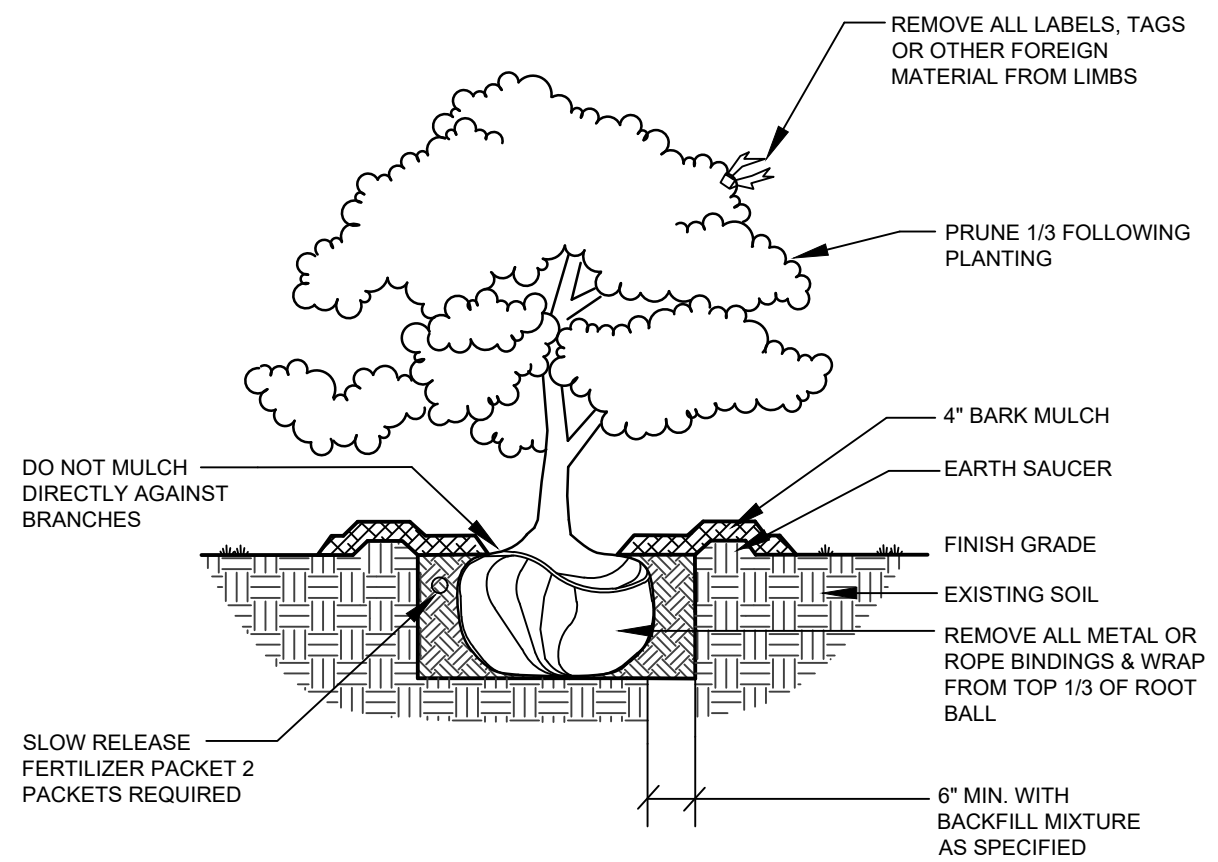


- NOTES:**
1. COMPACT GRAVEL SUBBASE AND BASE COURSES TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. HOT MIX ASPHALT SURFACE COARSE SHALL BE COMPACTED TO 95% OF ITS THEORETICAL MAXIMUM DENSITY (ASTM D-2041). BASE COARSE SHALL BE COMPACTED TO 95% ±2.5% OF ITS THEORETICAL MAXIMUM DENSITY (ASTM D-2041).
 3. APPLY TACK COAT BETWEEN SUCCESSIVE LIFTS OF BITUMINOUS PAVEMENT.
 4. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
 5. PAVEMENT REPAIR AND/OR REPLACEMENT SHALL MATCH EXISTING PAVEMENT AND GRAVEL AGGREGATE DEPTHS.
 6. MILL AND OVERLAY PAVEMENT WHERE APPLICABLE.

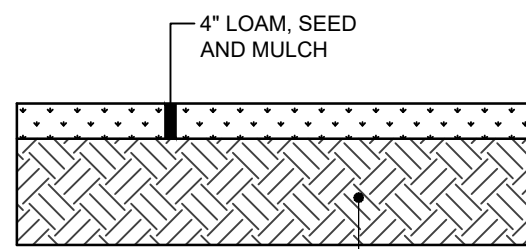
TYPICAL PAVEMENT SECTION
NOT TO SCALE



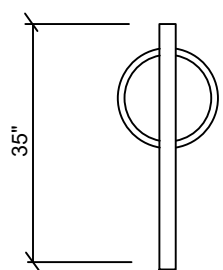
TREE PLANTING DETAIL
NOT TO SCALE



DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE



LOAM & SEED SECTION
NOT TO SCALE

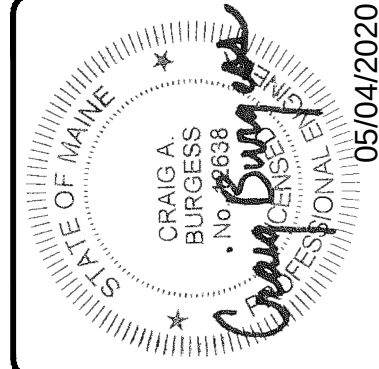


BICYCLE RACK
NOT TO SCALE

LANDSCAPE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "US A STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

NOT FOR
CONSTRUCTION



ISSUED TO CITY FOR LEVEL III SITE PLAN APPLICATION	
REV. BY:	DATE:
A. CAB	05-04-2020
STATUS:	
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.	

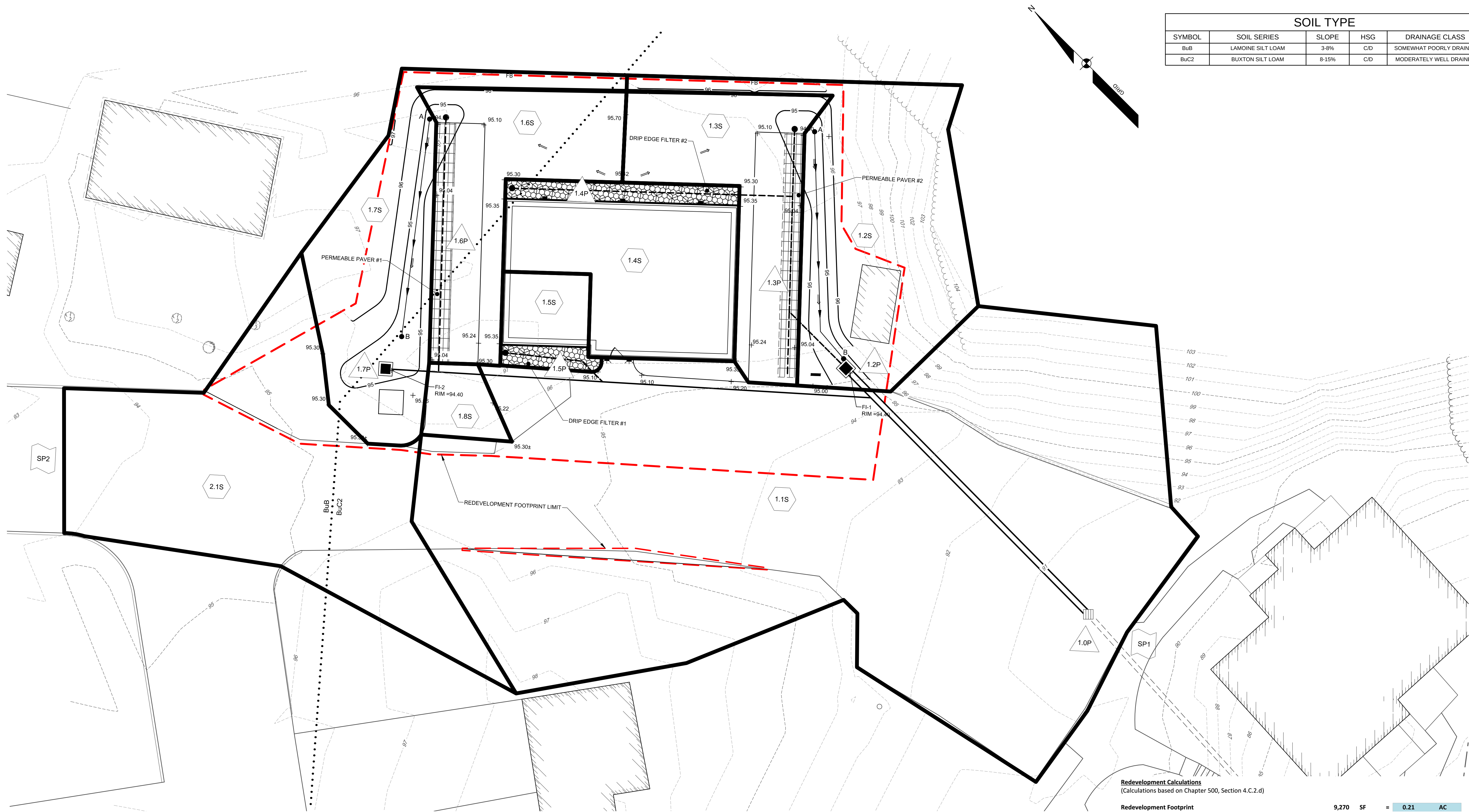


DETAILS
OF:
BIRCHLANE 3- UNIT APARTMENT
KNIGHT STREET
PORTLAND, MAINE
FOR:
KING REAL ESTATE
198 SACO AVENUE
OLD ORCHARD BEACH, MAINE 04064

DESIGNED	MKO
DRAWN	MKO
CHECKED	CAB
DATE	05/04/2020
SCALE	N.T.S.
PROJECT	18519-01

SHEET 9 OF 9





SOIL TYPE				
SYMBOL	SOIL SERIES	SLOPE	HSG	DRAINAGE CLASS
BuB	LAMOINE SILT LOAM	3-8%	C/D	SOMEWHAT POORLY DRAINED
BuC2	BUXTON SILT LOAM	8-15%	C/D	MODERATELY WELL DRAINED

PROPOSED CONDITIONS LEGEND

- SUBCATCHMENT BOUNDARY
- TIME OF CONCENTRATION
- REACH
- SUBCATCHMENT LABEL
- REACH
- STUDY POINT
- STORMWATER TREATMENT/DETENTION POND
- SOILS BOUNDARY

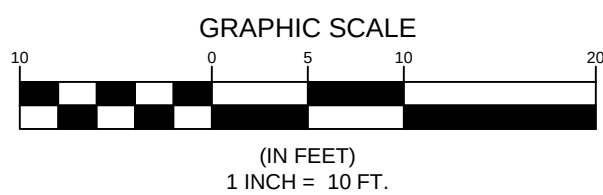


Table 1: MDEP GENERAL STANDARD CALCULATIONS
Birchlane 3-Unit Apartment
Job #: 18519-01

AREA ID	WATERSHED SIZE (S.F.)	EXISTING ONSITE IMPERVIOUS AREA TO REMAIN (S.F.)	NEW ONSITE IMPERVIOUS AREA (S.F.)	EXISTING ONSITE LANDSCAPED AREA TO REMAIN (S.F.)	NEW ONSITE LANDSCAPED AREA (S.F.)	NET NEW DEVELOPED AREA (S.F.)	NET EXISTING DEVELOPED AREAS (S.F.)	TREATMENT PROVIDED?	IMPERVIOUS AREA TREATED (S.F.)	LANDSCAPED AREA TREATED (S.F.)	DEVELOPED AREA TREATED (S.F.)	TREATMENT BMP
1.1	9,740	6,600	60	1,850	0	60	8,450	NO	0	0	0	
1.2	2,065	120	0	785	700	700	905	NO	0	0	0	
1.3	1,240	0	515	0	725	1,240	0	YES	515	725	1,340	PER-2
1.4	1,425	0	1,425	0	0	1,425	0	YES	1,425	0	1,425	DEF-2
1.5	360	0	360	0	0	360	0	YES	360	0	360	DEF-1
1.6	1,295	0	500	0	795	1,295	0	YES	500	795	1,295	PER-1
1.7	1,520	0	25	355	1,140	1,165	355	NO	0	0	0	
1.8	215	0	215	0	0	215	0	NO	0	0	0	
2.1	3,090	2,470	0	620	0	0	3,090	NO	0	0	0	
TOTAL (S.F.)	20,950	9,190	3,100	3,610	3,360	6,460	12,800		2,800	1,520	4,320	

TOTAL NEW IMPERVIOUS AREA (S.F.)	3,100	TOTAL DEVELOPED AREA (S.F.)	6,460
TOTAL IMPERVIOUS AREA RECEIVING TREATMENT (S.F.)	2,800	TOTAL AREA RECEIVING TREATMENT (S.F.)	4,320
% OF IMPERVIOUS AREA RECEIVING TREATMENT	90.32%	% OF AREA RECEIVING TREATMENT	66.87%

*60% Treatment Required For Redevelopment

Redevelopment Calculations
(Calculations based on Chapter 500, Section 4.C.2.d)

Redevelopment Footprint 9,270 SF = 0.21 AC

Per Table 2: Pollutant Impact Rankings of Various Redevelopment Land Uses

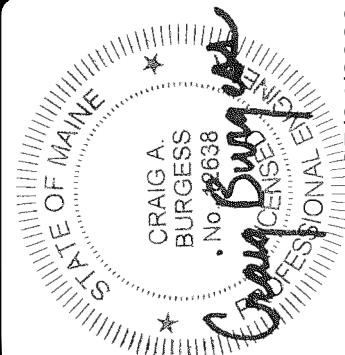
	Existing Use	Existing Area (SF)	Existing Area (AC)	Pollutant Ranking	Weighted Avg. Impact
Existing Pavement		2,435	0.06	3	0.17
Existing Roof		120	0.00	2	0.01
Grassed Areas		4,615	0.11	2	0.21
Existing Gravel		2,100	0.05	2	0.10
		9,270		Sum	0.48
	Proposed Use	Proposed Area (SF)	Proposed Area (AC)	Pollutant Ranking	Weighted Avg. Impact
Building		1,500	0.03	2	0.07
Existing Roof		120	0.00	2	0.01
New/ Existing Pavement		3,600	0.08	3	0.25
Concrete Pads		50	0.00	2	0.00
New/ Existing Grassed Areas		4,000	0.09	2	0.18
		9,270		Sum	0.51

* Light use building pollutant ranking for metal roof (other rooftop classification)
** No vehicular traffic

- a. Existing Impact Rating = 0.48
- b. Proposed Impact Rating = 0.51
- c. Existing Impact Rating per Acre of Development = 2.26
- d. Proposed Impact Rating per Acre of Development = 2.39
- e. Redevelopment Rating Difference 0.13

Therefore 60% of Developed Area must be treated
(per Table 3 - Treatment Levels for Redevelopment Projects)

NOT FOR
CONSTRUCTION



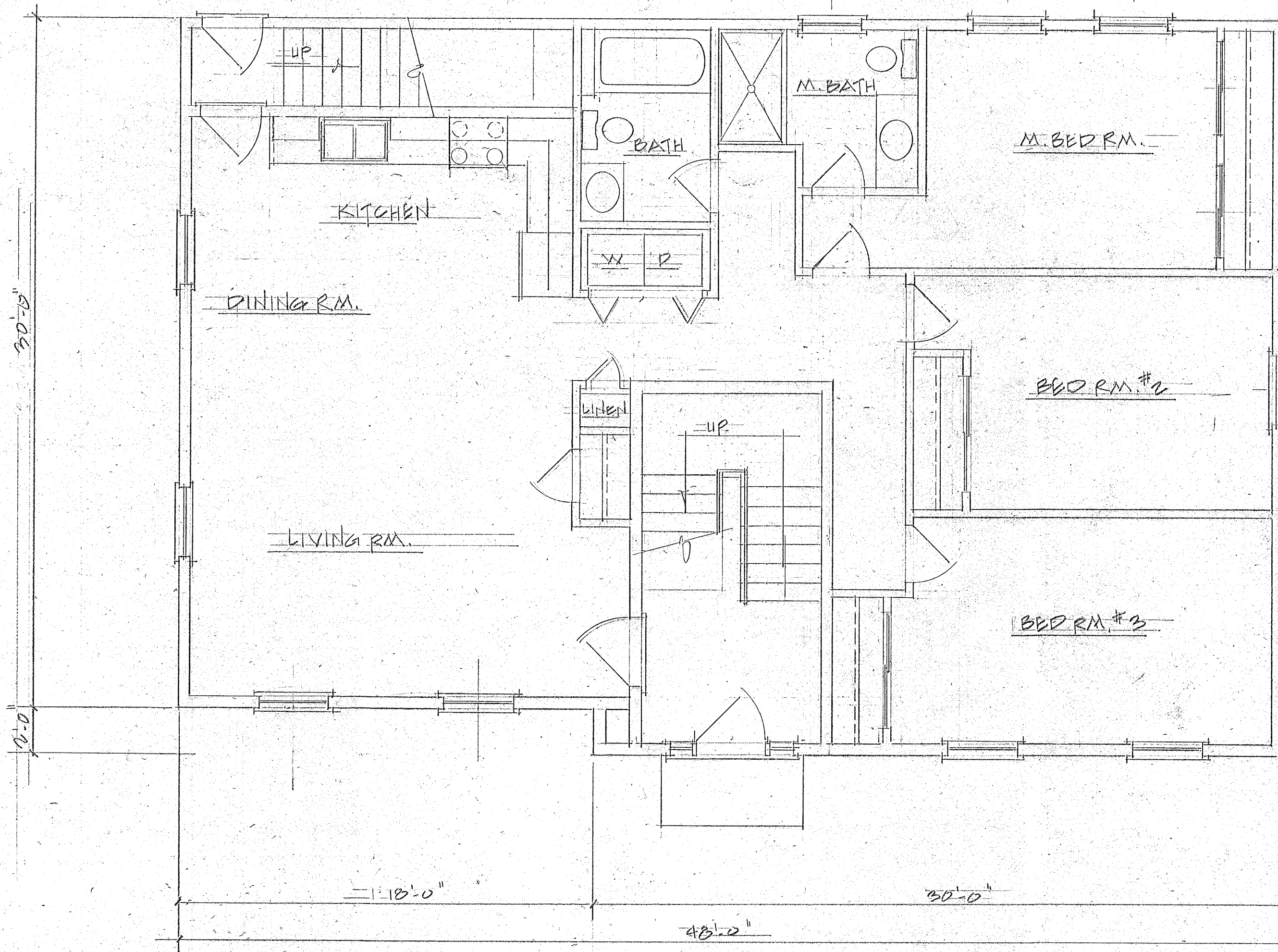
ISSUED TO CITY FOR LEVEL III SITE PLAN APPLICATION	DATE: 05-04-2020	STATUS: A
BY: CRAIG A. BURGESS	DATE: 05-04-2020	STATUS: A
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.		

SEBAGO
TECHINCS
www.sebagotechinics.com
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

PROPOSED CONDITIONS WATERSHED PLAN
OF:
BIRCHLANE 3-UNIT APARTMENT
KNIGHT STREET
PORTLAND, MAINE
FOR:
KING REAL ESTATE
198 SACO AVENUE
OLD ORCHARD BEACH, MAINE 04064

DESIGNED	MKO
DRAWN	MKO
CHECKED	CAB
DATE	05/04/2020
SCALE	1" = 10'
PROJECT	18519-01

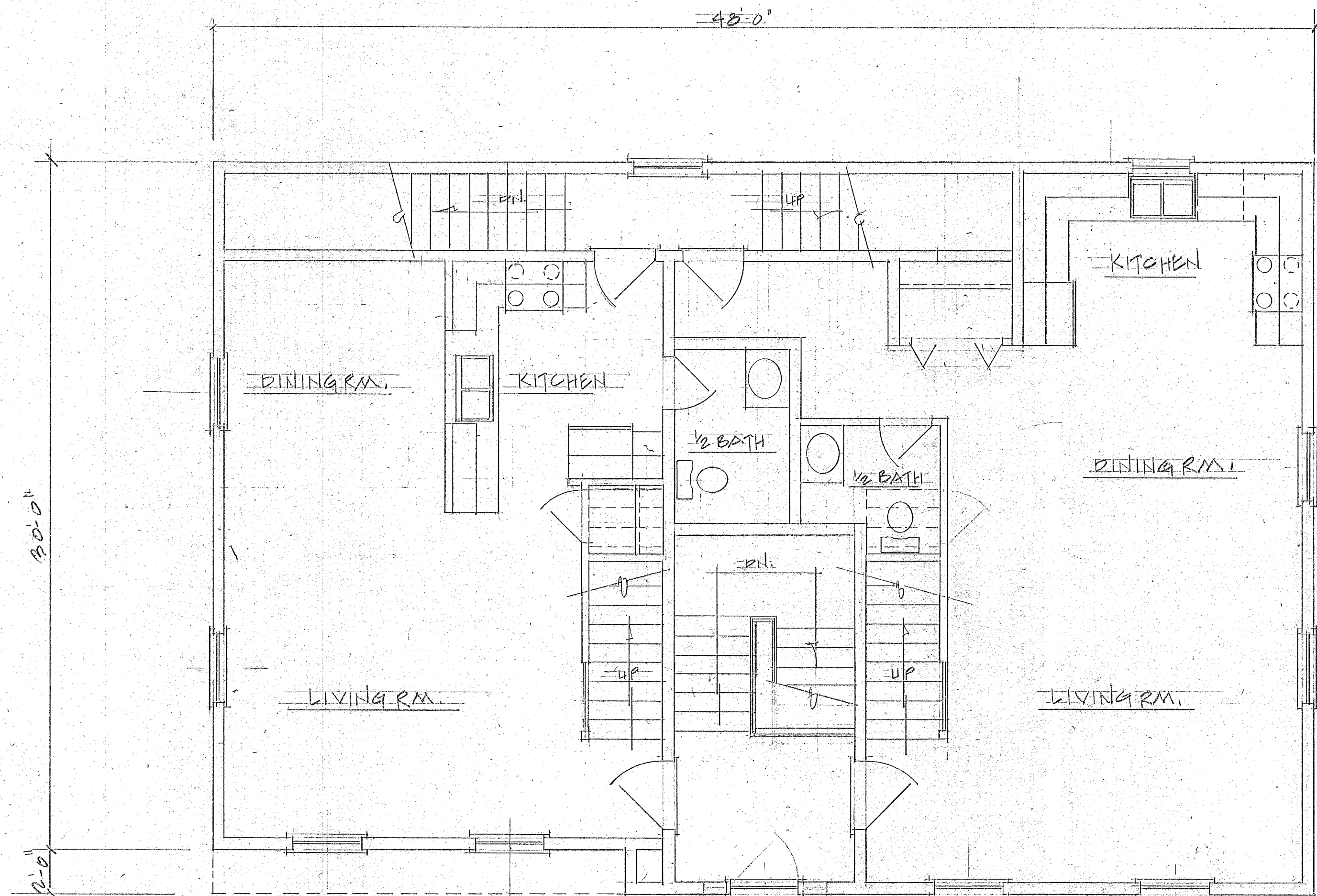
SHEET 2 OF 2



FIRST FL. PLAN

1/4" = 1'-0"

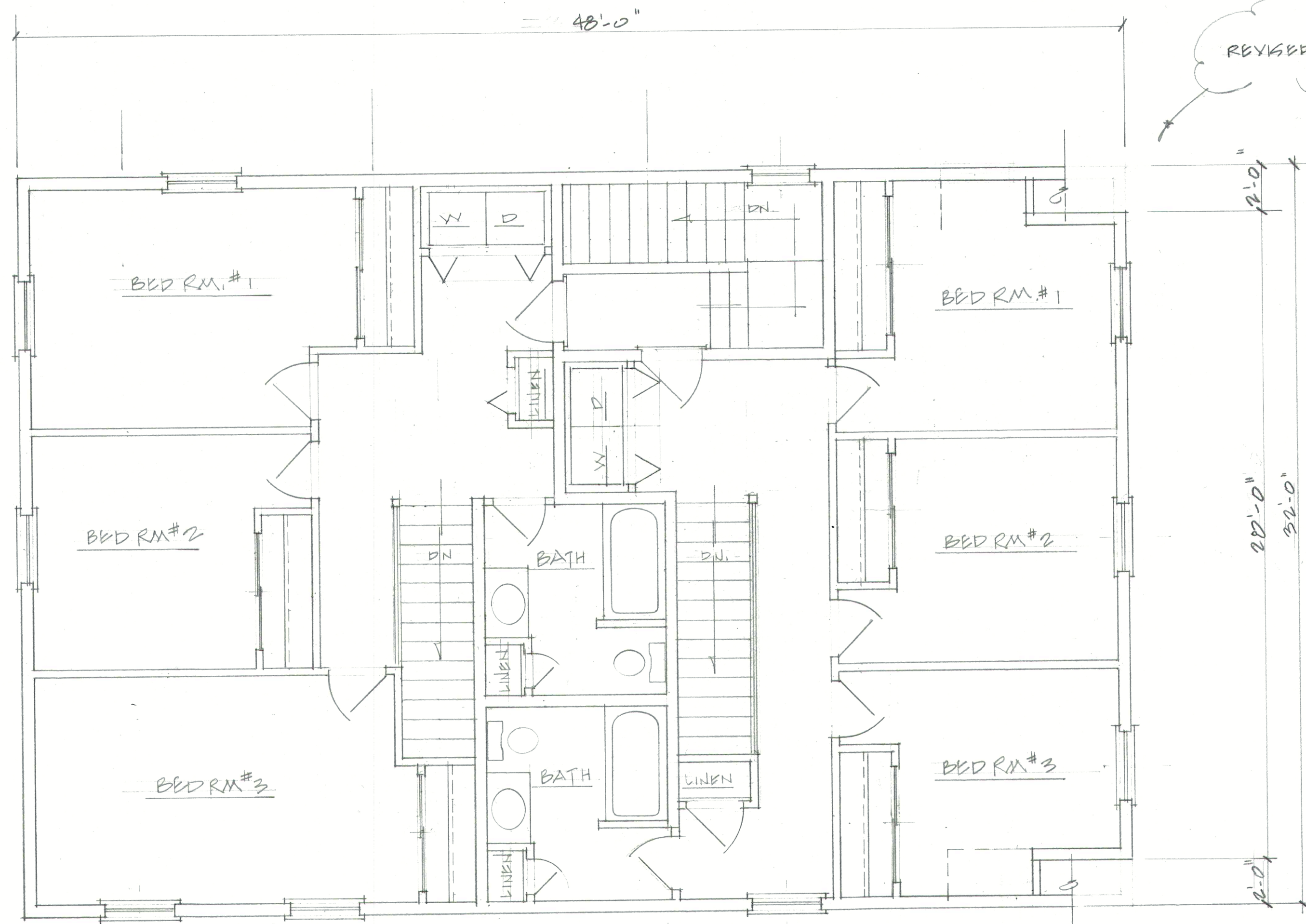
KING REAL ESTATE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: RJP
DATE: 11-18-19		REVISED
WHITE BIRCH		
PORTLAND, ME.		
FIRST FL. PLAN		DRAWING NUMBER 2 of 4



SECOND FL. PLAN

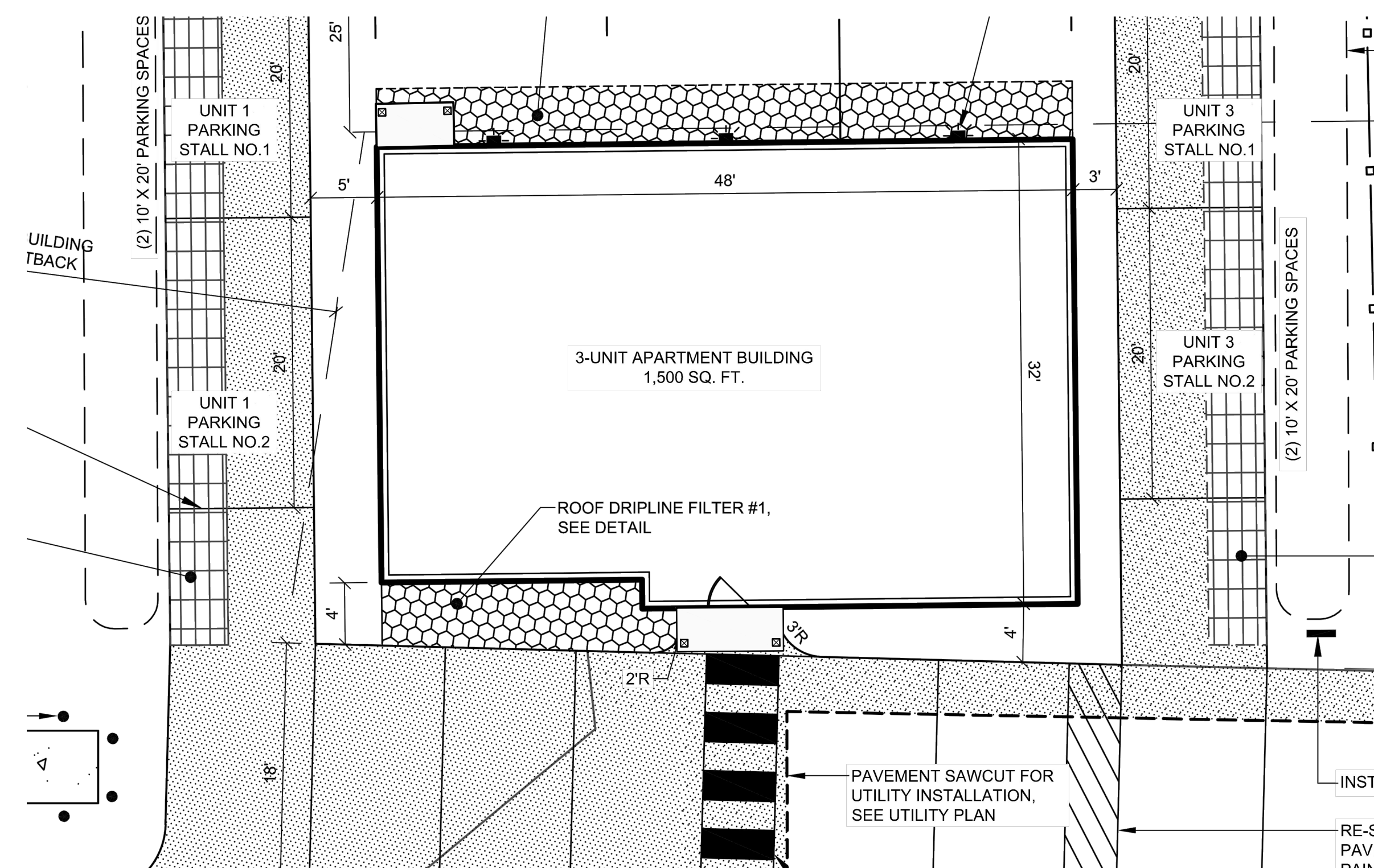
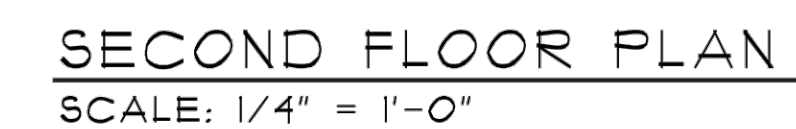
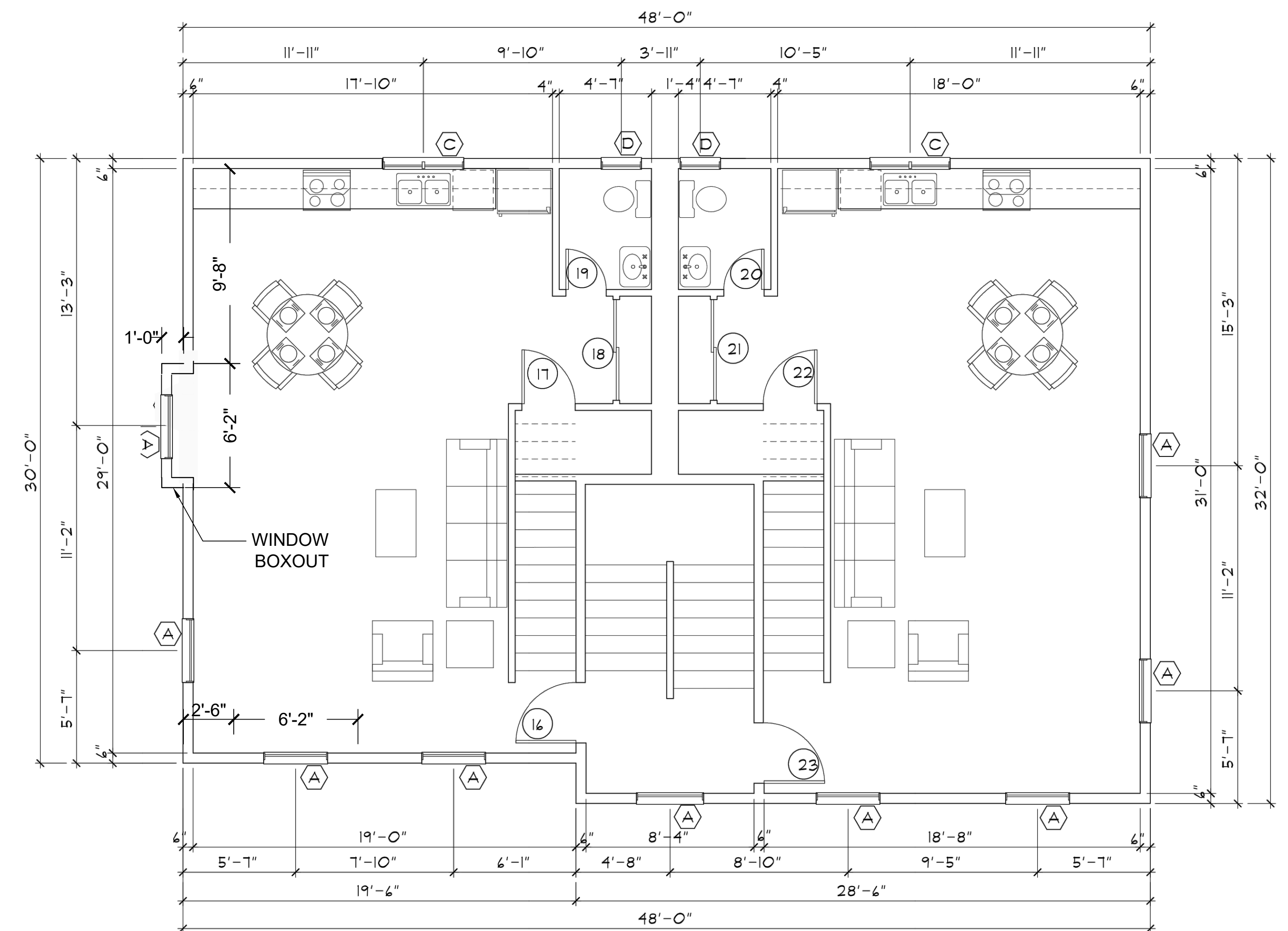
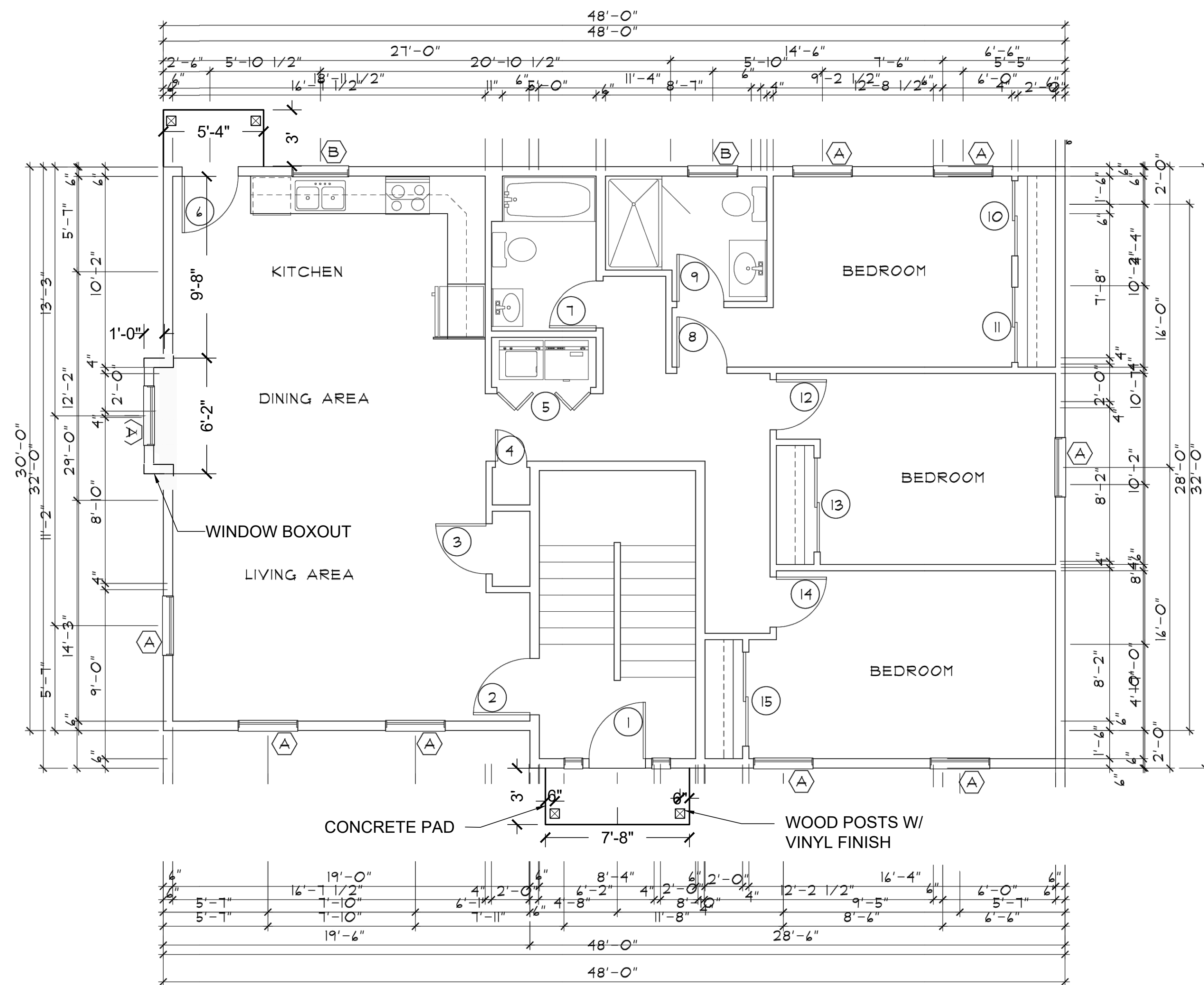
1/4" = 1'-0"

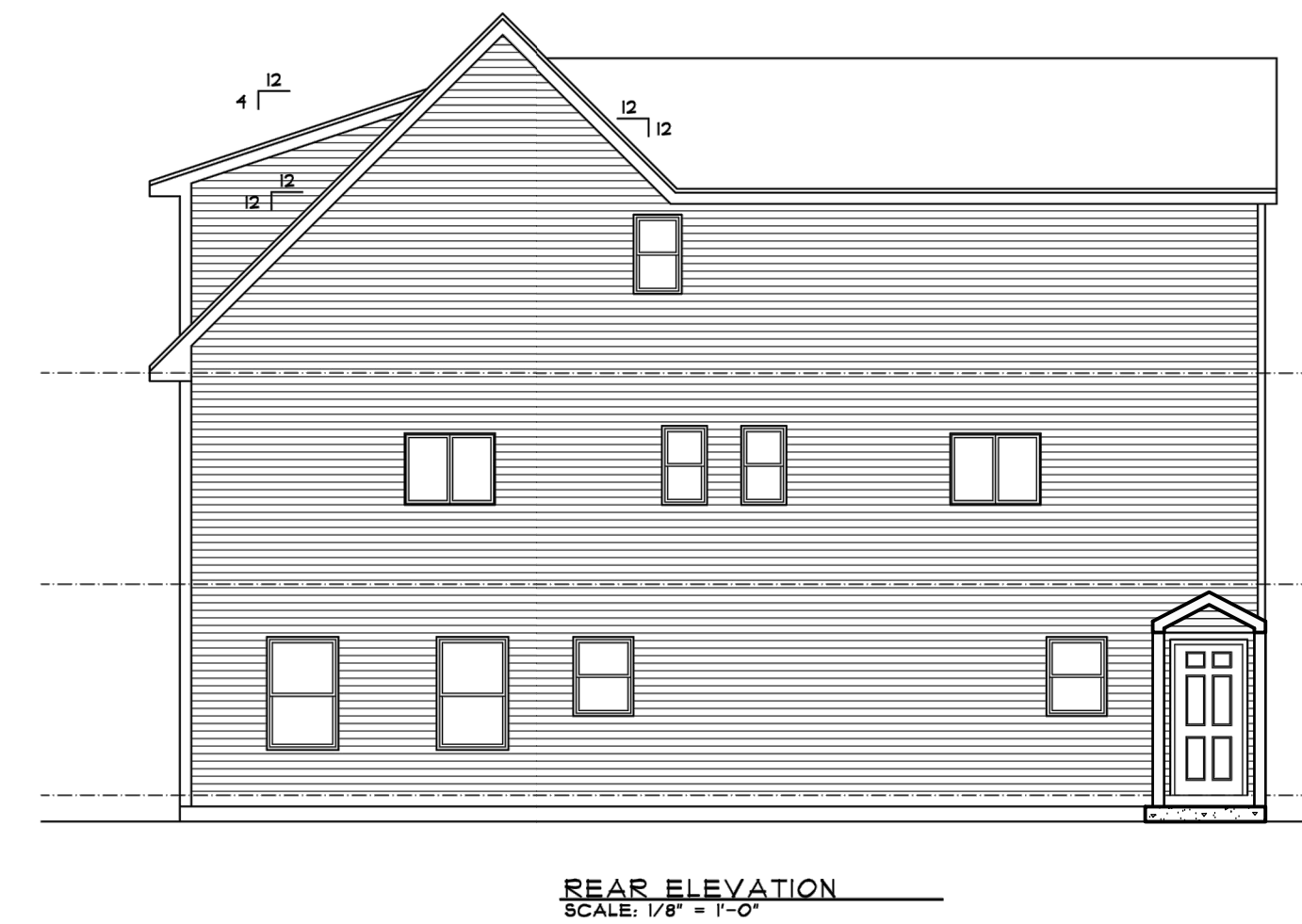
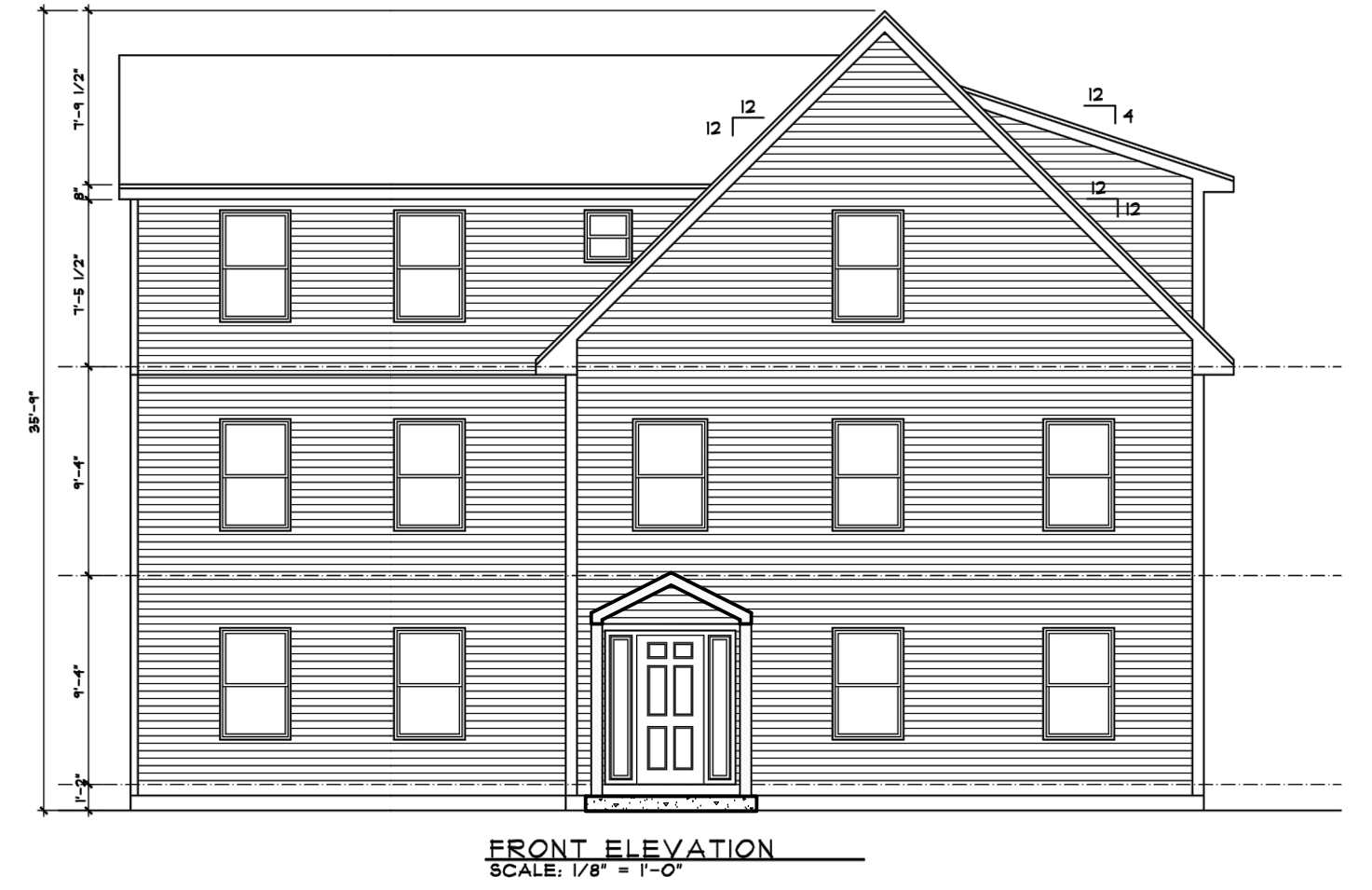
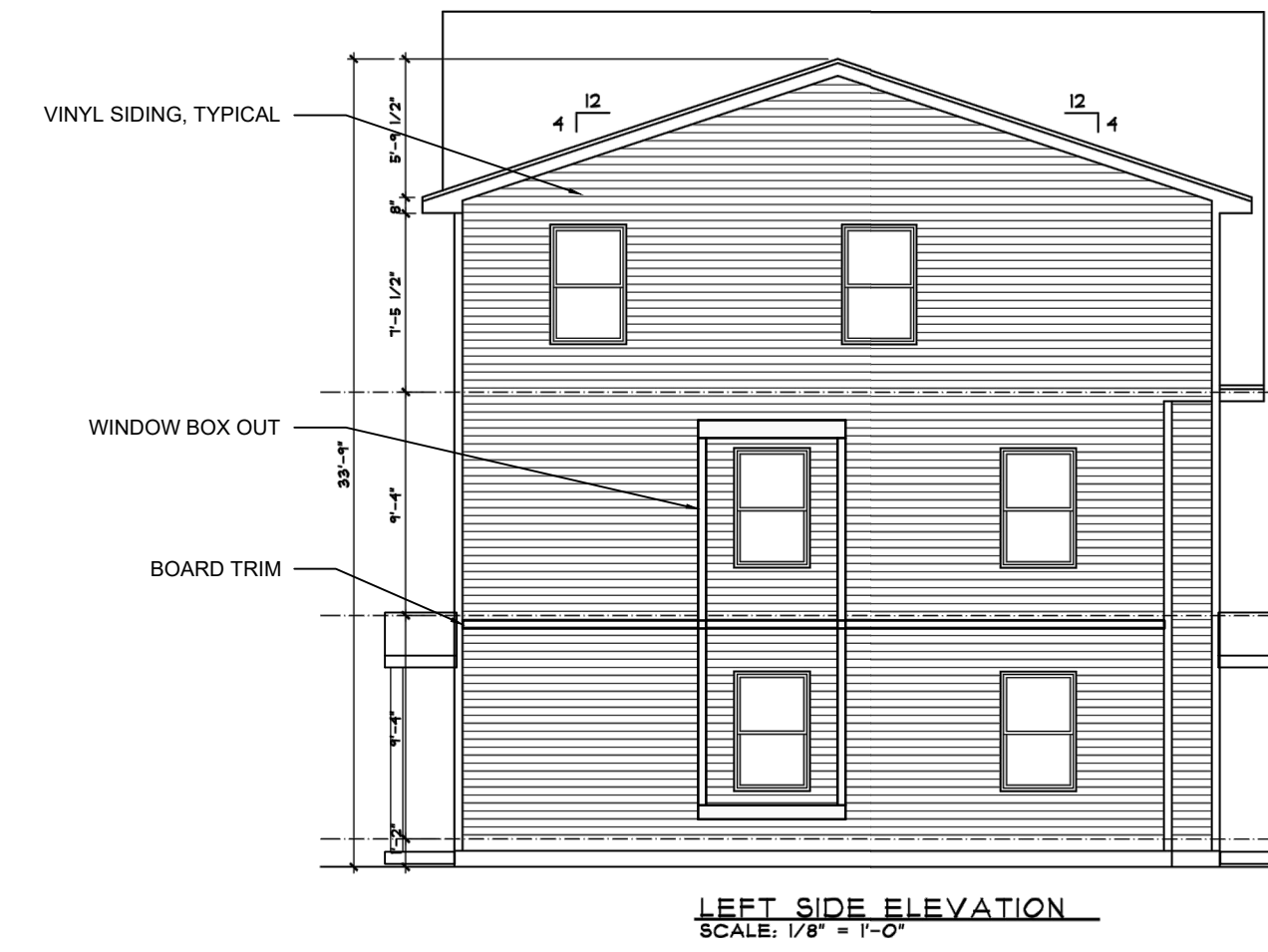
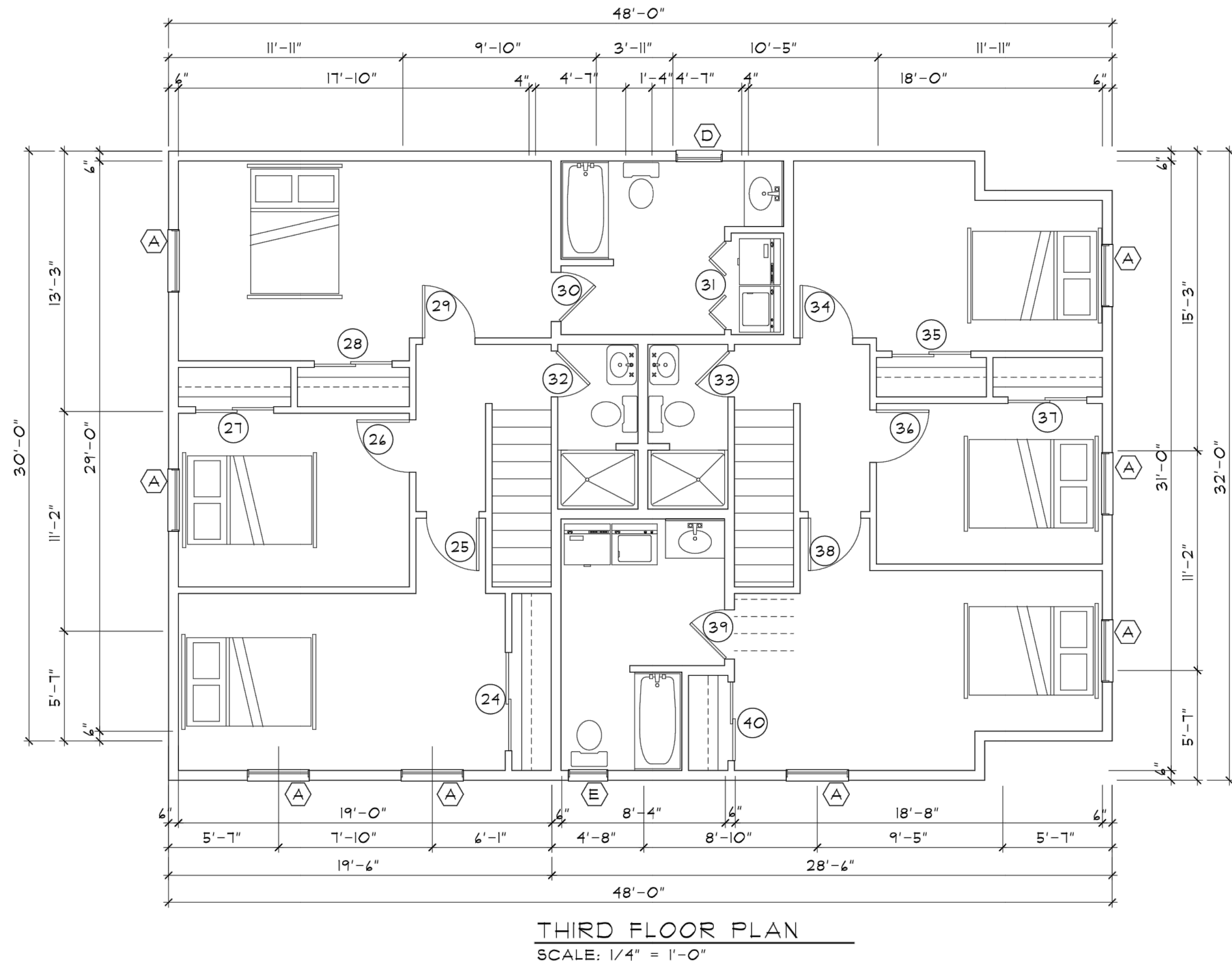
KING REAL ESTATE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: RJP
DATE: 11-18-19	REVISD	
WHITE BIRCH PORTLAND, ME.		
SECOND FL. PLAN		DRAWING NUMBER 3 of 4



THIRD FL. PLAN
1/4" = 1'-0"

KING REAL ESTATE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY RIP
DATE: 11-10-19		REVISED
WHITE BIRCH PORTLAND ME.		
THIRD FL. PLAN		DRAWING NUMBER 4 of 4



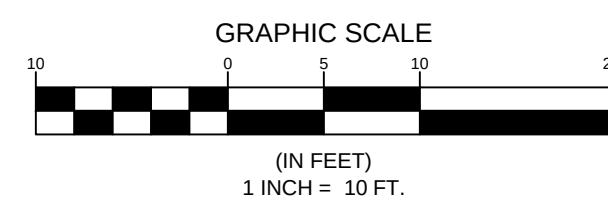


Windsor Construction, LLC

PROJECT	
12 WHITEBIRCH LANE PORTLAND, ME 04103	
SHEET TITLE	
FLOOR PLAN AND ELEVATIONS	
DESIGNED BY: KRE	DRAWING NO.
DRAWN BY: MPS	A1.2
CHECKED BY: KRE	
DATE: 11/17/2020	
SCALE: 1/8" = 1'-0"	
REVISION: 1	

KEY	BOTANIC NAME	COMMON NAME	SIZE/NOTES
AC	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	SERVICE BERRY	4-6' HGT
AX	ACER x FREEMANII 'SIENNA'	SIENNA RED MAPLE	1.75" CAL.
BN	BETULA NIGRA	RIVER BIRCH	6' HGT (3-LEADER CLUMP)
PS	PINUS STROBUS	WHITE PINE	6' HGT
RH	RHODODENDRON PJM ELITE	PJM ELITE RHODODENDRON	18" HGT
SJ	SPIREA JAPONICA	DOUBLE PLAY SPIREA	#5 CONT.
NOTE:			
- LOAM AND SEED ALL DISTURBED AREAS.			

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER LINE/R.O.W.	
SETBACK	
BUILDING	
TREELINE	
STOCKADE FENCE	
DECIDUOUS TREE	
CONIFEROUS TREE	
MULCH LINE	

[illegible]

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T E C H N I C S
WWW.SEBAGOTECHNICS.COM

LANDSCAPE PLAN
OF:
BIRCHLANE 3- UNIT APARTMENT
KNIGHT STREET
PORTLAND, MAINE
FOR:
KING REAL ESTATE
138 SACO AVENUE
OLD ORCHARD BEACH, MAINE 04064

DESIGNED	MKO
DRAWN	MKO
CHECKED	CAB
DATE	05/04/2020
SCALE	1" = 10'
PROJECT	18519-01

SHEET 6 OF 10

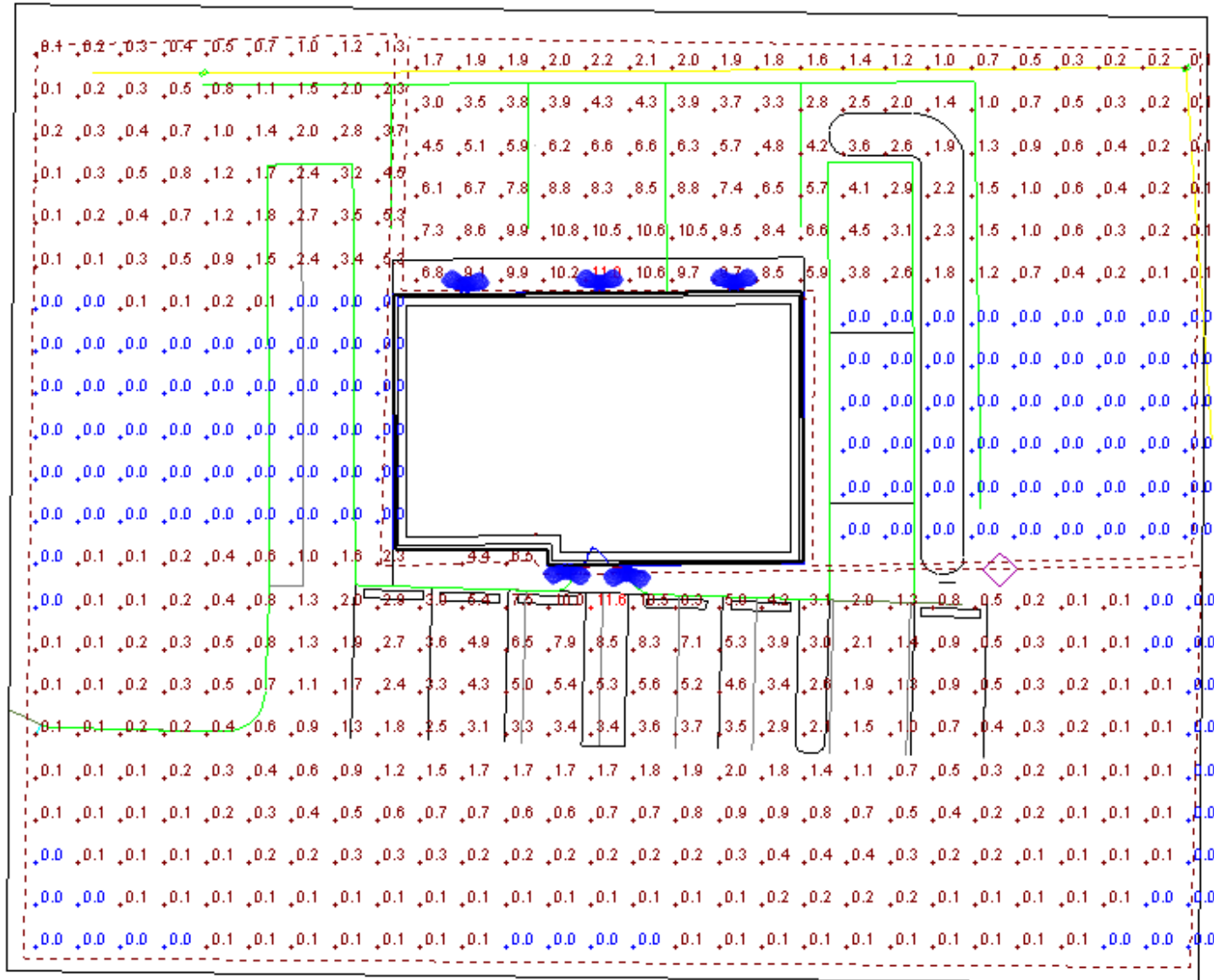


Photometrics for 12 White Birch Lane Sebago, Maine

Designer
Lee Consavage
Seacoast
Consulting
Engineers, Eliot,
ME
5/2020

Scale
Not to Scale
Drawing No.
PH1
Summary

1 of 1



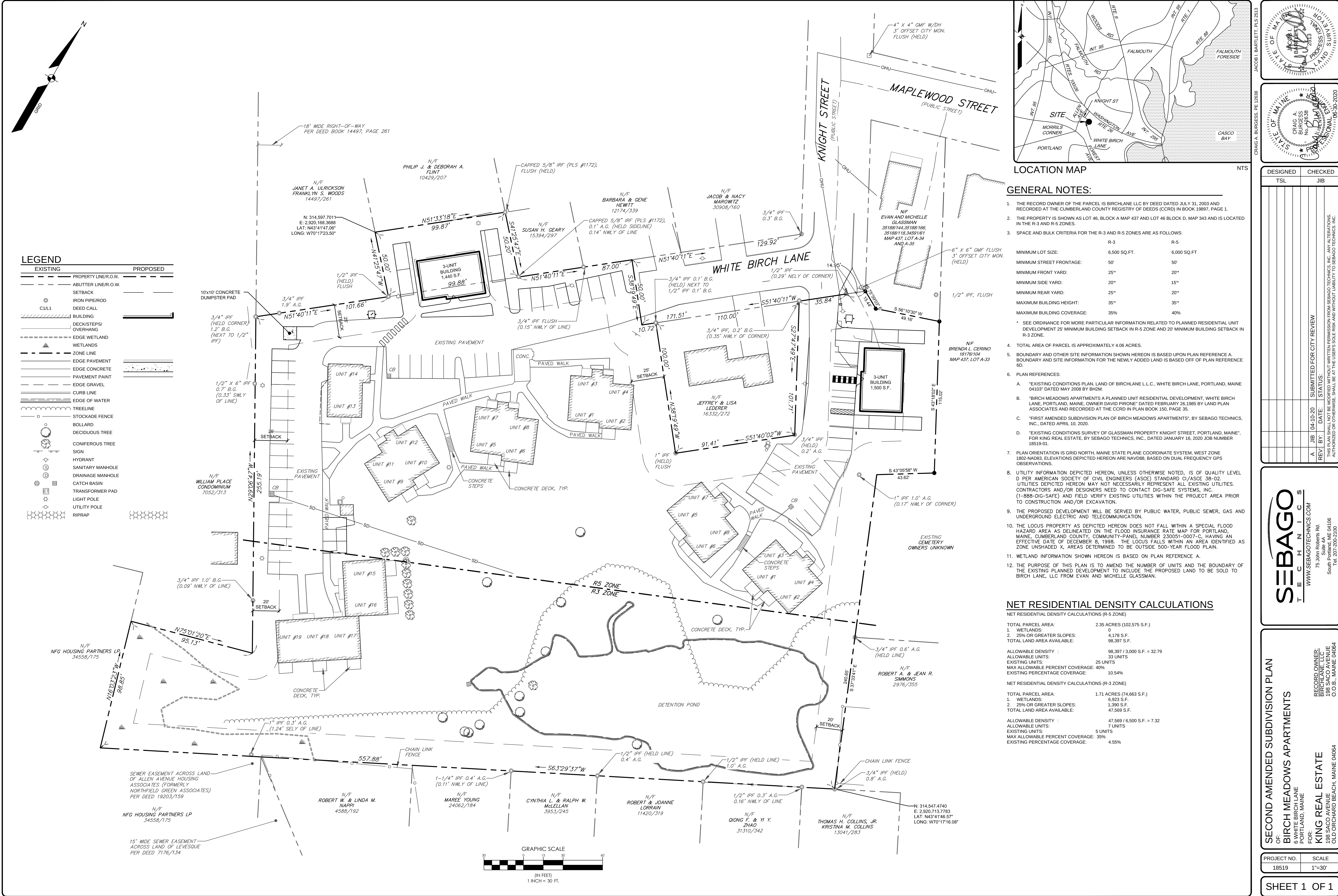
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lamp	Filename	Light Loss Factor	Lumens Per Lamp	Wattage
	W2	5	Lithonia Lighting	DSXW2 LED 20C 700 50K T3M MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 700mA DRIVER, 5000K LED, TYPE 3 MEDIUM OPTIC	1	LED	DSXW2_LED_20C_700_50K_T3M_MVOLT.ies	1	5563	47

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Calc Zone #1	+	1.1 fc	11.6 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	2.6 fc	11.0 fc	0.0 fc	N/A	N/A





PLANNING BOARD REPORT PORTLAND, MAINE

ReCode *Technical Manual* Updates
City of Portland, Applicant



Submitted to Portland Planning Board Public Hearing Date: 12/8/20	Prepared by: Nell Donaldson, Director of Special Projects, Planning & Urban Development Date: 12/4/20
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I. Introduction

In coordination with Phase I of ReCode, adopted by the City Council on November 9, 2020, the Planning Department has prepared several updates to the City's *Technical Manual* for review by the Planning Board. These updates have been developed in collaboration with the Department of Public Works, and include a series of housekeeping edits (e.g. revisions to land use code references, the integration of technical language previously found in the land use code but better suited to the *Technical Manual*), as well as the integration of a new electric vehicle charging (EV) standard. The housekeeping changes were previously workshopped with the Planning Board at their May 19, 2020 Planning Board meeting. EV charging language was discussed as part of the Board's review of the site plan article under ReCode Phase I. Per Section 2.1.10 of the land use code, revisions to the *Technical Manual* fall under the jurisdiction of the Planning Board.

II. General Edits to Technical Manual

The general "housekeeping" edits proposed to the *Technical Manual* are limited largely to the cleaning up of code references, relocation of certain technical material from the land use code, updating of language to reflect code work completed in ReCode Phase I, and the creation of a new section (Section 16) of the manual to house all submission requirements for site plan, master development plan, and subdivision applications. Below is a summary of these proposed changes. For the changes in redline, please refer to Attachment 1.

A. Section 1 - Transportation Systems and Street Design Standards.

- Section 1.14.1 – Added surface material requirements for permanent parking lots, previously found in the plan ordinance.
- Section 1.14.4 - Added construction requirements for off-street parking lots of six or more spaces, previously housed in the off-street parking provisions of the land use code.
- Section 1.23 – Struck infrastructure contribution language for purposes of consistency with the impact fee ordinance, which has generally superseded the former system of case-by-case mitigation of transportation impacts.

B. Section 4 – Landscaping and Landscape Preservation Standards.

- Section 4.5.3 - Added standard for landscaped island dimensions, previously housed in the site plan ordinance.
- Section 4.6.1 - Eliminated reference to more extensive landscaping requirements for

manufactured housing.

- C. Section 5 – Stormwater Management Standards, Section 7 – Soil Survey Standards, Section 10 – Municipal Street Lighting Standards, Section 11 – Shadow Standards, and Section 13 – Boundary Survey Standards.
 - Throughout – Updated references to site plan categories to reflect Article 14 of ReCode Phase I.
- D. Section 12 – Site Lighting Standards.
 - Throughout – Updated references to site plan categories to reflect Article 14 of ReCode Phase I.
 - Section 12.3 - Updated lighting standards to reflect consolidation of minor and major auto service station uses in ReCode Phase I.
- E. Section 15 – Solar Energy Generation
 - Throughout – Updated solar energy standards to correspond with revised solar energy system provisions of Article 6 of ReCode Phase I.
- F. Section 16 – Application Submission Requirements.
 - Added all submission requirements for site plan, master development plan, and subdivision applications, previously housed in the land use code, with minor edits for purposes of clarity.
 - Section 16.1 – To maintain variations in submittal requirements associated with lower-level site plan review types previously found in the site plan ordinance (e.g. Level I applications), added an exception clause to exempt selected minor site plan applications from certain submission materials required for higher level reviews. These exemptions are based upon the existing review thresholds for ‘Level I Minor Residential’ and ‘Level I Site Alteration’ applications, which are carried over in Section 16 as ‘Minor Residential’ or ‘Low-Impact Site Development’. Based on the proposed language, this subset of minor site plan applications would be subject to reduced submission requirements which are in line with those required for Level I reviews in the previous land use code.

Note that in addition to the above list, changes to code references have been incorporated into nearly every section of the *Technical Manual*.

III. **Proposed Addition of Section 1.17 - Electric Vehicle Infrastructure Standards**

In addition to the more clerical edits discussed above, proposed revisions to the *Technical Manual* include the incorporation of an electric vehicle (EV) charging standard into Section 1. The inclusion of EV standards was initially suggested in meetings of the City Council Ad Hoc ReCode Committee, was identified as an addition to the *Technical Manual* during the Planning Board’s review of ReCode Phase I, and is discussed in detail in the City’s recently-adopted climate action plan, [One Climate Future](#) (OCF). According to the research completed for One Climate Future, the transportation sector is responsible for 30% of Portland’s greenhouse gas emissions, and the electrification of both personal and commercial vehicles is identified as a key step in reducing the city’s carbon footprint. The plan cites the availability of charging infrastructure as a critical factor in supporting the EV transition. Based upon this planning foundation, the recently adopted land use code under ReCode Phase I includes new language within the site plan ordinance

(Section 14.6.1) that establishes EV charging standards for new development. As previously discussed with the Board, the site plan ordinance refers to standards to be housed within the City's *Technical Manual*.

With respect to EV charging, One Climate Future recommends that:

- New garages and surface parking lots, serving offices and other workplaces where most users park for much of the day, include level 2 chargers in 20% of spaces with the remaining 80% of spaces being EV-ready.
- Multifamily garages and surface parking lots include level 2 chargers in 20% of spaces, with the remaining 80% of spaces being EV-ready.
- Retail and short-term customer parking include level 2 chargers in 20% of spaces, along with incentives for DC fast charging and capacity for expansion.

For reference, terms are defined as follows in One Climate Future:

- **Level 2 Charger:** A Level 2 charger uses a higher-output power source (e.g., 240-volts), and can charge an electric vehicle in roughly quarter the time that it takes a Level 1 charger (at 120-volts).
- **EV-Ready:** Dedicated electrical circuit with sufficient capacity for each charging spot with installation of the conduit and wire required to run electricity to EV-charging stations.

Also for reference, Efficiency Maine cites costs ranging from \$1,000+ for an installed Level 2 charger. Drive Electric Vermont cites similar costs from \$2,500+.

One Climate Future recommendations are based in part upon an analysis of other municipalities with EV requirements, including Los Angeles, San Francisco, and Vancouver, which require either that a certain percentage of parking stalls include charging stations or that spaces be made EV-ready. Figures range from between 5% of spaces being EV-ready for large-scale commercial and residential projects in Los Angeles, to 100% of spaces being EV-ready in San Francisco, to 100% of parking stalls in residential projects including charging capacity in Vancouver. (For a short list of case studies in other cities across the country, see Attachment 2.) Given this review, and a finding that a major hindrance to EV adoption is the perceived lack of infrastructure for charging across the US, the report recommends widespread investment in new infrastructure as new off-street parking comes online, comparable with the approaches taken by other cities.

Based on the policy recommendation in One Climate Future, and working with both the city's Sustainability Coordinator and staff from the Department of Public Works, Planning staff developed the following EV charging standard within the revised draft Section 1 of the *Technical Manual* (Attachment 1). The standard was also informed by a review of best practice and research with local leaders in this field, including Efficiency Maine and ReVision Energy. The draft reads as follows:

New structured and surface parking lots of five or more spaces shall include energized electrical outlets or installed chargers capable of providing Level 2 EV charging or higher to 20% of parking spaces (rounded down to the nearest whole number). Remaining spaces must be served by sufficient conduit, wiring, and electrical service to allow for future installation of electric vehicle supply equipment.

The proposed language aims for simplicity in application by requiring that 20% of spaces be Level 2-capable

with the remaining 80% EV-ready, as suggested in OCF, for lots with 5 or more spaces regardless of use. The language expands on the recommendation of One Climate Future by allowing electrified outlets capable of providing Level 2 charging in addition to installed Level 2 chargers. This provision was informed by language from Vancouver, British Columbia, and is intended to allow some developer flexibility in meeting charging requirements, as well as acknowledge the context of rapid evolution in EV charging technology.

IV. Staff Analysis

Section 2.1.10 of the city's land use code requires that, in order for the Planning Board to approve technical standards, such standards should be additional to and consistent with the provisions of the land use code, necessary and reasonable, and "in accordance with sound engineering...practice." As discussed above, the proposed updates to the *Technical Manual* represent clerical edits, the incorporation of existing policy from the land use code, or in the case of EV infrastructure, new policy directly informed by recommendations from One Climate Future, in line with best practice observed elsewhere in cities across the United States and Canada. All changes have been reviewed by the Department of Public Works.

V. Motion for the Board to Consider

*On the basis of material provided in this report, public testimony, and other information provided during the Planning Board's review at the December 8, 2020 public hearing, the Planning Board finds that the proposed revisions to the City of Portland Technical Manual **[are / are not]** consistent with the requirements of Section 2.1.10(P) of the land use code and **[approves, approves with conditions, or does not approve]** such revisions.*

VI. Attachments

1. Proposed *Technical Manual* edits
2. Sample of approaches to EV parking regulations

1. TRANSPORTATION SYSTEMS AND STREET DESIGN STANDARDS

Att. 1

1.1. TRAFFIC STUDIES

For the purposes of this section, **passenger car equivalents (PCE)** shall be defined as the number of passenger cars or, in the case of non-passenger vehicles, the number of passenger cars that would be displaced by non-passenger vehicles. One tractor trailer combination is the equivalent of two passenger cars.

Developments that generate 100 PCE or more, thus requiring a Traffic Movement Permit (TMP), shall meet the requirements of TMP regulations of State Law, in addition to all applicable transportation site plan standards of the City Code. For more information concerning state TMP requirements, please refer to <http://www.maine.gov/mdot/traffic-counts/traffic-mvmnt-app.php> or contact the Maine Department of Transportation (MDOT). The City of Portland is the delegated reviewing authority for TMP applications.

Developments that generate less than 100 passenger car equivalents (PCE) but require a scoping meeting because they generate 25 PCE or more and are located

(1) on an arterial; and/or

(2) within ½ mile of a high crash location; and/or

(3) within ¼ mile of an intersection that has been identified in a previous traffic study as a failing intersection, with an overall level of service below level of service D,

shall meet the following standards, if a traffic study is required:

- 1.1.1. Traffic studies shall be prepared, stamped and signed by a Professional Engineer licensed in the State of Maine.
- 1.1.2. Scope of Study: The City Transportation Engineer, in consultation with the applicant's engineer, shall determine the need for and scope of the traffic study. The requirements for the study shall be based on standard transportation engineering practice

A typical traffic study includes the following major sections:

- A description of the development proposal
- A description of existing conditions.
- Estimated trip generation by the development and design hour volume for affected driveway(s) and study intersections.
- Trip generation will be based upon the latest edition of the ITE *Trip Generation* publication unless suitable documented local data that meets ITE methodology is available.
- Trip distribution
- Capacity analysis for adjacent roadways and for any existing or proposed driveways.
- Traffic crash analysis for adjacent roadways.
- Key findings concerning traffic impacts, problems, and deficiencies.
- Proposed traffic improvements.
- Summary of findings and recommendations for transportation improvements and other impact mitigation measures.

1.2. Reserved**1.3. HORIZONTAL ALIGNMENT OF STREETS**

The horizontal alignment of all proposed streets shall conform to the following standards:

- Horizontal curves shall have centerline radii of not less than 110 feet.
- The alignment centerline shall be straight for at least 100 feet between reverse curves whenever either curve has a centerline radius of less than 200 feet.
- When two streets intersect and one street is an arterial or collector street, or both streets are arterial or collector streets, the angle of intersection shall be 90 degrees. When two streets intersect and neither street is an arterial or collector street, the angle of intersection shall be at least 75 degrees and no greater than 105 degrees.
- When two streets intersect, adjoining right-of-way lines shall be connected by a circular arc with radius of at least ten (10) feet. The connecting arc shall be tangent to the right-of-way lines on both streets. When the angle of intersection is other than 90 degrees, a radius greater than ten (10) feet may be required.
- All dead-end streets shall provide for a turnaround at the end of the street,

subject to approval by the reviewing authority. Turnarounds shall be designed to facilitate future street connectivity and shall always be designed to the right (refer to Figure I-5).

- Street intersections with more than four (4) legs shall be prohibited.
- The minimum distance between intersections on any street shall be as follows unless the City Engineer determines that unique conditions of the site necessitate a lesser length. The distance between intersections shall be measured from the intersection of street centerlines at one intersection to the intersection of street centerlines at the other intersection. Streets shall be classified in accordance with the Federal Highway Administration Functional Classification Guidelines.

Local Street and Local Street Intersection	300 feet
Local Street and Collector Street Intersection	300 feet
Local Street and Arterial Street Intersection	500 feet
Collector Street and Collector Street Intersection	500 feet
Collector Street and Arterial Street Intersection	500 feet
Arterial Street and Arterial Street Intersection	500 feet

1.4. STREET GRADES

1.4.1. Street grades shall conform to the following standards:

- The maximum grade for the centerline of all streets shall not exceed eight (8) percent.
- The minimum grade for the centerline of all streets shall not be less than one-half (0.5) percent.
- The cross slope for local streets shall be 0.03. The cross slope for other street classifications shall be 0.02.
- Cross slopes for sidewalks shall be 0.02, sloping down and away from the street line to the top of the curb at the gutter line.

- Street grades at intersections shall not be more than three (3) percent for a distance of one hundred (100) feet from the center of the intersection.

1.5. VERTICAL ALIGNMENT

Where two adjacent street segments are proposed to have different straight line centerline finish grades, vertical curves shall be used to connect the adjacent street segments. Vertical curves shall be parabolic and tangent to each of the adjacent grades. The minimum vertical curve length, “L”, shall be calculated based on the following formula

$$L = K \times A$$

where “A” is the absolute value of the algebraic difference between the beginning grade and the ending grade of the vertical curve, with both grades expressed in percent, and “K” is a factor whose value depends on street design speed, which is related to street classification. The design speeds, in miles per hour, for this section’s street classifications are as follows:

Local Street	25 mph
Collector Street	30 mph
Arterial Street	35 mph

The K values corresponding to the minimum vertical curve lengths for the above street classifications and vertical curve types (sag curve or crest curve) are as follows:

Local Streets

Crest Vertical Curves: K = 20

Sag Vertical Curves: K = 30

Collector Streets

Crest Vertical Curves: K = 30

Sag Vertical Curves: K = 40

Arterial Streets

Crest Vertical Curves: K = 50

Sag Vertical Curves: K = 50

1.6. SIGHT DISTANCE

Where driveways or new streets enter an existing street, vehicular sight-distance shall conform to standards established by the Maine DOT as contained in their publication, Chapter 299, Highway Driveway and Entrances Rules and noted below for entrances with standard vehicles. For driveways frequently accessed by large vehicles, greater

sight distance will be required according to Maine DOT guidelines.

Speed Limit (mph)	Measured Distance (feet)
25	200
30	250
35	305
40	360
45	425
50	495
55	570
60	645

1.7. DRIVEWAY DESIGN

1.7.1. Residential development with nine (9) parking spaces or less:

Minimum/maximum driveway width: Any site shall have a minimum driveway width of ten (10) feet and a maximum width of twenty (20) feet measured at the property line.

Location of driveway: A driveway shall be located on the lot in a manner to provide a minimum distance of twenty (20) ft spacing between it and adjacent driveways. This spacing shall be measured between edge of driveways at the property line. If the development is a ~~Level III~~ major site plan with frontage on an arterial roadway, the standards listed in the table under section 1.6.1.7 shall apply.

No more than one (1) driveway shall be permitted.

1.7.2. Multi-Family Residential with 10 (ten) parking spaces or more, Commercial and Industrial shall meet the following standards:

1.7.2.1. All driveways shall be designed to connect perpendicular to the street, where feasible. In no case shall the angle of intersection be less than 75 degrees or greater than 105 degrees.

1.7.2.2. Minimum driveway width (one-way): Any site with driveway access to a street shall have a minimum 12 foot wide driveway (at the property line) for one-way ingress or egress. Driveways shall permit traffic to enter and leave the site simultaneously without conflict in aisles, parking or maneuvering areas. If parking is adjacent to the

property line, then the appropriate aisle width shall apply. Both the entrance and exit drives shall be identified with appropriate signage.

- 1.7.2.3. Minimum driveway width (two-way): Any site with driveway access to a street shall have a minimum width of 20 feet for two-way ingress and egress, with a preferred width of 24 feet.
- 1.7.2.4. Maximum driveway width (two-way): The maximum width of a driveway will be based upon site conditions or vehicle characteristics that warrant a wider access (e.g., dedicated turn lanes at exits) and will require approval of the reviewing authority. Maximum widths shall not exceed the following, although confirmation of exact capacity requirements will be necessary:
- Commercial -24 feet
 - Industrial – 30 feet
- 1.7.2.5. Curbing of driveways: Where driveways enter on an existing street, the full radius of the driveway shall be designed and constructed of granite curb. The radius size shall be based upon information in the following tables. The radii listed below are recommended standards. A vehicle template analysis may be submitted for review as an alternative to the use of the following table:

		Departure Lane			
	Passenger Car	12 foot or less	12 to 14 foot	14 to 16 foot	16 to 18 foot
Receiving Lane	12 foot or less	15 ft.	15 ft.	15 ft.	15 ft.
	12 to 14 foot	15 ft.	15 ft.	15 ft.	15 ft.
	14 to 16 foot	15 ft.	15 ft.	15 ft.	15 ft.
	SU-30 Truck				
	12 foot or less	35 ft.	30 ft.	30 ft.	30 ft.
	12 to 14 foot	30 ft.	30 ft.	30 ft.	30 ft.
	14 to 16 foot	30 ft.	30 ft.	30 ft.	30 ft.
	WB-50 Truck				
	12 foot or less	45 ft.	45 ft.	45 ft.	45 ft.
	12 to 14 foot	35 ft.	35 ft.	35 ft.	35 ft.
	14 to 16 foot	25 ft.	25 ft.	25 ft.	25 ft.
	WB-62 Truck				
	12 foot or less	85 ft.	85 ft.	85 ft.	85 ft.
	12 to 14 foot	85 ft.	85 ft.	85 ft.	85 ft.
	14 to 16 foot	65 ft.	65 ft.	65 ft.	65 ft.

1.7.2.6. **Maneuvering:** The area within the site to which a driveway provides access shall be of sufficient size to allow all necessary functions for loading, unloading and parking maneuvers to be carried out on the site and completely off the street right-of-way. Backing out of vehicles from the driveway is prohibited. The design vehicle used in the analysis shall be the predominant vehicle type and shall be approved by the reviewing authority.

1.7.2.7. **Location and spacing of driveways:** The location and spacing of driveways shall be determined as follows:

- The angle of intersection between an access driveway and the right of way shall be 90 degrees where feasible and shall in no case be less than 75 degrees or greater than 105 degrees.
- Along local streets, access driveways to corner lots shall be located a minimum of thirty-five (35) feet from the intersection of the projection of right-of-way lines to the center line of the driveway, except as provided hereinafter.
- Along arterial and collector streets, access driveways to corner lots shall be located a minimum of one hundred fifty (150) feet from the intersection of the projection of right-of-way lines to the center line of the driveway except as provided for hereinafter.
- Along arterial, collector and local streets, minimum acceptable spacing between double or multiple driveways for driveways on adjacent lots or on the same parcel shall meet the criteria below:

Speed Limit (mph)	Minimum Separation* (feet)
25 or less	100
30	125
35	150
40	185
45	230

**Spacing of driveways shall be measured from center of driveway to center of driveway and shall include driveways on both sides of the street.*

1.7.2.8. **Number of driveways:** No more than two (2) driveways shall be permitted for ingress and egress purposes to any commercial, industrial or residential (with 10 or more parking spaces) site. A joint access driveway shall be considered as adequate access for any adjacent sites and shall be encouraged. An easement for joint access

shall be required.

- 1.7.2.9. Off-street vehicular circulation: An off-street facility shall have full internal vehicular circulation and storage. Vehicle circulation shall be completely contained within the facility, and vehicles located within one portion of the facility shall have access to all other portions without using the adjacent street system.

1.7.3. Auxiliary Lanes

Ingress left-turn lanes requirements: A left-turn lane with appropriate storage and transition shall be provided where a submitted engineering analysis indicates a need.

Ingress right-turn lanes: For any site, a right-turn lane with appropriate storage and transition shall be provided where a submitted engineering analysis indicates a need.

1.8. SIDEWALKS AND DRIVEWAY APRONS

- 1.8.1. Driveway Aprons: Any driveway, or section thereof, located within any public street right-of-way shall be designed and built with a permanent, erosion resistant, surface, such as hot mix asphalt pavement, concrete, or brick, as illustrated in Figures I-10 through I-12. At a minimum, all driveway aprons shall be constructed of the designated sidewalk material within the pedestrian access route.

- 1.8.2. Sidewalk Construction and Materials: Sidewalks shall be brick, concrete or hot mix asphalt. The City Sidewalk Materials Policy (Appendix-1 of this manual) shall be consulted to determine the appropriate type of sidewalk and driveway construction to use on various streets and in different areas of the City. Within the city's historic districts, only brick shall be used. Sidewalk and driveway construction details are illustrated in Figures I-10 through I-15.

All new concrete sidewalks and driveway aprons which abut existing concrete sidewalks must be doweled in prior to pouring.

- 1.8.3. Sidewalk Design for Accessibility:

The minimum sidewalk width shall be five (5) feet, including the pedestrian access route through driveway aprons. Where obstructions, such as utility poles, are located in sidewalks, a minimum clear path width of five (5) feet shall be required between the obstruction and one edge of the sidewalk.

The maximum allowed vertical level change at any point is ¼-inch. A level change of ¼-inch to ½-inch shall be formed with a beveled slope no steeper than 26.6 degrees (2:1). Level changes greater than ½-inch shall be designed as ramps.

Sidewalks shall be designed with a running slope no greater than the adjacent street slope.

Sidewalks shall be designed with a cross slope of 2%, including the pedestrian access route through driveway aprons.

Accessible sidewalk ramps shall be required on all projects involving construction of new streets or new sidewalks and all projects involving major alteration, including repaving, of existing streets and sidewalks.

1.8.4. Sidewalk Ramp Design:

Ramps, flares, landings and approaches shall be designed as follows:

1. Maximum ramp running slope shall be 8.33% for new construction. In retrofit situations, ramp slope may be between 8.33% to 10% for a rise of up to six (6) inches and 10% to 12.5% for a rise of up to three (3) inches. Ramp cross slope shall be 2% or less.
2. Minimum ramp width shall be four (4) feet in new construction and three (3) feet for retrofits.
3. Sidewalk ramps adjacent to all public streets shall be constructed with truncated dome detectable warning surface panels. The detectable warning panel shall be located so that the edge nearest the curb line is 6 inches minimum or 8 inches maximum from the curb line. The panel shall be oriented to the direction of travel as identified by the point of egress. The panel shall extend 24 inches minimum up the ramp in the direction of travel. The panel shall extend the full width of the ramp.
4. Detectible warning panels shall be composite wet set (replaceable) as manufactured by ADA Solutions, Inc ([www. Adatile.com](http://www.Adatile.com)), or equivalent.
5. Distinct standards for curb ramp construction apply for locations (1) within and immediately adjacent to Historic Districts and/or Historic Landscapes (Figure I-7A) and (2) all other locations within the City (Figure I-7).

- For locations within Historic Districts and Historic Landscapes and the areas immediately adjacent where detectable warning panels are required, “Dark Gray” (#36118) panels shall be used (Figure I-7A).
 - For all other areas, “Federal Yellow” (#33538) panels shall be used (Figure I-7).
6. Flares shall be designed with a maximum slope of 10% provided that a landing area at least 48 inches x 48 inches is provided at the top of the ramp. If the landing area is less than 48 inches x 48 inches, the maximum slope of the flares shall be 8.33%.
 7. Landings shall be at least 48 inches by 48 inches for new construction and at least 36 inches x 36 inches for retrofits. Landings shall be designed with slopes in both directions that are no greater than 2%.
 8. Approaches shall be designed with a cross slope no greater than 2% and a running slope that does not exceed the slope requirements for sidewalk ramps.

1.8.5. Sidewalk Ramp Location and Orientation:

Sidewalk ramps shall be designed as perpendicular ramps with the direction of travel on the ramp perpendicular to the curb line and parallel to the crosswalk. Where existing conditions (such as narrow right of way width) preclude such layouts, parallel ramps or diagonal ramps may be approved.

Diagonal ramps are located in the middle of a section of circular curb at a corner, where the ramp is at an angle of about 45 degrees to one or two marked crosswalks. In such cases, the crosswalks shall be laid out to encompass a 48 inch by 48 inch landing and wheelchair maneuvering area at the base of the ramp in the street.

1.9. Reserved

1.10. SURFACE AND AGGREGATES

- 1.10.1. Aggregates used in concrete mixes and in the construction of streets, sidewalks and aprons shall meet the requirements in SECTION 703 - AGGREGATES of the *State of Maine Department of Transportation Standard Specifications Revision of December 2002* with the following additions and modifications:

703.02 Coarse Aggregate for Concrete: Designated Aggregate Size

Sieve Size	Percent Passing Sieve				
	2 in.	1½ in.	1 in.	¾ in.	½ in.
2 in.	95-100	100	-	-	-
1-1/2 in.	-	95-100	100	-	-
1 in.	50-70	-	90-100	100	-
3/4 in.	-	50-70	-	90-100	100
1/2 in.	15-30	-	25-60	-	90-100
3/8 in.	-	10-30	-	20-55	-
No. 4	0-5	0-5	0-10	0-10	0-15
F.M. (+0.20)	7.45	7.20	6.95	6.70	6.10

1.10.2. Aggregate used in concrete shall not exceed the following maximum designated sizes:

- 2 inches for mass concrete
- 1-1/2 inch for piles, pile caps, footings, foundation mats, and walls 8 inches or more thick
- 3/4 inch for slabs, beams, and girders.
- 1/2 inch for fireproofing on steel columns and beams
- 1 inch for all other concrete

1.10.3. 703.06 (a) Aggregate Base:

Aggregate base - crushed, type "B" shall not contain particles of rock which will not pass a two inch (2") square mesh sieve, and shall conform to the type "B" aggregate, as listed in the subsection of the Standard Specifications.

"Crushed" shall be defined as consisting of rock particles with at least 50 per cent of the portion retained on a 1/4 inch square mesh sieve, having a minimum of 2 fracture faces.

1.10.4. 703.06 (b) Aggregate Subbase:

Sand subbase shall not contain particles of rock which will not pass a one inch (1") square mesh sieve, and shall conform to the type "F" Aggregate, as listed in this subsection of the Standard Specifications.

Gravel subbase shall not contain particles of rock which will not pass a three inch (3") square mesh sieve, and shall conform to type "D" Aggregate, as listed in this subsection of the Standard Specifications.

1.10.5. 703.18 Common Borrow:

Common borrow shall not contain any particle of bituminous material.

1.10.6. 703.19 Granular Borrow:

Granular borrow shall contain no particles which will not pass a three inch (3") square mesh sieve.

1.10.7. 703.20 Gravel Borrow:

Gravel borrow shall not contain particles of rock which will not pass a three inch ("3") square mesh sieve.

1.10.8. 703.31 Crushed Stone for Pipe Bedding and Underdrain:

"Crushed Stone" shall be defined as rock of uniform quality and shall consist of clean, angular fragments of quarried rock, free from soft disintegrated pieces, vegetable matter, lumps or balls of clay, and other unsuitable substances.

Crushed stone used as a bedding material for pipe and underdrain shall be uniformly graded and shall meet the gradations listed in the tables below. The stone shall be free from vegetable matter, lumps or balls of clay, and other unsuitable substances.

Sieve Designation	Percentage by Weight Passing
3/4 – inch	100
3/8 – inch	20 - 55
No. 4	0 - 10

For pipe sizes 42 inches and larger

Sieve Designation (square mesh sieve)	Percentage by Weight Passing
1-1/4 – inch	100
3/8 – inch	20-55
No. 4	0-10

Minimum thicknesses for pavement structure materials

Street Classification	Minimum Materials Thicknesses (Inches)			
	Wearing Course Pavement	Base Course Pavement	Agg. Base Course	Agg. Subbase Course
Minor Residential	1 ½	2	3	15
Residential	1 ½	2	3	15
Collector	1 ½	2 ½	3	18
Commercial/Industrial	2	3	3	18

Minimum placement temperatures for hot mix asphalt pavement

Base Temp. °f	Mat Thickness, Inches					
	½	¾	1	1 ½	2	3+
40 - 50*	--	--	--	--	285	275
50 - 60	--	310	300	295	280	270
60 - 70	310	300	290	285	275	265
70 - 80	300	290	285	280	270	265
80 - 90	290	280	275	270	265	260
90+	280	275	270	265	260	255

* Surface course pavement shall not be placed when the air or road base temperature is less than 50 degrees F.

1.11. STREETS ON ISLANDS IN CASCO BAY

Reserved.

1.12. PARKING STUDY

Parking studies shall be produced by a licensed transportation professional engineer.

Where a parking study is required, data shall be determined by values contained in the most up to date version of the Institute of Transportation Engineers (ITE) publication titled Parking Generation, or through local, regional or other pertinent national data. If local or regional data is to be used, the scope and methodology of the parking study shall be coordinated with the City Transportation Engineer.

Where a parking study is required, the applicant's engineer shall have a scoping

meeting with the City Transportation Engineer or their designee to determine the need for and required scope of the study. The requirements for the study shall be based on standard transportation engineering practices.

1.13. TRANSPORTATION DEMAND MANAGEMENT (TDM)

All TDM Plans shall include specific provisions for the following:

1.13.1. Transportation Narrative:

Every TDM plan shall describe how the project fits within the multimodal transportation system serving the district in which the development is located. The narrative should address the specifics of the use, occupants, visitors, and location of the development and how it is anticipated to relate to its transportation context.

1.13.2. Identify a TDM Coordinator to administer the TDM plan:

Every TDM Plan needs to identify the plan administrator and establish the roles and responsibilities of the administrator.

1.13.3. Employee and Customer Survey:

The TDM plan shall develop and use an employee and/or customer survey format that:

- Is specifically designed to reflect the use mix within the development.
- Is electronically tabulated.
- Produces comparable data from year to year
- Allows for compilation of data from multiple employers by third party.
- Allows for data use by employees to foster car pooling and ride sharing.
- Identifies barriers to or best practices in public transit, bicycle, and pedestrian transportation.
- Can be conducted periodically (typically annually) and can be used to monitor program effectiveness and provide the basis for periodic plan adjustment (see monitoring section below).

1.13.4. Set Parking and Trip Reduction Target:

The TDM plan shall use ITE trip generation and parking demand projections as the basis to establish a projected transportation demand and/or impact of the development. Alternatively, project-specific parking and trip generation projections may be used in place of ITE standards, if estimated by a licensed professional engineer and approved by the City. A project specific demand analysis may be advantageous to projects that can demonstrate reduced parking demand and trip generation based on approved assumptions in their TDM and Site Plan.

The TDM plan must use the specific use, location, local alternative transportation opportunities, and initial survey results to establish an achievable percentage reduction in transportation demand for the project. The TDM plan will utilize the stated parking and trip reduction targets as the basis for reduced infrastructure and contribution requirements for the Planning Board's evaluation.

1.13.5. Customize Parking and Trip Reduction Strategies:

Every TDM plan must be customized to reflect the specific mix of use proposed for the development. For example, A residential development will utilize a very different approach to reducing project generated parking and trips than an office building. Likewise, the administration of the TDM plan and the role of the TDM Coordinator must adequately respond to the scale of the development, the uses in the development, as well as the ownership framework and management of the facility.

1.13.6. Education:

The TDM plan shall, at a minimum include provisions for the following. All educational information and programs shall be readily accessible to all project occupants.

- Transit maps and schedules. These shall be posted and updated by the TDM Coordinator, as necessary.
- Access to Information concerning transportation providers and guaranteed ride home services such as: carpooling list serves and/or van pool providers.
- Internal information sharing such as posting a "Ride Board" or employee email list-serve to facilitate carpooling and to share the results of employee and customer surveys.
- Educational and promotional materials that describe and identify the advantages and cost saving opportunities of using alternative transportation,

including specific incentives offered by the employer.

- Recognition of employees who reduce the traffic impact of the development through newsletter, email, bulletin board, or other announcements.
- Information on bicycling routes, parking infrastructure and locations and other amenities or incentives that may be available.

1.13.7. Monitoring:

All TDM plans must include provisions for monitoring program effectiveness over time to establish whether trip reduction targets are being met.

Responsibility: TDM Coordinators and/or plan administrators are responsible for monitoring the efficacy of the TDM plan periodically over time and making adjustments to the plan needed to achieve trip reduction targets.

Methods: The methods and scheduling of monitoring shall be outlined in the TDM plan and shall follow accepted transportation engineering. Monitoring methods will typically involve use of the periodic survey combined with direct observation.

Reporting: TDM plan monitoring shall be compiled into a report that compares the results to trip reduction targets and parking demand projections. The monitoring results shall be provided to the Reviewing Authority according to the monitoring schedule established in the TDM plan.

1.13.8. Project Specific Standards:

Individual TDM Plans shall assess the following topics on a site-specific basis tailored to the transportation needs of the development.

1. Infrastructure:

On-site and off-site infrastructure improvements may be incorporated to achieve trip reduction targets and may include the following:

- Public Transit Access: The TDM plan shall identify how occupants and/or visitors will access public transit. Pedestrian links to bus routes and other transit links shall be identified and their usability assessed for sidewalk condition, ADA accessibility, street lighting, cross walk facilities, wayfinding, and general safety and attractiveness. The nearest sheltered public transit facility shall be identified. Deficiencies in the links to public transit that constitute barriers to its use shall be addressed in the TDM plan and in the site plan.

- **Bicycle Parking:** Minimum bicycle parking is a site plan requirement according to Article 14~~Section 14-526~~ of the Land Use Code. The TDM plan may incorporate additional bicycle parking, bicycle wayfinding, and/or covered parking to further encourage bicycle use.
 - **On-site Shower and Locker Facilities:** Access to showers and locker facilities may be incorporated into the TDM Plan in order to encourage human powered transportation alternatives.
 - **TDM Bulletin Board or Kiosk:** TDM plans shall identify to occupants where information and educational material will be provided within the development a visible and convenient facility such as a transportation bulletin board and/or kiosk. In multi-tenanted facilities, transportation information shall be provided in the lobby of the structure or other such location that is accessible and frequented by a significant majority of occupants and visitors to the facility. The TDM coordinator shall be responsible for keeping all material current and available, as needed.
2. **Incentives:** Incentives available to users and/or occupants of the development may be incorporated to achieve trip reduction targets and may include the following:
- **Parking “Cash Out”:** TDM plans may include “parking cash out” incentives where employees have the choice of receiving monetary payments in lieu of provided parking. The efficacy of these programs will need to be carefully assessed and the method of monitoring must be described in the TDM plan.
 - **Public Transit Passes/Van Pool vouchers:** Free or reduced price bus passes or van pool vouchers may be used as an incentive in the TDM plan. The use of transit options should be incorporated into the employee/customer survey and incorporated into the plan monitoring program. Transit payment options may be combined with parking cash out incentives, where appropriate.
 - **Preferred parking for car pool:** Car pooling employees may be provided with more convenient and attractive parking, if available. If this option is incorporated into the TDM plan, the location of preferred parking shall be identified on the site plan and signed accordingly.
 - **Car sharing:** Residential developments may incorporate shared car services or jointly owned vehicles into the TDM plan. Commercial development TDM plans may identify use of a shared vehicle for use by employees for either commercial or personal trips through the work day as a means to encourage

alternative commuting to work.

- Telecommuting, flex time, and other flexible work scheduling mechanisms that promote fewer employee trips to work or promote alternative transportation travel.

*Other incentives infrastructure improvements and/or methods ~~as~~ may also be appropriate to the development.

1.14. PARKING LOT AND PARKING SPACE DESIGN

Refer to Article 19~~Division 20~~ of the City Land Use Code (~~Sections 14-331 to 14-350~~) for zoning ordinance requirements concerning the number of parking spaces required for off-street parking.

1.14.1. Parking lots, except for temporary lots to be used for less than one year, shall be constructed of a permanent and durable hard surface that is not subject to ponding or erosion.

1.14.2. Parking spaces shall meet the following dimensional requirements:

- Standard parking space: 9 feet wide by 18 feet long.
- Compact parking space: 8 feet wide by 15 feet long.
- Motorcycle/motorized scooter parking space: 4 feet wide by 8 feet long.

Any parking lot with 10 or fewer spaces shall contain standard sized parking spaces. Parking lots with greater than 10 spaces may be comprised of up to 20% compact parking spaces.

1.14.3. Parking lot layout shall conform to Figures I-28 thru I-32.

1.14.4. Where off-street parking for more than six vehicles is required or provided, the following construction requirements shall apply:

- Appropriate driveways from streets or alleys, as well as maneuvering areas, shall be provided. Location and width of approaches over public sidewalks shall be approved by the traffic engineer.
- The surface of driveways, maneuvering areas and parking areas shall be uniformly graded with a subgrade consisting of gravel or equivalent materials at least six inches in depth, well compacted, and with a wearing surface equivalent in quantities of compaction and durability to fine gravel.
- A system of surface drainage shall be provided in such a way that the waste run-off shall not run over or across any public sidewalk or street.
- Where artificial lighting is provided, it shall be shaded or screened so that

no light source shall be visible from outside the area and its access driveways.

1.14.5. Vehicular access shall be provided by one or more aisles. Minimum widths of aisles are illustrated in Figures I-28 thru I-31.

1.15. BICYCLE PARKING

Refer to Article 19~~Division 20~~ of the City Land Use Code (~~Sections 14-332.1~~) for zoning ordinance requirements concerning the number of bicycle parking spaces required.

Bicycle parking shall:

- Provide secure, durable racks that maintain bicycles in an upright position and to which bicycles can be affixed with customary lock and cable mechanisms. Fence-type (“wheel bender”) racks designed to secure the front wheel only are prohibited.
- Be installed on a hard surface.
- Be separated from car parking by a physical barrier such as curbing, wheel stops, parking bollards or similar features.
- Be adequately illuminated where nighttime use is anticipated.

1.15.1. Bicycle parking intended for long-term use (residential or full-time employee parking) shall be provided under covered areas and/or in secure storage lockers.

1.15.2. Placement of off-street bicycle parking racks shall conform to the Bicycle Parking Rack Placement Criteria (*drawn from the Bicycle Facility Design Guide of the District Department of Transportation, 2006*) as illustrated in Figure I-33.

1.15.3. Commercial, Industrial (requiring more than ten (10) bicycle parking spaces):

- A minimum of ten percent (10%) of required bicycle parking shall be provided within fifty (50) feet of the main egress point of the structure, or shall be no further from such entry than the nearest five (5) non-handicapped parking spaces.
- Where there is more than one structure on a site, or where a structure has more than one main entrance, the parking shall be distributed to adequately serve all structures or main entrances.

1.15.4. Directional Signage: If bicycle parking is not directly visible from the public right of way, directional signage shall be provided indicating the availability and location of bicycle parking facilities.

1.15.5. Approved Bicycle Racks:

Private property: A variety of commercially available racks are acceptable for installation on private property, including but not limited to those catalogue listings identified herein (Figures I-34 and I-35).

In the Public Right-of-Way: Where site conditions cannot reasonably accommodate bicycle parking on private property, it may be located within a public sidewalk area either adjacent to or within reasonable walking distance of the site, if such areas are available that meet the Bicycle Parking Rack Placement Criteria of this chapter (*drawn from the Bicycle Facility Design Guide of the District Department of Transportation, 2006*) – see Figure I-33. If no such location is available, a financial contribution commensurate with the cost for purchase and installation of the required number of bicycle racks shall be made to a City infrastructure account.

The following approved brands, installed according to company specifications, shall be permitted in the public right of way. Equivalent bicycle racks by other manufacturers are acceptable upon approval by the reviewing authority.

- DERO ‘Downtown Rack’ Inverted U-Rack (Figure I-35)
- DERO ‘Bike Hitch’ (Figure I-34)
- Old Port District, including Commercial Street: DERO Bike Hitch only (Figure I-34)

Bicycle racks in the public right of way shall become the property of the City of Portland.

Bicycle racks in the public right of way shall match the designated street furniture color for that location as described in the Municipal Street Lighting Standards in this manual. Where there is no designated street furniture color, bicycle racks in the public right of way shall be black (manufacturer’s specification).

1.16. BICYCLE ROUTES AND LANES

The City has developed a Bike Route Network Map (Figure I-35) to show present and proposed bike routes on City streets. These routes are typically accomplished by providing either dedicated lanes or “Share the Road” methodology. Positive identification of the lanes shall be provided by pavement markings, bike lane symbols,

and signage. The following standards shall be applied to the installation of bike lanes on City streets:

- Vehicular travel lanes and bicycle lanes shall be separated by a six (6) inch solid white painted edge line. At intersections the white edge line shall be a dotted line (two (2) foot painted length by four (4) foot opening) across the intersection.
- Bike lanes shall have a minimum width of five (5) feet. Where sufficient shoulder width is provided, a second edge line shall be painted off the face of the curb at one (1) or two (2) feet. This edge line shall not extend across intersections. See Figure I-36
- When bike lanes are provided on streets with on-street parking, the bike lane shall be a minimum of six (6) feet wide delineated by edge lines on either side of the bike lane. See Figure I-37.
- Bicycle lanes shall be marked with appropriate stenciled symbols; see Figure I-38 for two examples.
- Bike routes shall be identified by appropriate signage as found in the FHWA 'Manual of Uniform Traffic Control Devices'. See Figure I-38 for examples.

1.17. ELECTRIC VEHICLE INFRASTRUCTURE~~Reserved.~~

New structured and surface parking lots of five or more spaces shall include energized electrical outlets or installed chargers capable of providing Level 2 EV charging or higher to 20% of parking spaces (rounded down to the nearest whole number). Remaining spaces must be served by sufficient conduit, wiring, and electrical service to allow for future installation of electric vehicle supply equipment.

1.18. MOTORCYCLE / MOPED PARKING (ON-STREET):

To distinguish motorcycle/moped parking spaces from standard parking spaces the spaces shall be painted and delineated with signage. These painted spaces shall be angled and shall be four (4) feet wide by eight (8) feet long. The dimensions for on-street motorcycle/moped parking are outlined in Figure I-31. On-street motorcycle and moped parking may also be located where standard vehicle parking would be prohibited because of sight restrictions, such as, adjacent to a crosswalk or an approach to a traffic control device. Motorcycles/mopeds do not have the same sight impediment as a standard vehicle.

1.19. TRAFFIC SIGNALS

New or modified traffic signals require the submission of a traffic signal plan including location of all equipment, underground utilities, a phasing and timing plan and a specific list of all traffic signal hardware. For new or modified traffic signal installations, a new plan shall be submitted to the reviewing authority for review and approval before installation can proceed.

Listed below are the traffic signal items required for traffic signal installations. These items or an approved equivalent shall be provided.

1.19.1. Controller Equipment:

- Controllers shall be compatible with existing Naztec Street Wise ATMS Software
- Traffic control cabinets shall be Naztec Model M34 or P44 TS2 Type 1 Series only
- Secondary traffic controllers shall be Naztec Model 980 TS2 Type 1 Series only
- Master controllers shall be Naztec Model 981 Series only
- Malfunction management units shall be Naztec Model MMU-516E only

1.19.2. Video Detection Equipment:

- Video detection units shall be Traficon Model VIP3.1 & VIP3.2 Series only
- Video detection cameras shall be Traficon approved models only

1.19.3. Signal Equipment:

- Signal housings shall be McCain Model MTSTA or MTSTP Series only
- LED modules for vehicle indications shall be GELcore Model DR6 Series only
- LED modules for pedestrian indications shall be GELcore Model PS7 Series only
- Accessible Pedestrian Signals shall be Campbell Advisor Series only

1.19.4. Traffic Structures:

- Mast arms shall be Valmont SM16 or CB16 Series only
- Strain poles shall be Valmont SW56 Series only.

1.20. PUBLIC CROSSWALKS

Public crosswalks shall meet the requirements of The Manual on Uniform Traffic Control

Devices (MUTCD), unless City standards specify a stricter measure. Public improvements may include but shall not be limited to any one or combination of the following:

- Crosswalks;
- Curb Bump Outs or Curb Extensions;
- Pedestrian Crossing Signs (curbside, overhead or in the street);
- Pedestrian Activated Yellow Flashing Warning Lights;
- Pedestrian Activated Traffic Control Signal (Red, yellow, green);
- Medians

1.20.1. Critical Physical Factors:

Walking Speed:

- This factor is applicable at signalized intersections and affects the length of the pedestrian clearance (flashing “don’t walk”) interval.
- Average walking speed is generally measured as three and a half (3.5) feet per second. In areas with elderly or young children pedestrians, a rate of three (3) feet per second is appropriate.

Vehicular Sight Distance:

- Sight distance shall be based on the posted speed plus 5 miles per hour or the 85th percentile travel speed as tabulated below.

Stopping Sight Distances (1)

Speed (mph)	Stopping Sight Distance (feet) *
25	155
30	200
35	250
40	305
45	360
50	425

**Assumes level grade*

Source: AASHTO Policy reference 1, Exhibit 3-1 of that publication.

- Sight distance shall be based on a driver eye height of 3.5 feet and a pedestrian height of 2.0 feet.
- Parking shall be prohibited within twenty (20) feet from the centerline of a crosswalk and within thirty (30) feet at signalized and STOP sign locations.

1.20.2. General Standards for Crosswalk Installation:

1. The Manual on Uniform Traffic Control Devices (MUTCD) provides

guidance for placement of crosswalks. In addition, crosswalks should:

- Occur where substantial pedestrian/vehicle conflicts exist. (See the Federal Highway Administration notebook titled “Traffic Conflict Techniques for Safety and Operations” which provides methods for conflict evaluation.)
 - Occur at points of pedestrian concentration that can meet applicable standards or where pedestrians may not recognize the appropriate place to cross (e.g., loading islands, mid-block pedestrian crossings).
 - Maintain suitable separation (approximately 300 feet) between non- intersection or mid-block crosswalks.
 - Be installed based on an engineering study if located other than at a STOP sign or traffic signal. For mid-block locations, a study shall evaluate factors of need including but not limited to school crossings, age of pedestrians, and nearest alternative crosswalk location as well as safety issues such as traffic speed, volume, and sight lines.
 - Consider advance warning signage if installed at uncontrolled locations and allow for restriction of parking for adequate visibility of the advance signage.
 - No crosswalk spacing requirements are to be imposed at intersection locations. Other engineering factors are to be reviewed in the determination of suitability of the location.
2. The Crosswalk Installation Guidelines (Figure I-24) provide criteria for guiding evaluations of when crosswalks may be desirable at uncontrolled locations based on pedestrian and vehicular volumes. Crosswalks at uncontrolled locations shall be placed where these criteria are met; or where special requirements and/or plans exist that support the installation of a crosswalk.
3. Crosswalks proposed at signalized intersections shall include pedestrian signal indications for substantial pedestrian crossings.¹ Each proposed location shall be evaluated based on through traffic volumes, turning vehicle volumes and signal phasing to determine which legs of the intersection are most appropriate for pedestrian crossings.

The default assumption is that crosswalks shall be provided on all intersection approaches and supplemental analysis must be provided that identifies specific engineering conclusions on why this cannot be accomplished.

¹ Design and Safety of Pedestrian Facilities, 1998, ITE Technical Committee 5A-5

4. Marked crosswalks across stop controlled intersection approaches shall be considered where vehicular traffic may block pedestrian traffic². This will be assessed based on a visual observation of vehicular and pedestrian traffic flow at the intersection to determine if there is sufficient vehicular traffic to block the pedestrian crossing path for a significant period of time.

1.20.3. Design Criteria:

Street Markings: Crosswalks on public streets shall use a minimum of eight (8) inch wide solid white lines, which should be spaced to provide a minimum overall width of eight (8) feet. Wider line width is required for locations with higher posted speeds as shown below. Paint, wherever used, shall meet Maine Department of Transportation (Maine DOT) specifications. Additional designs may consist of longitudinal lines. Figure I-21 illustrates these typical crosswalk markings and the table below provides dimensions utilized in the City of Portland for various applications.

Crosswalk Dimensions

Type	Overall Width	Line Width	Spacing
Standard Crosswalk Marking (two lines)			
Posted Speed ≤ 35 mph	8'	8"	N.A.
Posted Speed > 35 mph	8'	12"	N.A.
Crosswalk with Longitudinal Lines (block style) (See Pedestrian Crossing Distances table)	8'	24"	Spacing 4' o.c.

The longitudinal or block style striping of crosswalks should be reserved for use at the following locations (see Pedestrian Crossing Distances table):

- Uncontrolled locations of special significance, such as school walking routes, trail/shared-use paths and mid-block crossings;
 - High volume pedestrian locations with at least 25 pedestrian crossings for each 4 hours or 40 crossings during the peak hour; and
 - High vehicle speed (> 35 mph posted speed) crossings.
1. Street Lighting: Crosswalk locations shall be adequately illuminated for night-time use.

² Pedestrian Facilities Users Guide, March 2002, USDOT - FHWA

2. Signage: Select crosswalk locations may need to be accentuated through the use of signage mounted curbside, overhead, or on the road centerline, as described below:
3. Curbside Signs: There are three standard curbside signs consisting of a crosswalk warning sign, a school crossing warning sign, and an advance warning pedestrian crossing sign. The City of Portland also installs “yield for pedestrians” signs at crosswalks, as shown in Figures I-22 and I-23. Crosswalk signs shall be placed directly adjacent to crosswalks and advance warning signs shall be placed in accordance with the MUTCD guidelines as shown below.

Advance Warning Sign Placement (2)

85 th Percentile Speed* (mph)	Advance Placement (feet)
25	125**
30	125**
35	125**
40	125
45	175

*or the posted speed when a speed study is not available.

**recommended minimum for the City of Portland

Source: Table 2C-4 of the MUTCD.

1.20.4. Standard signs shall be black legend on a yellow background. The MUTCD also allows the use of a yellow-green fluorescent high grade reflective background for increased visibility. These higher grade signs shall be used where locations meet at least one of the following criteria:

- Vehicle 85th percentile speeds or the posted speed is greater than or equal to 35 mph;
 - Pedestrian crossing volume of at least 25 per hour for four hours or 40 during the peak hour; or
 - School crossing.
1. Overhead Signs and Flashing Warning Lights: Overhead signs supplemented with pedestrian activated flashers may be placed at high volume pedestrian crossing locations or where specific pedestrian safety issues have been identified.
 2. Centerline Signs: Centerline signs shall be able to withstand vehicle impact without damage to the vehicle and with minimal damage to the device and shall be anchored in place. Note that these devices must be removed without damaging the pavement prior to the start of winter season. The City recommends a device with a base anchored to the

pavement with epoxy and a flexible upright paddle that is replaceable. The following criteria should be considered for these devices to be utilized:

- Presence of a high crash location (HCL) as defined by Maine DOT:
Both of the following criteria must be met in order to be classified as an HCL:
 - A critical rate factor of 1.00 or more for a three-year period. (A Critical Rate Factor (CRF) compares the actual accident rate to the rate for similar intersections in the State; and
 - A minimum of eight (8) accidents over a three (3) year period.
- Principal or minor arterial, as identified in Figure -24.
- At least 25 pedestrian crossings per hour for four (4) hours or 40 pedestrian crossings for the peak hour.

1.20.5. Traffic Control Signals: The following provides general guidance concerning installation of a pedestrian activated red-yellow-green traffic control signal. The MUTCD should be consulted for specific details:

- The location is a school crossing and a traffic engineering study reveals that there are not adequate gaps in the traffic stream; or
- There are 107 pedestrian crossings for each of four (4) hours or 133 crossings during any one hour and under both conditions for high volume roadways. Higher rates of pedestrian crossings are necessary for lower volume streets. The number of pedestrians may be reduced by 50% where they are predominantly elderly or young children to include crossing locations along school walking routes for elementary and middle school students.

1.20.6. Specific Guidelines for Crosswalk Use: The City of Portland has established the following guidelines for pedestrian street crossing devices:

Pedestrian Crossing Devices

Device	Use*
Crosswalk	
8" lines, 8' total width	Where volume criteria of Figure I-25 are met and speeds are less than 35 mph and at signalized intersections.
12" lines, 8' total width	At all unsignalized locations where volume criteria of Figure I-25 are met and speeds are between 35 and 45 mph.
24" block style lines, 8' width	At mid-block locations where volume criteria of Figure I-25 are met and speeds are between 35 and 45 mph, at all school and trail/shared-use path crossings and as noted in <u>1.20.3</u> (Design Criteria) above, subsection 1.17 or at uncontrolled locations as determined by the Traffic Engineer.
Curbside signs	
Advance Crossing Signs	For all mid-block crosswalks and other uncontrolled locations as determined by Traffic Engineer.
Standard Grade Crossing Sign	At all locations where crosswalk lines alone are not sufficient to define the crossing location to motorists at the discretion of the Crosswalk Committee.
High Grade Crossing Sign	Speed greater than or equal to 35 mph; or 25 pedestrians crossing per hour for four hours or 40 pedestrians crossing for the peak hour
School Crossing Sign	In accordance with MUTCD
Other	
Overhead Signs/Flashers	On arterial roadways or roadways with at least two lanes of traffic in at
Centerline Signs	As noted in 1.17.4.220.4 , above.
Traffic Control Signal	Consider at locations meeting MUTCD warrants for school crossings or

*All speeds are 85th percentile speeds for off-peak daytime periods or the posted speed.

1.21. PUBLIC TRANSIT FACILITIES

Where required, public transit facilities shall meet the following standards:

1.21.1. Transit Pullout Bays:

1. Transit pullout bays shall be located in the City right of way along the property frontage; or
2. Where space constraints prevent locating a transit pullout bay along the property frontage, within reasonable walking distance of the site.
3. The design of the pullout bay shall provide adequate space for vehicles to maneuver through facilities without causing damage to either the vehicles or facilities, as detailed in Section I of the Technical Manual.

1.21.2. Transit Shelters:

1. Transit shelters shall be located within the site, directly adjacent to the right-of-way on which the public transportation route is established; or
2. Where site constraints prevent locating a transit shelter on the site, it shall be located within a public sidewalk area along the property frontage. If a transit shelter is to be located within a public sidewalk area, City sidewalk clearance requirements.
3. Where space constraints prevent locating a transit shelter within a public sidewalk area along the property frontage, it may be located within reasonable walking distance of the site.
4. Installation and ongoing maintenance of transit shelters on private property shall be the responsibility of the property owner. Ongoing maintenance of transit shelters located in the City right of way shall be the responsibility of the City or of the local or regional transit authority serving the facility.

1.21.3. Where necessary, developments shall provide easements to the City, sufficient in size to accommodate public transit infrastructure.

1.22. CONSTRUCTION PERMITTING AND TRAFFIC CONTROL PLANS

- 1.22.1. Construction activity in the public right-of-way is controlled by Chapter 25 Article VII of the City Code of Ordinances. Required licenses and permits, restrictions on activity, and fees & charges are all outlined in that Chapter. Rules and Regulations for Excavation Activity are available through the Street Opening Clerk at the Department of Public Services.
- 1.22.2. Sewer and stormwater system connections are controlled by Chapters 24 and 32 of the City Code of Ordinance. Required permits for new connections and/or abandonment of existing connections are available through the Street Opening Clerk at the Department of Public Services. Rules and Regulations for these utility systems are available through the City Engineer's office of the Department of Public Services. See also Section II of the Technical Manual for lateral abandonment requirements associated with demolition permits.
- 1.22.3. Traffic Control Plans: Construction activity that impacts the existing public street system must be controlled to protect the safety of the construction workers and all modes of the traveling public. Projects that will occur along arterial and/or collector streets are required to submit a satisfactory 'maintenance of traffic'

(MOT) plan prior to any site plan, subdivision, or street opening permit approval.

Maintenance of Traffic (MOT) plans shall provide for the safe passage of the public through or along the construction work zone. On a case-by-case basis applicants may be allowed to close a street and/or detour a mode of traffic when absolutely necessary for safety. MOT plans shall employ the appropriate techniques and devices as called for in the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). In addition:

- Construction speed signing may be used as needed to slow traffic
- Traffic Control signs shall not be placed where they are an obstruction to bicycles or pedestrians.
- In extreme situations, flaggers may be required to allow for safe pedestrian and bicycle movement

1.22.4. All existing modes of travel in the work zone area shall be accommodated if impacted by the activity. The safe passage of pedestrians, bicyclists, transit providers, and motorists are of equal importance when planning out the work zone; no pre-existing travel mode may be eliminated without the express approval of the Department of Public Services.

- Traffic control for bicycle and pedestrian facilities or routes through work zones shall be maintained until the bicycle and pedestrian facilities or routes are ready for safe operation. Traffic control will not be removed to allow auto travel at the expense of bicycles and pedestrians.
- Barrier systems utilized to separate the construction activity from the public street and/or sidewalk shall not inhibit sight distances, particularly for visibility of pedestrians and bicyclists.

1.22.5. Use of public parking spaces or the blockage of any portion of sidewalk for the purpose of construction activity shall require an occupancy permit and appropriate fee as assessed by the Department of Public Services.

~~1.23. INFRASTRUCTURE CONTRIBUTIONS~~

~~Projects that generate traffic, which impacts roadways and intersections already operating at substandard levels of service E or F or adds traffic to improvement districts within the City (as identified on the attached map – Figure I-39) shall contribute towards future improvements. A contribution is not required when the applicant implements improvements to fully mitigate a project's impact.~~

~~The contribution amount shall be based upon the percentage impact of the project during the Weekday PM peak hour. Specifically, a percentage calculation of the trip generation~~

~~increase as compared to No-Build traffic levels multiplied by the capital cost of implementing an improvement plan. If an improvement plan has not been identified for complex locations, the applicant shall fund a study that identifies required improvements.~~

4. LANDSCAPING AND LANDSCAPE PRESERVATION STANDARDS

4.1. DEFINITIONS

Rare tree specimen: A tree that is (1) of a species classified as rare or endangered at either the state or federal level and/or (2) included in the most current version of the Maine Register of Big Trees, published by the Maine Department of Conservation.

4.2. PRESERVATION OF SIGNIFICANT SITE FEATURES

The applicant shall clearly identify all significant natural features on the site, as defined in ~~Section 14-526~~ Article 14 of the ~~City Code~~ Land Use Code, on the submitted boundary survey and site plan, and shall clarify the proposed measures for the preservation and protection of all such features both during and after construction.

4.3. PRESERVATION OF EXISTING VEGETATION

- 4.3.1. The applicant shall provide a tree survey performed by a licensed land surveyor, arborist, forester, or landscape architect. The tree survey shall clearly indicate forest type and the location, size and species of all existing trees 10" DBH or greater on the site. For sites with a high density of existing trees, the survey shall identify all existing shade and ornamental trees that may have been part of a prior landscape scheme for the site and the location, average size and species of groves of trees, and of individual trees greater than 16" DBH.
- 4.3.2. Trees or groups of trees to be preserved shall be inspected and approved by the City Arborist or their designee and shall be clearly identified on the Site Plan, Subdivision Plat, Landscape Plan and Grading Plan. Where required by the reviewing authority, property deeds shall include language and plans to help ensure that current and future landowners are aware of all preservation requirements tied to the property. The grading plan shall clearly indicate any proposed grade changes within the drip line of trees designated for preservation.
- 4.3.3. Tree Preservation efforts shall include posting of 'Tree Protection Zones' or 'Limit of Work Zones' in the form of obvious signage.
- 4.3.4. Fencing or other protective barriers shall be erected outside the drip line of individual, groupings of or perimeter trees to be preserved.

- No storage of construction equipment, digging, trenching or other soil disturbance shall be permitted within the drip-line of trees to be preserved.
- Areas of trees or other vegetation to be preserved shall not be used for temporary stormwater runoff storage during construction.
- Protective barriers and signage shall remain in place until completion of the project.

During the pre-construction meeting and prior to the onset of any construction including site work, the Department of Public Services or their designee shall inspect all installed protective barriers.

4.3.5. Tree preservation locations and measures to protect preserved vegetation shall be identified or noted in detail on the Landscape Plan and cross-referenced on the Site Plan, Subdivision Plat and Grading Plan.

4.3.6. Upon completion of the project, plant material that has been designated for preservation shall be subject to the maintenance and inspection requirements outlined in this section. Preserved vegetation and new plantings that show signs of construction damage within a one year period following construction, including but not limited to bark damage or excessive root damage, grade changes other than those originally indicated in the approved grading plan, soil compaction due to heavy equipment traversing closely, or general decline due to mechanical or natural conditions shall be rejected and must be replaced prior to the release of any defect guarantee. Any rejected tree will be subject to the following replacement requirements:

- For every existing tree rejected that is 16" or more in caliper DBH, two (2) replacement trees listed on the City of Portland approved native species list shall be planted on the site.
- For every existing tree rejected that is between 10" and 15" in caliper DBH, one (1) replacement tree listed on the City of Portland approved native species list shall be planted on the site.

4.3.7. The developer shall be responsible for making all contractors aware of preservation requirements prior to any construction activities. See specification IV-2 for typical tree preservation detail.

4.4. Reserved.

4.5. SITE LANDSCAPING

4.5.1. All Landscape Design

Site landscaping should result in attractive, low-maintenance outdoor spaces that incorporate site definition and screening and support biodiversity.

4.5.2. Screening and Buffers

Where required, buffer areas shall be comprised of existing trees and vegetation, new landscaping or a combination thereof to create a dense, mixed buffer incorporating both understory and tree canopy layers. While primarily of benefit from a ground level pedestrian viewpoint, such screening should also effectively provide screening when viewed from upper floors of surrounding properties, where applicable. New shrubs shall be approximately three (3) feet in mature height and shall be spaced 6-8 feet apart. Specification IV-3 provides an example of buffering between compatible uses.

Buffers between contrasting land uses may incorporate earthen berms not exceeding 4:1 slope, opaque fencing, masonry wall or a combination thereof, in addition to landscape plantings. Where fencing or masonry wall is proposed as part of a buffer, less landscaping density is acceptable; however, buffers shall still include trees, shrubs and other vegetation.

Landscaped buffers within the site shall complement and enhance and structures and site amenities, provide screening between structures, and buffer undesirable views from general public areas, from existing structures and from residents of proposed units. Accessory site elements such as parking and loading areas, utility structures, dumpsters, storage areas and other hardscaped or unvegetated areas, shall be located and screened from view from public areas and adjacent properties. Screening shall be accomplished with opaque fencing of high architectural quality, masonry wall and/or dense evergreen landscaping. Where fencing or masonry wall is proposed as part of a buffer, less landscaping density is acceptable; however, buffers shall still include trees, shrubs and other vegetation. Specification IV-7 provides an example of screening of accessory site elements.

4.5.3. Industrial and Commercial Development

In addition to other requirements of the City Code and of this section, industrial and commercial developments shall incorporate landscaping that:

- Enhances proposed buildings with foundation plantings in the vicinity of public entrances to all buildings and in areas with uninterrupted or predominantly blank facades (Illustration VI-5 provides an example of interior site landscaping for commercial and industrial sites).
- Defines roadways and driveway entrances.

4.5.4. Planned Residential Unit Development (PRUDs)

Required trees to be planted and/or preserved shall separate and screen proposed buildings and separate and screen proposed recreational uses. Where cul de sacs are provided, landscaping consisting of native or adapted low maintenance vegetation shall be provided. See Illustration VI-4 for typical cul de sac landscaping.

4.5.5. Parking Areas

Landscaping shall be incorporated into the development of surface parking to reduce adverse environmental and aesthetic impacts, to shade pavement to reduce heat island effect and to screen parking areas from public view. Plant materials shall be selected for appearance, durability, and tolerance to salt. Illustrations VI-6a and VI-6b provide examples of parking lot screening.

Landscaping that abuts areas of vehicular use shall be adequately protected and separated from vehicles. Protection should be in the form of curb stops, continuous curbing or guardrails. Curbing and guardrails shall be designed with adequate visibility and durability in order to withstand normal snow plowing operations.

Landscaped islands shall be curbed and a minimum of eight feet in width, not including curbing. The incorporation of bioretention into landscaped islands is strongly encouraged.

4.5.6. Snow Storage

Snow storage areas shall not encroach on areas designated to meet minimum parking requirements but may be located in landscaped areas provided that appropriate landscape materials are selected which can withstand such snow storage. Snow storage shall not be located where it would adversely impact the functionality of bioretention or other stormwater management systems.

4.5.7. Walls and Fences

Fences and walls within public view must be of high architectural quality. Chain

link and wire mesh fences shall be vinyl coated, dark in color, out of direct public view and shall be complimented with landscaping.

- For residential development, chain link fence shall be a minimum of 6-gauge fence fabric.
- For commercial or industrial development chain link fence shall be 9-gauge fence fabric mounted on schedule 40 pipe posts.

Electrified or barbed fencing is not permitted. Masonry walls shall be constructed of stone, brick or other durable and attractive materials. Concrete block walls are not permitted except where variety in color, design and detailing of the materials are of high architectural quality.

4.5.8. Slope Stabilization

Stabilization of slopes between 5% and 50% shall incorporate installation of a mixture of vegetation, organic mulch and/or erosion control mix.

Stabilization of slopes greater than 50% must incorporate biotechnical and/or structural methods including but not limited to terracing rip rap or retaining walls in addition to vegetation. Retaining walls, if four (4) feet in height or greater from the bottom of the footing to the top of the wall and/or if supporting a surcharge, must be designed by a licensed engineer and require a City of Portland Building Permit.

4.5.9. Low Impact Development (LID) Practices

It is the City's policy to encourage Low Impact Design (LID) strategies and practices to capture and infiltrate stormwater runoff. LID is the process of developing land to mimic the natural hydrologic regime. It incorporates land planning and design practices and technologies to achieve this goal. LID is also discussed in Section V of this Technical Manual.

LID strategies and practices relating to site landscaping requirements include but are not limited to bioretention, grassed filter strips, green roofs, rain gardens and vegetated swales.

4.6. STREET TREES

Arrangement and spacing of trees proposed in the City right of way shall be coordinated with the Portland City Arborist or their designee. If it is determined by the City Arborist that there is not adequate space or conditions for street trees in the public right of way or if there is a conflict between the location of proposed street

trees and the location of existing or proposed underground utilities, the required number of street trees shall be provided on private property within 10 feet of the property line along the street frontage. Tree species shall be selected according to the City of Portland recommended tree list (Figure IV-1). Trees proposed in the sidewalk shall be planted with approved tree grates, as shown in figure IV-6.

4.6.1. Residential Development

Single-family residential: Single-family residential developments shall provide a minimum of two (2) street trees per unit, planted in the City right of way unless otherwise approved and spaced twenty-five (25) to thirty-five (35) feet on center.

Multi-family residential: Multi-family residential developments shall provide a minimum of one tree per unit, planted in the City right of way unless otherwise approved and spaced thirty (30) to forty five (45) on center.

Single-family residential subdivisions: Single-family residential subdivisions shall provide a minimum of two (2) trees per lot, planted in the City right of way unless otherwise approved and spaced thirty (30) to forty five (45) feet on center.

~~Standards for Manufactured Housing: Where manufactured housing is proposed within traditional single family subdivision or within a manufactured housing park, landscaping for such housing shall comply with the standards as set forth in Section 14 499.5 of the City Code—Additional Requirements for Manufactured Housing Parks.~~

~~Where a single family, single component manufactured house is sited in a residential zone, landscaping and street tree requirements shall correspond to the standards for single family residential development of the City Code and of this section.~~

4.6.2. Planned Residential Unit Developments (PRUDs)

Where a manufactured housing park or subdivision is also a planned residential unit development (PRUD), the development shall provide a minimum of two (2) street trees per unit, planted within 8-10 ft of the City right of way and/or private roadway proposed as part of the development.

4.6.3. Commercial, Industrial and Institutional Development

Commercial, industrial and institutional developments shall provide street trees thirty (30) to forty five (45) feet apart on center in the City right of way along all street frontages unless otherwise approved.

4.6.4. Street Tree Alternatives

~~The Site Plan Ordinance Section 14-526 (b)~~ Section 14.6.2 of the Land Use Code 2-
~~Landscaping and Landscape Preservation b. Site Landscaping (iii) Street Trees~~

states that where the applicant can demonstrate that site constraints prevent the planting of required street trees in the City right of way, the review authority may permit the following to be counted towards the street tree requirement. The alternatives to a street tree in the ROW should help achieve the objectives of a street tree and contribute to the street environment. The following specifications are provided to guide the applicant; the acceptability of the alternative to a street tree shall be at the discretion of the City Arborist.

- The preferable location for new street trees that cannot be located in the ROW along the frontage of the site is on public land or facilities elsewhere in the neighborhood. Locations may include esplanades and sidewalks in the neighborhood, and also places such as parks, playgrounds, and other areas where the public benefit would be derived from the addition of new trees. Evidence that the planting site was unlikely to be redeveloped in the near future and that the trees would be protected and looked after would also be required.
- The requirement for street trees may be met by incorporating measures to enhance tree survival (such as raised planters, irrigation and structural soils) where these have been recommended and agreed by the City Arborist. The objective is to improve the likelihood of the new tree becoming established and to reduce the need for costly maintenance in the future. The cost of the agree measure(s) would be the basis for the calculation, as follows:

$$\text{(Cost of measure(s) } \div \text{ (Contribution currently assessed for a new street tree))} \\ = \text{(\# of street tree equivalent)}$$

- Existing healthy trees that are six (6) inches or more in caliper, visible from the right of way and on the site within 20 (twenty) feet of the property line may be counted as street trees. Plans for the protection and preservation of these trees during construction shall be included as part of the development review.
- New street trees may be planted where visible from the right of way within 20 (twenty) feet of the property line, subject to the species being appropriate to the location and from the Recommended Tree List (Figure IV-1). Applicants should note that trees planted within the site would be subject to the Performance Guarantee Defect period provisions and should be documented on deed plans for future preservation.

- Where the option to install other planted features is being considered, applicants will need to submit comprehensive information and document that the proposal would fully meet the ordinance requirements.
- Where the other alternatives are demonstrated to be not feasible, a contribution for each required street tree may be made into the City of Portland's Tree Fund in accordance with the table below. The contribution would be used by the City to provide street trees in the right of way or in the neighborhood of the proposals site. The contribution would be considered a "one-time" Infrastructure Contribution which is payable prior to the issuance of a building permit. It should be noted that at least 85% of the Tree Fund would be allocated towards new trees and 15% towards maintenance to ensure trees get established or to replace failing trees.

Contribution for new street tree	\$400.00
Contribution for tree to replace "heritage" or feature mature tree	\$100.00 per inch diameter of the removed existing "heritage" or feature mature tree
Contribution where applicant plants a tree to replace "heritage" or feature mature tree	\$100.00 per inch diameter of removed existing "heritage" or feature mature tree less \$400.00

4.7. PLANT SELECTION

- 4.7.1. All trees and shrubs shall comply with the standards set forth by the American Standard for Nursery Stock (ANSI Z60.1 - 2004). These standards are available through the Department of Public Services and at <http://anla.org/index.cfm?area=&page=Content&categoryID=260>
- 4.7.2. All trees and shrubs shall be nursery grown, healthy, free of disease and insect pests, and shall have a well developed and compact root system. Plant material showing signs of a lack of proper nursery care or a lack of pruning or cultivation, or which is not true to name will be classified as collected stock regardless of its source and shall be rejected.
- 4.7.3. Proposed and shrubs installed as part of the landscaping plan shall be comprised of at least 50% native species.
- 4.7.4. The developer shall be responsible for preventing the spread of existing or the introduction of new invasive species on the site, as identified below. If, within one (1) year following construction, invasive species are identified on the site or if such species are pre-existing on the site but are determined to have spread by the City Arborist, the applicant shall be required to implement appropriate control measures prior to the release of the defect guarantee.

Accepted mechanical and chemical control methods are provided by the Maine Natural Areas Program (MNAP) of the Maine Department of Conservation in their Invasive Plant Fact Sheets (available through the Department of Public Services and through the MNAP program website:

<http://www.maine.gov/doc/nrimc/mnap/features/invasives.htm>.

The following plant species are recognized as invasive species that are characteristically adaptable, aggressive, and have a high reproductive capacity.

(1) Asiatic Bittersweet (*Celastrus orbiculata*); (2) Autumn and Russian Olive (*Elaeagnus umbellata* and *Elaeagnus angustifolia*); (3) Black Swallowwort (*Cynanchum louiseae*); (4) Brazilian Waterweed (*Egeria densa*); (5) Common and Glossy Buckthorn (*Rhamnus cathartica* and *Frangula alnus*); (6) Common Reed (*Phragmites australis*); (7) Eurasian Milfoil (*Myriophyllum spicatum*); (8) Fanwort (*Cabomba caroliniana*); (9) Garlic Mustard (*Alliaria petiolata*); (10) Hydrilla (*Hydrilla verticillata*); (11) Japanese Barberry (*Berberis thunbergii*); (12) Japanese Honeysuckle (*Lonicera japonica*); (13) Japanese Knotweed (*Fallopia japonica*); (14) Japanese Stilt Grass (*Microstegium vimineum*); (15) Lesser Celandine (*Ranunculus ficaria*); (16) Mile-a-Minute Weed (*Polygonum perfoliatum*); (17) Morrow and Tartarian Honeysuckle (*Lonicera morrowii* and *Lonicera tartarica*); (18) Multiflora/Rambler Rose (*Rosa multiflora*); (19) Porcelainberry (*Ampelopsis*); (20) Milfoil (*Myriophyllum heterophyllum*); (21) Water Chestnut (*Trapa natans*); (22) Norway Maple (*Acer platanoides*); (23) Yellow-flag Iris (*Iris pseudacorus*).

- 4.7.5. Trees selected from the Recommended Tree List of this Section shall conform, at a minimum, to the sizes specified on the list.
- 4.7.6. All upright deciduous and evergreen shrubs shall be a minimum of 3 feet tall at mature height. All spreading evergreen and deciduous shrubs shall be a minimum of 2-2.5 feet in width at maturity.
- 4.7.7. Ground covers planted in lieu of grass shall be planted at a level of coverage equivalent to one complete growing season. Grass areas shall be planted with Kentucky Bluegrass (*Poa pratensis*), Red Fescue (*Festuca rubra*), Tall Fescue (*Festuca arundinacea*) or Perennial Ryegrass (*Lolium perenne* L.). Rolled turf, erosion reducing net or suitable mulch along with landscaping shall be used in swales or other areas subject to erosion. Mulching material shall be a minimum of three (3) inch deep wood chip or bark mulch.
- 4.7.8. Inorganic mulches are not permitted.
- 4.7.9. No plantings used to satisfy City landscaping requirements shall be comprised of inorganic materials.
- 4.7.10. Landscaping, earth moving and grading activities shall be performed according

to standards accepted good planting and grading procedures and in accordance with the approved Site Plan, Subdivision Plat, Grading Plan and Landscape Plan.

- 4.7.11. No plant shall be moved after the bud break unless so authorized by the City Arborist or their designee. Planting periods are between April 1st and to July 1st and/or September 1st and November 1st. Landscaping which cannot be installed prior to issuance of a Certificate of Occupancy shall be subject to a performance guarantee according to ~~Article 14~~~~Section 14-526~~ of the City ~~Land~~ Use Code.
- 4.7.12. Tree planting and other landscaping for subdivisions that cannot be installed prior to release of the performance guarantee must be insured by a defect bond as described in Section ~~Article 15~~~~14-50~~ of the City Land Use Code.
- 4.7.13. All bare soil areas shall be vegetated and/or mulched prior to the issuance of a Certificate of Occupancy.

5. PORTLAND STORMWATER MANAGEMENT STANDARDS AND MAINE DEP CHAPTER 500 STORMWATER MANAGEMENT

I. INTENTION

The goal of the City of Portland's Stormwater Management Program is to address the effects of development on both the quantity and quality of stormwater runoff in order to protect and improve water quality and meet Clean Water Act requirements. The Technical Manual standards support the review criteria contained in Portland's site plan and subdivision ordinances and with the stormwater management requirements within Chapter 32. Please see Chapter 32 of the City Code of Ordinances for regulations governing stormwater systems, illicit discharges and Post-Construction Stormwater Management Plans in Portland.

II. APPLICABILITY IN PORTLAND

PROJECTS REQUIRING STATE PERMITS:

Projects that require a Stormwater Permit pursuant to 38 M.R.S.A. Sec. 420-D (Stormwater Management Law) and projects that may substantially affect the environment and require a site location of development (Site Law) permit pursuant to 38 M.R.S. A Sec 481-490 shall be reviewed for conformance with Chapter 500 under the City's Delegated Review Authority or by the Maine Department of Environmental Protection.

PROJECTS REQUIRING MUNICIPAL REVIEW IN PORTLAND:

The City of Portland's applicability requirements for all development within Portland, which are specified below, supersede the applicability thresholds specified within the Chapter 500 Rules. The City of Portland conducts reviews under the City's Code of Ordinances, specifically Chapter 32 Stormwater and Chapter 14 Land Use Code. With the intent of improving water quality within Portland's urban environment, the City has adopted codes and regulations that require development proposals of a scale smaller, than the thresholds established under the state laws, to comply with the provisions of Chapter 500.

As outlined in the ~~Section 14-526~~ Article 14 of the City of Portland Land Use Code ~~of Ordinances~~, the developments specified below shall comply with the Urban Impaired Stream, Basic, General, and Flooding Standards of the most recent version of the Maine Department of Environmental Protection (Maine DEP) Chapter 500 Rules for Stormwater Management (<http://www.maine.gov/dep/land/stormwater/storm.html>)

- A. Development within Urban Impaired Stream Watersheds: All development, except single and two-family homes, subject to City of Portland review under the ~~Level I:~~ minor residential site plan aApplication, shall be required to comply with the Urban Impaired Stream Standard pursuant to Maine DEP Chapter 500 Stormwater Management Rules if they are located within the following watersheds:

- Capisic Brook,
- Fall Brook,
- Nasons Brook,
- As listed in the most recent version of the Maine DEP Chapter 502 Rules.

Developments which will result in the creation of up to 1,000 square-feet of new impervious area or up to 10,000 square-feet of new non-impervious developed area, as defined under Definitions in the Maine DEP Chapter 500, are considered de minimis and are exempt from the Urban Impaired Stream Standard.

Development within the Long Creek watershed shall be subject to the requirements set forth by the Long Creek Watershed Management District.

The City of Portland has an approved Compensation Fee Utilization Plan (CFUP) and can therefore receive in-lieu-fee payments to meet the UIS Standard.

- B. Basic Erosion and Sedimentation Control Standards for all Development: All development subject to City of Portland site plan review, including but not limited to ~~Level I: Site Alteration, Level II, and Level III~~ minor and major site plans, shall comply with the Basic Standard pursuant to Maine DEP Chapter 500 Stormwater Management Rules; single and two-family homes (~~Level I:~~ minor residential applications) shall be exempt from the Inspection and Maintenance Documentation Requirements of Appendix B1c.
- C. Stormwater Management Plans for New Development: Except as provided in below, the following development proposals shall submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including General and Flooding standards:
1. ~~Level I: Site Alteration~~ Minor site plans, which will result in the creation of more than 1,000 square-feet of new impervious area or 10,000 square-feet of new non-impervious developed area, as defined under Developed Area and listed under Definitions of Chapter 500.
 2. ~~Level II and Level III~~ Major site plans Site Plans.
 3. Subdivisions as defined in Article 15 of the Land Use Code, ~~Section 14-493~~ except for those projects, which do not result in the creation of more than 1,000 square-feet of new impervious area or 10,000 square-feet of new non-impervious developed area, as defined under Developed Area and listed under Definitions of Chapter 500.

4. Other projects that the Planning Authority determines that special conditions warrant a stormwater management plan; and
5. Projects that require a Stormwater Permit pursuant to 38 M.R.S.A. Sec. 420-D (Stormwater Management Law), a development that may substantially affect the environment and requires a site location of development (Site Law) permit pursuant to 38 M.R.S.A. Sec 481-490; and certain projects that may be eligible for license by rule for the infiltration of stormwater pursuant to 38 M.R.S.A. Sec 413.

Exemption:

1. ~~Level 1~~ Minor residential, as defined in the Technical Manual ~~Land Use Code~~ - Section 1614-522-D.

- D. Redevelopment Projects: All projects not subject to requirements of an existing Site Law or Stormwater Management Law Permit that include redevelopment of non-roof impervious area greater than 5,000 square-feet and are subject to City of Portland review shall provide stormwater quality treatment in accordance with the General Standards for no less than 50% of the redeveloped impervious area. The runoff from any upgradient area must be either directed away from the stormwater treatment measure or that measure must be sized to treat the runoff from the upgradient area.
- E. Low Impact Development and Stormwater Quality Treatment: Developments that are not required to comply with the General and Flooding standards are encouraged to incorporate Low Impact Development (LID) and stormwater quality treatment techniques in their design to the maximum extent practicable; however, only projects that meet or exceed the General and Flooding Standards may qualify for a credit from the Stormwater Service Charge in accordance with the Stormwater Credit Manual. A separate application must be completed and submitted to the City for consideration of Stormwater Service Charge credits.

III. STORMWATER MANAGEMENT STANDARDS

Developments as specified under Section II Applicability in Portland must comply with the most recent version of the Maine Department of Environmental Protection (Maine DEP) Chapter 500 Rules for Stormwater Management (<http://www.maine.gov/dep/land/stormwater/storm.html>), including but not limited to the standards for Urban Impaired Stream, Basic, General, and Flooding Standards for the suitability, design, installation, and maintenance of systems to comply with the General and Flooding Standards are provided in Volume III of the Maine Stormwater Best Management Practices Manual.

Developments shall also comply with Chapter 32 Stormwater of the City Code and with the Subdivision and Site Plan Ordinances contained in the Land Use Code, ~~Chapter 14~~

IV. SUBMISSION REQUIREMENTS

Applicants are required to submit a stormwater management and drainage plan as part of development review application and to provide the following submission items to demonstrate compliance with the applicable stormwater management standards:

- Urban Impaired Stream Standard: Calculations for the Compensation Fee or Mitigation Credit per the tables provided in Chapter 500 Rules and other associated Maine DEP regulations. (Note: The City of Portland has an approved Compensation Fee Utilization Plan (CFUP) and can therefore receive in-lieu-fee payments to meet the UIS Standard.)
- Basic Standard: An Erosion & Sediment Control management plan, notes, and details per the Chapter 500 Rules
- General Standard: Written narrative demonstrating compliance, site plans showing grading and drainage infrastructure, site plan showing water quality treatment area(s) with table showing compliance, BMP sizing calculations, construction details, and a Post-Construction Stormwater Inspection & Maintenance Plan per Maine DEP Chapter 500 Appendix B with reporting requirements per Chapter 32 of City of Portland Code of Ordinances, and a Stormwater Maintenance Agreement.
- Flooding Standard: Subcatchment plans with flow paths, full hydrology computations/model output of pre- and post-development conditions, summary of pre- and post-development flowrates, and a written request for waiver with rationale for waiver as noted in Section 5.II.F. (as applicable)

The following references provide guidance on LID techniques:

- *LID Guidance Manual for Maine Communities*, prepared for the Maine Coastal Program, dated September 21, 2007.
- *Low-Impact Development Design Strategies – An Integrated Design Approach*, prepared by Prince George’s County, Maryland & Department of Environmental Resources, Programs and Planning Division, dated June 1999.

7. SOIL SURVEY STANDARDS

7.1. APPLICABILITY

Development proposals required to submit soil surveys include:

- ~~Major Level III~~ site plans as defined in the site plan standards of the Land Use Code
- Subdivisions as defined in the subdivision standards of the Land Use Code except for those projects which do not involve construction of significant new infrastructure.
- Other projects where the review authority determines that unusual conditions specific to the site warrant a high intensity soil survey.

7.2. STANDARDS

Soil surveys are divided into four levels or classes, depending on the intensity desired. These are the minimum standards for each class of soil survey.

Class A (high intensity)

- Mapping units of 1/8 acre or less
- Scale is 1 inch equals 100 feet or larger
- Ground control – base line and test pits accurately located under the direction of a registered land surveyor or qualified professional engineer.
- Base map with 2 foot contour lines with ground survey, or aerial survey with ground control.

Class B (high intensity)

- Mapping units of 1 acre or less
- Scale of 1 inch equals 200 feet or larger.
- Ground control – test pits located by means of compass by chaining, pacing or taping from known survey points.
- Base map with 5 foot contour lines.

Class C (medium high intensity)

- Mapping units of 3 acres or less
- Scale of 1 inch equals 500 feet or larger.
- Ground control – as determined by the mapper.
- Base map – as determined by the mapper.

7.2.1. Use of the USDA National Cooperative Soil Survey and Classification:

The soil survey shall be designed using the National Cooperative Soil Survey as a guide and the soils classified at the series level. Soil map units will be phases of

soil series.

7.2.2. Map Legend and Map Unit Narratives:

The soil map legend shall include a symbol for each map unit and special symbol for areas too small to be mapped, and the name of each map unit.

The soil scientist shall provide a description for each map unit.

7.2.3. Map Unit Purity:

The soil(s) within an area enclosed by a soil boundary (map unit) will have a minimum of 75 percent of the soil(s) that provide the name of that map unit or similar soil(s). The total amount of dissimilar soils shall not exceed 25 percent of the map unit.

7.2.4. Accurate Soil Boundary Placement:

Soil boundaries must be observed throughout their length and their placement must correspond to changes in soils and/or land forms.

7.2.5. Map Preparation by a Maine Certified Soil Scientist:

All soil surveys submitted for the public record, with the exception of Soil Conservation Service soil surveys, shall be stamped and signed by a Maine Certified Soil Scientist licensed by the Maine Board of Certification for Geologists and Soil Scientists.

7.3. Reserved.

7.4. SUBMISSIONS

The following submissions will support the contention that the development will be built on suitable soils:

High Intensity Soil Survey:

A soil survey prepared by a Maine Certified Soil Scientist (CSS), completed at the appropriate mapping intensity. The soil survey must be mapped at a scale as required by the Maine Association of Professional Soil Scientists (MAPSS) Soil Survey Guidelines (available through the Department of Public Services or through the MAPSS website at <http://www.mapss.org/publications.htm>). The map must identify the soil mapping intensity under which the mapping was conducted.

The guidelines for each intensity level of soil mapping and the level at which various types of projects must be mapped are as follows:

- **Class A (High-Intensity) Soil Survey:**

Specific land area, within any project, which is proposed to be used for

phosphorus control measures. Phosphorus control measures include wet ponds, infiltration facilities, and buffer strips.

For residential and commercial subdivisions where any lot is less than 2 acres and on site subsurface wastewater disposal is proposed.

- **Class B (High-Intensity) Soil Survey:**

For residential and commercial subdivisions where any lot is less than 2 acres with more than 15 lots and 20 acres of area, no on site wastewater disposal is proposed, and new city streets are to be constructed.

The land area of condominium developments which is to be disturbed during construction. Condominium developments include single or multi-family attached dwellings where greater than 3 acres of new non-vegetated surface is constructed and/or it results in the development of an area exceeding 20 acres.

Shopping centers, or similar commercial and industrial developments, where large areas are to be utilized or disturbed such that greater than 3 acres of new non-vegetated surface is proposed for construction and/or results in the development of an area exceeding 20 acres.

- **Class C (Medium High-Intensity) Soil Survey:**

Residential and commercial subdivisions where all lots are greater than 2 acres and on site subsurface wastewater disposal is proposed.

Golf courses, ski areas and trails, and other multi-use recreational developments.

Any project which the City has determined will require a hydrogeological investigation.

- **Class D (Medium Intensity) Soil Survey (published by Soil Conservation Service for Cumberland County)**

All other developments.

In the event that greater than 50 percent of a proposed development site is currently developed, an applicant may petition the Planning Authority to accept a lower class soil survey. The Planning Authority shall review the request, and their decision on the appropriate level of mapping shall be final.

A Maine Certified Soil Scientist shall accurately map and mark in the field the boundaries of any hydric soils identified by the Soil Survey.

These standards are a minimum. The Planning Authority reserves the right to request the preparation of a high intensity soil map or require more intense hydric

soil boundary delineation, when special conditions warrant it. All soil maps, with the exception of U.S. Soil Conservation Service Soil surveys, shall be signed and stamped by a Maine Certified Soil Scientist. The soil survey shall meet the standards for the degree of mapping intensity as adopted by the Maine Association of Professional Soil Scientists, dated 4-4-89.

7.4.1. Geotechnical Investigation:

If proposed buildings, facilities or infrastructure require a geotechnical investigation for their design and construction, or a geotechnical investigation is determined to be necessary by the Planning Authority, the applicant shall submit a report of this investigation prepared and endorsed by a registered professional engineer and/or other licensed professionals, as appropriate, for review and approval. This report shall identify all major limitations to the development posed by existing soils and other surface and subsurface features of the site and describe the techniques to be used to overcome these limitations. Depending on the nature of the proposed development, the requirement for a soil survey map and report may be waived if the Planning Authority determines that the geotechnical report will provide sufficient information.

7.4.2. Soils Report:

A report, completed by a Certified Soil Scientist, identifying all major limitations to the proposed development by the soil characteristics, as well as the SCS Hydrologic Soil Group classification for each soil series. A soil report shall not be required for those projects where a Class D Soil Survey is determined to be sufficient.

7.4.3. Site Engineering Report:

A Site Engineering report prepared by a qualified professional such as a soils or geotechnical engineer that describes the techniques to be used to overcome the soil limitations identified in the soil survey. The application will not be considered complete until a Site Engineering Report is submitted if the Planning Authority determines one is required.

10. MUNICIPAL STREET LIGHTING STANDARDS

10.1. APPLICABILITY

Street lighting on city streets and public rights-of-way not subject to decorative street lighting shall follow the General Standards under 10.2 of this section.

In addition to the General Standards for lighting applicable throughout the city, the City of Portland has established special street lighting standards for decorative lighting in the following areas and according to the tables and figures in this section:

- Downtown (includes portions of Cumberland Avenue)
- Old Port
- Peninsula - Eastern Waterfront and Bayside
- Waterfront - Commercial/Thames Street
- Off-Peninsula/Forest Avenue
- Historic Landscape Districts (including Baxter Boulevard, the Eastern and Western Promenades, Lincoln Park, and Deering Oaks Park)
- Trails and pathways (including Eastern Promenade Trail, Fore River Trail, and Bayside Trail).

Decorative street lighting specifications include but are not limited to fixture type, pole and base type, pole height to top of fixture, pole spacing, and color. Please refer to Section 10.4 Standards for Decorative Lighting and Figure X-4 for the map of Portland's decorative lighting locations.

Developments subject to ~~Level II and Level III~~ site plan review, with the exception of minor residential or low impact site development projects, as defined in Chapter 16 of this Technical Manual, that are on an existing or proposed street that is not currently illuminated with street lighting meeting City standards shall install the requisite type and number of street lights along all frontages.

Where lighting is being installed in the public way as part of a private development, developers are responsible for purchasing and installing all street lighting, including light poles, brackets, slip fitters, bases and all electrical wiring and conduit. The new street lighting shall be connected to an existing metered service, unless otherwise directed by the City. Once installed and operational, and upon acceptance by the City, street lighting located in the City right of way shall become the property of the City of Portland.

10.2. GENERAL STANDARDS

Location: For areas not designated with decorative lighting, street lighting may be placed on only one side of the street within the furnishing zone. However, when deemed necessary for traffic safety, the Reviewing Authority may require some street lights to be placed the opposite side of a street.

Specification: For areas not designated with decorative lighting, the City of Portland has adopted the following typical street light pole and fixture standards:

- Residential (Local/Minor) Street [see *Figure X-1*]
 - a) The standard pole height is a minimum 14', not to exceed 15' and shall be black aluminum. Poles shall be mounted on reinforced concrete pole bases with at least 2" but no more than 4" reveal above grade, with 4 bolts per pole. Street light pole base design, mounting bolt pattern, bolt spacing, and bolt size shall be approved by the Department of Public Works.
 - b) Light levels and pole spacing shall be in accordance with the table in section 10.2.1
 - c) Streetlights shall be full cutoff, using LEDs at a 3000 Kelvin color temperature, and shall seek to match uniformity, lumen output, and color of existing streetlights along the roadway, where applicable.
- Commercial/Industrial (Arterial/Collector) Road [see *Figures X-2A to X-2G*]
 - a) The standard pole height shall be either 20' or 30' according to the table in section 10.2.1 and shall be a grey.
 - b) Poles selection and finish:
 - Within .5 mi. of shoreline shall use Beacon RSA-B-SHO-S AA-10 Cobra [Figure X-2F]
 - More than .5 mi. away from shoreline shall use Hubbell RTA Upsweep Style [Figure X-2G]
 - c) Poles shall be mounted on reinforced concrete pole bases with at least 2" but no more than 4" reveal above grade, with 4 bolts per pole.
 - d) Light levels, pole spacing shall be in accordance with the tables in 10.2.1.
 - e) Streetlights shall be full cutoff, using cost-effective and innovative

technologies and shall seek to match uniformity, lumen output, and color of existing streetlights along the roadway, where applicable.

10.2.1 Lighting Design – Standard street lighting design shall conform to the following table:

STREET CLASSIFICATION	COMMERCIAL/INDUSTRIAL		RESIDENTIAL	
	Min. Avg. Foot Candles	Maximum Pole Spacing	Min. Avg. Foot Candles	Maximum Pole Spacing
Arterial	2.0	160' (30' pole)	1.0	130' (30' pole)
Collector	1.2	130' (30' pole)	0.6	60' (14' pole)
Local/Minor	0.9	130' (30' pole)	0.4	120' (14' pole)

STANDARD COBRAHEAD				
<i>Fixture – Figures X-2A through X-2G</i>				
Location	Fixture Type	Fixture Height	Spacing + Layout	Color
One-lane Roadways: Without parking with low traffic	COBRAHEAD A	20'	One side: 65' – 70' Alt. sides: 125' – 135'	Grey (Manufacturer's Specification)
One-lane Roadways: With on-street parking with low traffic	COBRAHEAD A	30'	One side: 70' – 80' Alt. sides: 120' – 130'	
Two-lane Roadways: With on-street parking with medium traffic	COBRAHEAD B	20'	One side: 75' – 80' Alt. sides: 145' – 155'	
Two-lane Roadways: With on-street parking with low traffic	COBRAHEAD B	30'	One side: 80' – 90' Alt. sides: 175' – 185'	
Two-lane Roadways: With on-street parking with medium traffic	COBRAHEAD C	20'	One side: 90' – 100' Alt. sides: 180' – 190'	
Two-lane Roadways: With on-street parking with medium traffic	COBRAHEAD C	30'	One side: 100' – 110' Alt. sides: 200' – 210'	
Two or more lane Roadways: With on-street with high/medium traffic	COBRAHEAD D	20'	One side: 95' – 105' Alt. sides: 195' – 210'	
Two or more lane Roadways: With on-street parking with high traffic	COBRAHEAD D	30'	One side: 115' – 125' Alt. sides: 245' – 255'	
	COBRAHEAD E	20'	One side: 100' – 110' Alt. sides: 200' – 215'	
	COBRAHEAD E	30'	One side: 115' – 130' Alt. sides: 240' – 255'	

10.2.2. New Metered Services for Light Fixtures

- New light fixtures shall:
 - a) Not to be tied to the existing power utility leased lighting system.
 - b) Be provided with a NEMA 7-pin receptacle for future connection to the City of Portland lighting control system. Coordinate with the City of Portland for final connection and control testing.
 - c) Be specified with a color temperature of 3000K.
- The developer is to provide a new metered electrical service in an APX outdoor rated enclosure (see section 10.3.1 for unit specification), preventing any new fixtures from being directly connected to the power utility.
- The developer will be required to:
 - a) Provide an astronomical timeclock inside the electrical enclosure (see section 10.3.1 for unit specification) to control light fixtures or
 - b) Provide a standard photocell for each fixture, to be used until lighting control module is installed.

10.3. ACCESSORIES & BOLLARDS

10.3.1. Cabinets – The city standard cabinet specifications are as follows:

CABINET				
Location	Fixture Type	Fixture Height	Layout	Color
Public Right-of-way	APX Enclosures, Inc. Cabinet APX NEMA 3R Pedestal Enclosure APXPE401615	Per Manufacturer's Specification	Mounted on the back side of sidewalk with door facing street, meter facing building street wall. If site constraints require box to be mounted within sidewalk furnishing zone, then door should face building/private property and meter should be mounted opposite side of travel direction.	Grey/Silver or Clear Coat (Manufacturer's Specification)

- Cabinet base can be stand-alone type other than above, provided it is not in a sidewalk or on the edge of a plowed pathway, street, or parking lot. Circuits may also be wired into existing traffic signal boxes or other light circuit boxes. This will be determined on a case-by-case basis.

- Additional specifications for multiuse box with external power for festivals and special events (not required – determined by Department of Public Works):

Square D power panel QO816L100DF/S or QO112L125G with cover QO16US

Circuits required:

1= 125/250V 50 Amp NEMA 14-50 Receptacle

1= 125/250V 30 Amp NEMA 14-30 Receptacle

2= 125V 20A Standard Receptacle

10.3.2 Wiring & Electrical

- 2" inch conduit (minimum) underground in light pole bases and cabinet base.
- Each light fused individually at base Fuse holder type is a (Buchanan 65 kit Cat # 65U)
- Regular outlet on each pole just below the fixture to be fused at the bottom of the pole base with the same fuse kit as listed above.
- Any single photo cell control for all lights shall be in the cabinet, rated for the circuit. This may require an all-purpose contactor.
- Wire size and circuit size shall be calculated by the design engineer and inspected by the city inspector to make sure it is correct. This would be done on a case by case basis because not all circuits, lights and systems are the same.

10.3.3 Bollards

This section includes standards for typical lighted bollards. Non-lighted bollards appear in *Section 1. Transportation Systems and Street Design Standards*.

Location: Bollards may be used in areas such as underpasses and similar conditions where height is restricted for pedestrian lighting. Spacing and number to be determined by Department of Public Works. Locations must be approved by Department of Public Works and the Planning Authority. The City may approve additional bollard types for streetscape or special projects such as parks or as use for security bollards; any additional bollard selection must be of equivalent structural strength as approved bollards.

Specification:

- Bollards shall be mounted on reinforced concrete bases with at least 2" but no more than 4" reveal above grade, with 4 bolts per pole.
- The City of Portland has adopted the following typical lighted bollard standards:

LIGHTED BOLLARD				
<i>Fixture – Figure X-3</i>				
Location (including but not limited to)	Fixture Type	Fixture Height	Spacing + Layout	Color
Underpasses: Park Avenue, St. James Street, St. John Street, Forest Avenue, Preble Street, Franklin Street, Commercial Street, Harborview Park, Tukey's Bridge, Veranda Street	Holophane Freeport Series	45"	To be determined by Department of Public Works	Black (Manufacturer's Specification)
Waterfront Piers				

10.4. STANDARDS FOR DECORATIVE LIGHTING

Locations, Specifications, and Finish:

- Figure X-4 identifies the decorative street light locations. The following tables and Figures X-5 through X-12 illustrate the requirements for **fixture type, height, layout, and finish for each decorative light fixture**, according to street.
- All light poles shall be mounted on reinforced concrete pole bases with at least 2" but no more than 4" reveal above grade, with 4 bolts per pole.

DECORATIVE LIGHT – Downtown				
Map - Figures X-5A, X-5D Fixtures – Figures X-5B, X-5C, X-5E, X-5F The Technical Manual supersedes the previously adopted City of Portland Downtown Sidewalk and Street Lighting Plan (1994); that plan may be used for reference or clarification of the standards in this manual.				
Location	Fixture Type	Fixture Height	Spacing + Layout	Color
Oak Street, Casco Street, Brown Street, Chestnut Street, Shepley Street Center Street: Congress to Free St Cross Street: Free to Spring St Monument Square and Monument Way: Pedestrian ways	PEDESTRIAN 1 – Single or Double Arm [Figure X-5B]	12' 6"	One side: 60' – 80' Alt. sides: 100' – 175' Single-arm fixture placed in furnishing zone with luminaire oriented over sidewalk. Double-arm fixture placed with bracket arms parallel to sidewalk. If sidewalk space is limited, Planning Authority may approve lights within private property or attached to building.	Dark Green – Tiger Drylac RAL 6012
	PEDESTRIAN 2 [Figure X-5C]	25' 0"	One side: 90' – 100' Alt. sides: 175' – 225' Double-arm fixture placed with bracket arms parallel to sidewalk.	Dark Green – Tiger Drylac RAL 6012
Congress Street Other locations on a case-by-case basis	STREET – Single or Double Arm [Figure X-5E]	30' 0"	One side: 90' – 100' Alt. sides: 175' – 225' Double-arm fixture used in median conditions with luminaire overhanging street.	Dark Green – Tiger Drylac RAL 6012
Congress Street: St. John to Franklin St	STREET/PED COMBO [Figure X-5F]	30' 0"	One side: 90' – 100' Alt. sides: 175' – 225'	Dark Green – Tiger Drylac RAL 6012
Cumberland Avenue: High to Franklin St				
Spring Street: High to Temple/Union St				
Free Street: Between High St and Temple St				
Forest Avenue: Congress to Cumberland Ave				
Center Street: Free to Spring St				
Temple Street: Congress to Spring/Middle St				
Myrtle, Chestnut, Elm and Preble Streets: Congress to Cumberland Ave	STREET/PED COMBO [Figure X-5F]	30' 0"	One side: 90' – 100'	Dark Green – Tiger Drylac RAL 6012
Federal Street: Congress to Temple St				

DECORATIVE LIGHT – Old Port				
Map - Figure X-6A Fixture – Figure X-6B				
Location	Fixture Type	Fixture Height	Spacing + Layout	Color
Exchange Street: Congress to Fore St	STREET [Figure X-6B]	14' 3"	Alt. sides: 60'- 80'	Black (Manufacturer's Specification)
Fore Street: Center to Franklin Ave				
Streets between Spring/Middle to Commercial Street: Center Street, Cotton Street, Cross Street, Union Street, Dana Street, Patton Court, Moulton Street, Market Street, Silver Street, Pearl Street, Custom House Street, Portland Square, Milk Street, Wharf Street, Gold Street				
Federal Street W, Middle Street, Newbury Street W: Temple/Union to Franklin St				
Church Street				
Parks: Tommy's, Post Office Park				

DECORATIVE LIGHT – Peninsula				
Map - Figures X-7A, X-7C Fixtures – Figures X-7B, X-7D, X-7E				
Location	Fixture Type	Fixture Height	Spacing + Layout	Color
Wilmot Street, Chapel Street, Stone Street, and Cedar Street Alder St, Hanover St, Parris St, Brattle St, Mechanic St Mountfort St, Hancock St, Hampshire St, Newbury St E, Federal St E Preble Street and Elm Street: Cumberland Ave to Marginal Way Pearl St, Chestnut St, Myrtle St: Cumberland Ave to Marginal Way Oxford Street W, Lancaster Street, Kennebec Street, Somerset Street Portland Street Anderson St: Everett to Plowman St Fox Street Washington Ave: Congress to I-295 India Street Middle Street: Franklin to Hancock St Fore Street: Franklin to Waterville St	MEDIUM STREET (Figure X-7B)	19' 3"	One side: 80' – 100' Use Type 2 IES distribution. Fixture placed in furnishing zone overhang towards the street; where fixture conflicts with overhead utilities, may be placed on back of sidewalk with light overhanging sidewalk. Where street lighting is provided by existing cobrahead fixtures, decorative fixtures are not needed on that side of street. If a project includes placing utilities underground, street/pedestrian lighting provided by decorative fixtures.	Black (Manufacturer's Specification)
Marginal Way Forest Avenue: Cumberland Ave to Park/Portland St	LARGE STREET (Figure X-7D)	24' 3"	One side: 90' – 110' Alt. sides: 175' – 225'	Black (Manufacturer's Specification)
* No streets shall use PEDESTRIAN scale light unless site conditions such as sidewalk width or overhead utilities prevent installation of MEDIUM STREET fixture (Figure X-7D)	PEDESTRIAN (Figure X-7E)	14' 6"	One side: 60' – 80' Alt. sides: 100' – 175' Fixture shall be oriented to overhang sidewalk. Fixture placed in furnishing zone unless space is limited. Placement on back of sidewalk or private property overhanging sidewalk may be accommodated where space is a constraint.	Black (Manufacturer's Specification)

DECORATIVE LIGHT – Trails, Waterfront				
Map - Figure X-8A Fixture – Figure X-8B Trails - This fixture appropriate for any city trail installation. Standard lighted bollard may also be used in appropriate circumstances. Bayside Trail - This fixture should only be used on the Bayside Trail if replacing six or more of the existing fixtures. Waterfront – Commercial/Thames Street, this fixture is suitable to supplement standard cobrahead lighting.				
Location	Fixture Type	Fixture Height	Spacing + Layout	Color
Fore River Trail: Casco Bay Bridge to US-1; Harborview Park trail path	TRAIL – Single Arm	18' 4"	One side: 90' – 125' Alt. sides: 175' – 225'	Black (Manufacturer's Specification)
Commercial Street: Fore River Parkway to India St	TRAIL – Single Arm	18' 4"	Supplemental pedestrian lighting as-needed. One side: 90' – 125' Alt. sides: 175' – 225'	Black (Manufacturer's Specification)
Thames Street: India St to Eastern Promenade Trail	TRAIL – Single Arm	18' 4"	One side: 90' – 125' Alt. sides: 175' – 225'	Black (Manufacturer's Specification)
Eastern Promenade Trail	TRAIL – Single or Double Arm	18' 4"	One side: 90' – 125' Alt. sides: 175' – 225' Single arm fixture oriented to overhang trail; Double arm fixture for medians or similar.	Black (Manufacturer's Specification)

DECORATIVE LIGHT – Off-Peninsula				
Map - Figure X-9A Fixture – Figure X-9B In addition to the specific locations indicated below, this fixture is suitable for off-peninsula, commercial corridors to supplement standard cobrahead lighting.				
Location	Fixture Type	Fixture Height	Spacing + Layout	Color
Forest Avenue: Marginal Way to Woodlawn Ave	PEDESTRIAN – Single or Double Arm	18' 6"	One side: 60'-80' Alt. sides: 100' - 175' Placement on back of sidewalk with single arm fixture oriented to overhang sidewalk; Where site constraints require placement in furnishing zone, use double arm fixture parallel to sidewalk.	Graphite (Manufacturer's Specification)

DECORATIVE LIGHT – Historic Landscape Street				
Map - Figure X-10A Fixture – Figure X-10B Fixture placement should comply with adopted master plans.				
Location	Fixture Type	Fixture Height	Spacing + Layout	Color
Eastern Promenade (park side of street only): North St to Vesper St	STREET – with shield	21' 0"	One side: 90' – 100' Alt sides: 175' – 225'	Black (Manufacturer's Specification)
Western Promenade (park side of street only): Bramhall to Vaughan St				
Baxter Boulevard (both sides of street): Forest Ave to Bates St				
Deering Oaks Park (Abutting Streets, park side only): Deering Ave, Park Ave, Forest Ave	STREET – without shield	21' 0"	One side: 90' – 100' Park side of street only	Black (Manufacturer's Specification)
Deering Oaks Park (within park): High Street, State Street	STREET – without shield	21' 0"	One side: 90' – 100' Alt. sides: 175' – 225'	Black (Manufacturer's Specification)

DECORATIVE LIGHT – Historic Landscape Pedestrian				
Map - Figure X-11A Fixture - Figures X-11B Fixture placement should comply with adopted master plans.				
Location	Fixture Type	Fixture Height	Spacing + Layout	Color
Eastern Promenade: Pedestrian paths	Pedestrian	14' 6"	One side: 60' – 80'	Black (Manufacturer's Specification)
Western Promenade: Pedestrian paths	Pedestrian	14' 6"	One side: 60' – 80'	Black (Manufacturer's Specification)
Deering Oaks Park (Interior): Pedestrian paths, High and State streets	Pedestrian	14' 6"	Use existing light locations or refer to the Deering Oaks Master Plan (2003) for revised locations	Black (Manufacturer's Specification)

DECORATIVE LIGHT – Deering Oaks Bridge				
Fixture –Figure X-12 Fixture placement should comply with adopted master plans.				
Location	Fixture Type	Fixture Height	Spacing + Layout	Color
Deering Oaks Park (Bridge)	Bridge Light	6' 0" (match existing)	Match existing	Match existing

10.5. CITY OF PORTLAND VERSUS CONSTRUCTION CONTRACTOR RESPONSIBILITIES

For projects where the construction contractor is required by the City to provide new street lighting, the new street lighting shall be connected to an existing metered service, unless otherwise directed by the City (see Section 10.2.2 for new metered services for lighting). The responsibilities of the construction contractor are as follows:

Construction Contractor Responsibilities:

- a) The construction contractor shall furnish and install as part of the construction scope: Street lighting luminaires, street lighting poles, bracket arms, pole accessories, and decorative base enclosures all as stipulated by the City according to the City standards for the given project location.
- b) Concrete foundation bases for new street lighting poles. Poles shall be mounted on reinforced concrete pole bases with at least 2" but no more than 4" reveal above grade, with 4 bolts per pole. The installation of the foundation bases shall be coordinated with sidewalk details and requirements as stipulated by the City of Portland Department of Public Works.
- c) Underground conduit and wire between street lighting pole foundation bases. In addition, underground conduit and wire shall be provided to an electrical service panelboard and meter, as well as to an existing service connection.
- d) Wiring to be installed within each street lighting pole and shall be extended at the pole top (or bracket arm), with connection to the street lighting luminaire(s).
- e) Upon completion of the erection of the street lighting fixtures, including the installation of all lighting poles and conduit/wire, the construction contractor shall notify the City that the system is ready for operation. THE LUMINAIRES SHALL BE ENERGIZED PRIOR TO THE CONSTRUCTION CONTRACTOR'S REQUEST FOR A CITY CERTIFICATE OF OCCUPANCY.
- f) It shall be the construction contractor's responsibility to pay all costs associated with the provision of required street lighting including costs associated with street lighting luminaires, street lighting poles, brackets, bases, conduit and wire, panelboards, and metering equipment.

City of Portland Responsibilities:

- a) To approve the proposed point of connection for electrical service for new municipal street lighting where a new metered service is provided.

- b) Connection of the construction contractor's secondary service conductors at an existing service point, where a new service is provided.
- c) To review and approve the location of the street light fixtures within the public right-of-way.

10.6. Reserved.

10.7. SUBMISSION REQUIREMENTS

A lighting plan shall be provided which shall show the quantity and location of all existing and proposed street lights. This shall be incorporated into the site plan or presented on an individual lighting plan. Descriptive information including engineering detail drawings depicting the entire proposed fixture (luminaire, bracket arm, slip fitter) along with the proposed finish shall be included on the individual lighting plan.

11. SHADOW STANDARDS

11.1. DEFINITIONS

For the purposes of this section, the following definitions shall apply:

- **Shadow:** A shadow is defined as the circumstance in which a built structure blocks the sun from the land.
- **Adverse Shadow Impact:** An adverse shadow impact occurs when the shadow cast by a proposed development falls on publicly accessible open space or other important natural features where such a shadow impact would adversely affects its use and/or the viability of existing landscaping and vegetation. For the purposes of this section, the above locations shall also be referred to as “significant public resources”.
- **Shadow Analysis:** A shadow analysis refers to a document and its supporting graphics, which illustrate how the shadow cast by a proposed development, will impact adjacent properties and land uses.

11.2. APPLICABILITY

All minor and major site plan applications~~Level II or Level III proposals, exempting applications defined as minor residential or low-impact site development per Section 16 of the Technical Manual,~~ **outside the B3, B5 B6 and B7 zones** that would result in new shadows long enough to reach significant public resources (except within an hour and a half of sunrise or sunset) are required to submit a preliminary shadow analysis to the Planning Authority for review. If a preliminary analysis indicates the potential for adverse shadow impact, applicants are then required to submit a shadow analysis, as outlined below. In many cases, it may be appropriate to use the services of an architect or other professional skilled in use of computer analysis to perform a shadow analysis; however, this is not a requirement. Anyone undertaking a shadow analysis must use the longitude, latitude and time information for Portland, Maine.

11.3. REQUIRED SUBMITTALS

Preliminary Shadow Analysis: A preliminary shadow analysis shall be required for all ~~Level II or Level III applicable minor or major site plan applications~~developments that include new structures or additions to structures greater than 45 ft tall, in order to determine if additional shadow analysis is required.

- a) Shadow Length: The longest shadow that any structure will cast in Portland, Maine during the year (except within an hour of sunrise or sunset) is 4.26 times its height. To conduct a preliminary analysis, multiply this factor by the height of each

proposed structure. If no significant public resources, as defined above, are located within that distance from the project site in any direction, no further analysis is required. If a resource is identified, the location of the site in relationship to the resource shall be evaluated to determine the potential for adverse shadow impact and the need for further analysis.

For example, if a development would result in a 48 ft tall building, its longest shadow would be approximately 192 feet. If there are no significant public resources within 192 feet of the project site, then no further shadow analysis is required.

- b) Evaluate Site Location: Because of the path that the sun travels across the sky, no shadow can be cast in a triangular area to the south of any given project site. Therefore, if the resource in question is located within that triangular area, no further shadow analysis is required. In Portland, Maine that area lies between -122 degrees from true north and 122 degrees from true north. Thus, any significant public resource would have to be at an angle from true north greater than -122 degrees or 122 degrees in order to be shaded at any time by the proposed development.
- c) Evaluate Significant Public Resource: Finally, the preliminary shadow analysis shall consider the sensitivity of the significant public resource(s) to shadow. Open spaces or natural features that require direct sunlight for a portion of the day to sustain existing vegetation or to maintain the viability of its current use (e.g. - sitting or sunning areas, public gathering spaces, turfed sports fields or children's play areas) require further analysis.

Some significant open space resources may not be sensitive to sunlight, such as paved areas or landscaped areas with all shade-tolerant species. For these types of conditions, no further shadow analysis is needed.

If the above steps are not able to determine that shadows from a proposed development would not reach a shadow-sensitive significant public resource during any time of the year, a full shadow analysis is required.

11.4. SHADOW ANALYSIS

A shadow analysis shall define the extent and duration of additional shadow that a proposed development would cast on significant public resources in the project vicinity during the year, along with the effect that new shadowing would have on any sun-sensitive aspects of the resource(s). Applicants are encouraged to use professional resources and/or computer analysis to calculate and graphically display shadows; especially if proposed structures are irregularly shaped or if the project site is located in a densely developed area. A shadow analysis shall include the following times of year:

- March 21st or September 21st

- June 21st
- May 6th or August 6th
- December 21st

A shadow analysis should identify the types of significant public resources, types of vegetation and common use(s) of the site, along with discussion of the corresponding sunlight requirements for each. The uses and vegetation of open space areas establish its susceptibility to adverse shadow impact. Uses that rely on sunlight include sitting areas, gardens, and play areas. Vegetation that relies on sunlight includes tree canopy, shade-intolerant flowering plants and turf. Shadow-sensitive landscapes and uses generally require a minimum of four to six hours of sunlight a day. If necessary, applicants are encouraged to use the professional services of a landscape architect or recreation planner to inventory and assess the sensitivity of various landscape features to shadow.

In presenting the results of a shadow analysis, the following information shall be included for each date:

- Duration of incremental shadow on affected features
- Times of shadow penetration
- Description of affected features (e.g.- landscaping, seating, active uses, historic resource)
- Time of sunrise and sunset for the date being analyzed.

In addition to a narrative description, the analysis shall include clear graphic representations of the following, as applicable:

- Relationship between the project site and significant public resources,
- Calculation of the angles from north for project shadows entering and existing the affected areas of the resource(s)
- A map showing pre-development condition shadows and the incremental shadows from the proposed structure(s) on all significant public resource(s) on each representative date.
- In the case of public open space resources, a site plan of the open space should be used to illustrate the placement of incremental shadows to allow for clear presentation of any impact to sensitive features. The length of time of the project's shadows should be indicated on each map.
- Photographs of the resource(s), focusing on elements sensitive to sunlight loss that may be impacted by new shadows from the development.
- Plan of the significant public resource, showing composite shadows and the location and duration of sunlight.

11.5. DETERMINING SIGNIFICANCE OF SHADOW IMPACT

A significant shadow impact occurs if the new shadow added by the development proposal reduces sunlight to a level where it would have an adverse impact on existing sunlight-sensitive uses. This includes but is not limited to the following scenarios:

- Substantial reduction in sunlight where a sensitive use is already subject to substandard sunlight.
- Reduction in sunlight to vegetation resulting in less available sunlight than the minimum necessary for its survival.
- Substantial reduction in the usability of an open space area.

11.6. Reserved.

11.7. ALTERNATIVES AND MITIGATION

Where an adverse shadow impact is identified, mitigation must be assessed. Types of mitigation that may be appropriate include but are not limited to relocating facilities within an open space to avoid sunlight loss, relocating or replanting vegetation, undertaking additional maintenance to reduce the likelihood of species loss, replacement facilities on another nearby site. Where affected open space is a City park, it is appropriate for the applicant to coordinate mitigation options with the Parks Division of the City of Portland Department of Public Services.

Alternatives that may reduce shadow impacts include but are not limited to

- Reorientation of the structure(s) bulk to avoid adverse shadow impacts on sensitive significant public resources.
- Reorientation of the site plan to include replacement facilities.
- Where possible, reorientation of the sun sensitive features of the resource itself.
- Incorporation of architectural design techniques and/or reflective façade materials to increase available light.

12. SITE LIGHTING STANDARDS

12.1. PURPOSE

The requirements set forth in this chapter are intended to promote and protect public health, safety and general welfare, and encourage the preservation of the natural nighttime outdoor environment. Specifically, the intent of this chapter is to limit light trespass, glare and light pollution to safeguard adequate safety, night vision, and comfort of the neighboring properties.

12.2. APPLICABILITY

The following types of development proposals are required to submit a lighting management plan for review and approval:

- All developments subject to site lighting standards of [Section 14.6.4](#)~~Section-14-526~~ of the Land Use Code.
- Other projects where the Reviewing Authority determines that special conditions warrant a lighting management plan.

12.3. GENERAL STANDARDS

Outdoor lighting standards listed below apply to all new developments.

1. Uniformity: As measured in foot candles at grade, maximum to minimum illumination levels shall not exceed a ratio of twenty (20) to one (1.)
2. Illumination Levels: Minimum, Maximum, and Average illumination levels for areas intended to be lighted, as measured at grade, shall be:

Minimum	0.2 foot candles (fc)
Maximum	5.0 foot candles (fc)
Average	1.25 foot candles (fc)

Average illuminance levels for exterior areas specified below, measured in foot candles (fc) at ground level unless noted, shall not exceed the following levels:

Uses	Average (Foot candle)	Uniformity Ratio (average-to-minimum)	Maximum (Foot candle)
Automated Teller Machine (ATM) Surrounding Area (10 ft perimeter)	10.0	3:1	20.0
Drive-through Canopy	10.0	3:1	20.0
Minor GasolineAuto Service Stations			
• Approaches and Drives	1.5	3:1	3.0
• Service Areas	2.0	3:1	4.0
• Pump Island Areas	10.0	3:1	20.0
Major GasolineService Stations			
• Approaches and Drives	2.0	3:1	6.0
• Service Areas	3.0	3:1	6.0
• Pump Island Areas	10.0	3:1	20.0
Parking Lots			
• Surface	0.5	3:1	4.0
• Structure	0.8	3:1	2.0

3. Lumens: No fixture shall exceed 20,000 lumens ($\pm 3\%$).

Types of Lighting	Maximum Lumens Allowed
Path lighting	1,500 lumens
Building Entrance	3,500 lumens
Residential/ Commercial Pole at 20'	15,000 Lumens
Industrial Pole at 30'	20,000 lumens
ATM Drive-Through Canopy	6,000 lumens
Minor VehicleAuto Service Station	
• Approaches and Drives	4,000 lumens
• Service Areas	6,000 lumens
• Pump Island Areas	8,000 lumens per fuel pump
Major VehicleService Station	
• Approaches and Drives	6,000 lumens
• Service Areas	8,000 lumens
• Pump Island Areas	10,000 lumens per fuel pump

4. Light Trespass: The maximum illumination level at a property line shall not exceed 0.1-foot candle, as measured at grade, except where abutting industrial, or other non-sensitive uses. When a commercial or industrial use abuts a public right-of-way, or another commercial or industrial use, lighting must be designed so that the illumination at the property boundary line does not exceed 1.0 foot-candles.

All residential uses and natural resource protection areas are to be considered sensitive to light trespass. In certain instances where a proposed development is adjacent to a sensitive use, house-side shielding (see 12.3.5.1) may be necessary to comply with this standard.

5. Luminaire Types: All fixtures must be LED and shall not exceed 3000K Correlated Color Temperature (CCT). Screw in light fixtures must have LED lamps specified to be maximum of 3000K CCT.
6. Full Cut-off Fixtures and Shielding Required: All outdoor lighting fixtures, including pole mounted and wall mounted luminaires, shall be constructed Full "cut-off" or with full shielding, type where lenses, refractors or lamp sources do not extend below the surface of the fixture housing and no direct light shall be directed at or above the horizontal plane.

Where the light source from an outdoor light fixture is visible beyond the property line, shielding shall be required to reduce glare so that the light source is not visible from within any residential dwelling unit.

Light fixtures mounted under a canopy shall be recessed so that the lens cover is recessed into, or flush with, the underside (ceiling) of the canopy.

7. Pedestrian Walkway Lighting: Pedestrian walkway light fixtures can be a combination of freestanding pole, bollard, in-place step or building mounted fixtures. For building mounted fixtures, the proposed fixture type will be in scale with the building elevation on which it is to be installed and meet the fixture height provisions of 12.3.8. Pedestrian lighting (bollards) shall meet the technical manual standards for full cut-off or an exception may be considered under 12.2.11.
8. Fixture Height: Fixtures shall be mounted at the lowest height necessary to meet city standards and the height is measured from grade to the bottom of the lighting fixture.

Type of Lighting	Maximum Fixture Height
Residential (Pedestrian) Uses	20 feet
Commercial/ Office Uses	20 feet
Large Industrial Uses (50,000 sf or more- gross floor area)	30 feet
Building Mounted/ Entrances	below the roof eave and not to exceed 20 feet, whichever is lower
Bollard Fixtures	42 inches (3.5 feet)

9. Lighting Curfew: For surface and structured parking, lighting in vehicle parking areas containing twenty (20) or more parking spaces shall be reduced to 50% of permitted levels from one hour after the business closing to one hour before business opening. If lighting levels are already below 50% of permitted levels, no curfew adjustment is required. Motion sensor activated lighting shall be permitted during closed hours to activate additional lighting above the 50% permitted, for the purposes of public safety.
10. Continued Maintenance: Lighting installations must be maintained in good repair to meet the provision of this ordinance on an on-going basis.
11. General Exceptions: Proposed uses that demonstrate a need to exceed the specific site lighting limits shown below for safe and reasonable exercise of the proposed use must provide a professionally produced lighting plan which adheres to the current Illuminating Engineering Society of North America (IESNA) recommendations for the proposed use. The Planning Authority may grant exceptions to the lighting standards with the finding that the light impacts do not create a public nuisance for abutting residential property. Unless otherwise specified below, exterior lighting shall conform to the recommendations put forth in Lighting for Exterior Environments RP-33-14, or its successor, published by the Illuminating Engineering Society of North America (IESNA). Lighting fixtures other than full cut-off fixtures may be allowed only if acceptable luminaires shall include internal and/or external glare control louvers and installed so as to minimize uplift and offsite light trespass.
12. Historic District, Architectural and Pedestrian Walkway Exception: Sites which are part of an historic district or require specific decorative lighting fixtures as means to achieve compatibility within an existing architectural context must meet the following standards:
 - a. Lighting fixtures other than full cut-off fixtures may be allowed only if acceptable luminaires shall include internal and/or external glare control louvers and installed so as to minimize uplift and offsite light trespass.
 - b. Low pressure sodium and metal halide lamps are prohibited.

12.4. Reserved.**12.5. ARCHITECTURAL AND SPECIALTY LIGHTING AND UPLIGHTING**

1. Lighting shall be designed to minimize lighting of night sky and shall accentuate individual architectural or aesthetic elements, not the entire structure.
2. Lighting shall be directed downward unless the development is located in an area of the city where uplighting is permitted as described in [Section 14.6.4](#) ~~section 14-526 (a)~~ of the [Land Use City](#)-Code. Where permitted, upward aimed lighting (uplighting) shall not exceed 4,000 mean lumens per accent feature, shall be placed as close as possible to the base of the building or feature that is being illuminated, shall be fully shielded from view off-site, and shall use a narrow cone of light for the purpose of confining the light to the object.
3. Building façade lighting. The exterior of a building may be lighted provided the following standards are met:
 - a. The lighting is done to accentuate an architectural or aesthetic element of the building, not the entire building.
 - b. The light must only be directed onto the building façade and not spillover beyond the plane of the building.
 - c. Upward aimed lighting must not exceed 4,000 mean lumens per accent feature, must be fully shielded, and mounted as flush to the wall as possible.
 - d. Lighting exceeding 4,000 mean lumens per accent feature must be aimed downward, fully shielded, and mounted as flush to the wall as possible.
 - e. Stripe Lighting: Stripe lighting along building structures as articulation may be approved as specialty architectural lighting, provided that it does not create nuisance.
4. Flag poles, statues and similar monuments. A flag pole bearing a state flag, a flag of the United States or a flag of a foreign nation may be illuminated, provided the following standards are met:
 - a. The luminaires must be fully shielded.
 - b. Upward aiming luminaires must be placed as close to the base as possible.
 - c. The luminaires must not collectively exceed 20,000 mean lumens. Public statues, memorials or other similar monuments may also be lighted upon approval by the Historic Preservation authority, provided the above standards are met.

12.6. SUBMISSION REQUIREMENTS, PHOTOMETRIC PLANS

1. The Lighting Plan shall be depicted on a site plan, indicating the location of each current and proposed outdoor lighting fixture with projected hours of use. This plan will need to be stamped and certified by a licensed professional, such as an architect or engineer. The lighting plan must include a KEY to the proposed lighting that provides the following information:
 - a. Type and number of luminaire equipment (fixtures), including the "cut off characteristics", indicating manufacturer and model number(s).
 - b. Lamp source type (bulb type, i.e. LED), lumen output, and wattage.
 - c. Mounting height with distance noted to the nearest property line for each luminaire.
 - d. Types of timing devices used to control the hours set for illumination, as well as the proposed hours when each fixture will be operated.
 - e. Lighting manufacturer-supplied specifications ("cut sheets") that include photographs of the fixtures, indicating the certified "cut off characteristics" of the fixture.
2. A photometric plan shall be provided at 20 scale or larger which shall show the extent of the areas designed and intended for lighting, and within those specific areas show a photometric grid of maximum 10' point spacing, and within those areas provide foot candle calculations of maximum, average, minimum, maximum to minimum ratio, and average to minimum ratio. On the same or additional plan, a photometric plot shall extend to all lot lines and as necessary to reach illumination levels of 0 (zero) foot candles. Additionally, the applicant shall provide descriptive information, including manufacturers catalog excerpts, for all proposed light fixtures, lamps, and poles.

13. BOUNDARY SURVEY STANDARDS

13.1. ~~LEVEL~~ MINOR RESIDENTIAL GENERAL STANDARDS

In addition to a standard boundary survey, all applications must also include a Site Plan prepared in accordance with Section 16 of the Technical Manual~~14-527, Content of Site Plan Applications, of the Site Plan Ordinance.~~

The following items and information shall be shown on boundary surveys for minor residential development site plans (as defined in Section 16 of the Technical Manual) to ensure compliance with City of Portland planning requirements, engineering technical and design standards, and accurate documents are on record for future planning, GIS mapping, and engineering needs:

1. Name and address of the property owner, the applicant and name of the proposed development, and with references to the Deed Book and Page at the Cumberland County Registry of Deeds.
2. North arrow
3. Scale of not less than one (1) inch to fifty (50) feet
4. A graphic scale (scale bar)
5. Plan Size: Where possible, it is preferred that plans not exceed a maximum size of 24" x 36".
6. Site Boundaries: The full parcel boundaries must be shown on the survey.
7. Total land area of the site.
8. Flood Zone statement, where applicable, based on FEMA, FIRM Flood Insurance Rate Maps.
9. Existing streets, right-of-way, restrictions or easements on the site.
10. A revision block with a number and date indicating the revision status. The revision block shall be located in the title block or adjacent to it.
11. Property Corners: Location and descriptions of all property corners set or found, proposed to be set, and all granite survey monuments set. Where no property markers exist, the City of Portland requires that the property markers be installed and that a licensed surveyor set and confirm proposed building locations on site prior to the issuance of a building permit.
12. Boundary Survey plans, based on State of Maine Professional Licensing Boards' legal requirements, shall bear the seal of a Professional Land Surveyor licensed to practice in the State of Maine.
13. City Vertical Datum: It shall be stated on all plans that the City of Portland established vertical datum of NGVD 1929 is used or manhole rim elevation data is used for all information shown on the plan.

14. All plans shall state the Official City of Portland Benchmark used as supplied by the Department of Public Services Engineering Division Archivist.
15. It may be required, especially in areas of old subdivision plans and areas not previously subdivided, that the survey show tie bearings and distances to the nearest street line corner, or to the nearest City of Portland survey monument. Survey tie line precision shall be an inverse line with the bearing to the nearest second and the distance to the nearest hundredth of a foot. This requirement is to aid in adding and verifying the property location on the City of Portland digital GIS basemap.
16. All current conveyances of lots, parcels, easements, and other forms of right, title, and/or interest shall be shown on both the survey plan (as submitted and as amended), with references to the Deed Book and Page at the Cumberland County Registry of Deeds.
17. Street Status: The Status of the street shall be shown; IE Accepted City Street, Continued Paper Street, Discontinued City Street, Vacated Paper Street, or new Proposed Street as per the project submission.

13.2. ~~LEVEL I SITE ALTERATION, II AND III~~ OTHER GENERAL STANDARDS

The following items shall be shown on boundary surveys for all other~~Level I (site alteration), Level II and Level III~~ site plans to ensure compliance with City of Portland planning requirements, engineering technical and design standards, and accurate documents are on record for future planning, GIS mapping, and engineering needs:

1. Name and address of the property owner, the applicant and name of the proposed development, and with references to the Deed Book and Page at the Cumberland County Registry of Deeds.
2. North arrow
3. Scale of not less than one (1) inch to fifty (50) feet.
4. Graphic scale (scale bar).
5. Plan Size: Where possible, it is preferred that plans not exceed a maximum size of 24" x 36".
6. Site Boundaries: The full parcel boundaries must be shown on the survey.
7. Total land area of the site
8. Zoning district boundaries, if applicable
9. Flood Zone statement, where applicable, based on FEMA, FIRM Flood Insurance Rate Maps

10. Required zoning setbacks for the site
11. Existing and proposed grading contours at intervals of not more than two (2) feet
12. Existing structures or other improvements on the site and the approximate location of structures or improvements on adjoining lots within fifty feet (50') of the site boundary
13. Existing streets, right-of-way, restrictions or easements on the site
14. The location and size of existing utilities servicing the site, including fire hydrants
15. Significant natural features on or directly adjacent to the site, including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features as listed in ~~Section 14-526- (b)1~~ Section 14.6.2- of the Land Use Code
16. Location of existing street trees and the general location of on-site trees and vegetation
17. Vicinity Map showing the relationship of the project to the surrounding area at a scale no greater than one inch equals 2,000 feet
18. A revision block with a number and date indicating the revision status. The revision block shall be located in the title block or adjacent to it
19. Rim elevations of all catch basin and manhole structures
20. Invert elevations of all pipes entering and/or exiting catch basins and manhole structures
21. The length, material, diameter, and slope of all storm sewer and sanitary sewer piping
22. The location, with dimensions from existing structures, at the main line pipe and at the street property line, of all sanitary sewer and storm drain laterals. The Public Services Department Engineering Archives may have this information available for existing infrastructure
23. Location, size, type of material, and invert elevations of culverts
24. Location of water lines and valves, gas lines and valves, buried electrical lines, buried communication cables, buried TV cables, telephone and electric manholes, utility hand-hold access boxes, transformer pads, utility and light poles
25. All curbing and sidewalks, stating type of material.

26. Property Corners: Location and descriptions of all property corners set or found, proposed to be set, and all granite survey monuments set. Where no property markers exist, the City of Portland requires that the property markers be installed and that a licensed surveyor set and confirm proposed building locations on site prior to the issuance of a building permit.
27. Boundary Survey plans, based on State of Maine Professional Licensing Boards' legal requirements, shall bear the seal of a Professional Land Surveyor licensed to practice in the State of Maine.
28. City Vertical Datum: It shall be stated on all plans that the City of Portland established vertical datum of NGVD 1929 is used or manhole rim elevation data is used for all information shown on the plan.
29. All plans shall state the Official City of Portland Benchmark used as supplied by the Public Services Engineering Division Archivist.
30. Distances, bearings, and angles shall be shown on the survey or subdivision plans, shall tie the property into the nearest accepted street line and be tied into established City of Portland survey monuments or record survey data at the Public Services Engineering Archives. Ties shall be considered as an inverse line with a bearing and distance to the nearest second and hundredth of a foot.
31. All current conveyances of lots, parcels, easements, and other forms of right, title, and/or interest shall be shown on both the survey plan (as submitted and as amended), with references to the Deed Book and Page at the Cumberland County Registry of Deeds.
32. Street Status. The Status of the street shall be shown; IE Accepted City Street, Continued Paper Street, Discontinued City Street, Vacated Paper Street, or new Proposed Street as per the project submission.

13.3. ADDITIONAL BOUNDARY SURVEY STANDARDS FOR ~~LEVEL II AND LEVEL III~~ SITE MINOR AND MAJOR SITE PLANS

On ~~minor and major~~ ~~Level II and III~~ site plans (excluding minor residential and low-impact site development as defined in Section 16 of the Technical Manual ~~not single or two family homes~~), the following items shall be addressed:

1. Prior to starting field surveys and design on a project it is strongly advised to contact the City Engineer's office, Public Services Department, Engineering Division at (207) 874-8846 for information on existing

infrastructure, additional requirements, or future projects that may affect the proposed project.

2. Proposed Survey Monument Locations, if required. Granite survey monuments shall be set on one side of the street as directed by the Public Services Engineering Division on the 3 foot offset Lines, as offset towards the street. Notes describing monuments found by the Project Surveyor shall include information describing the size, condition, and depth below grade to the top of any buried monuments found.
3. All proposed (if required by Planning) and existing survey monuments shall be shown in bold line type on all utility and site plans.
4. Projects shall be tied into the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD1983 Datum and the U.S. Survey Foot as the unit of measure. The survey methods, traverse or GPS observations/methods, geodetic control used, and coordinates of new monuments set shall be stated on the survey and subdivision plans.
5. When State Plane Coordinates are required, the State Plane Coordinates (to the nearest hundredth of a foot) of two survey property corners shall be displayed for any two property corners in the project which are the farthest distance apart. Please contact the Public Services Engineering Division for assistance in providing Survey Control Points or GPS Base Station Support.
6. Bearing Basis. When State Plane Coordinates are required, magnetic bearings may be shown on plans submitted, with a note stating that the project was submitted digitally to the City of Portland on State Plane Coordinates, but that the bearings on the plans are magnetic due to survey and boundary retracement considerations. The plan shall show the magnetic declination if magnetic bearings are shown.
7. All easements and conveyances proposed as part of the project shall be recorded, upon project approval, at the Cumberland County Registry of Deeds. Easement ownership and responsibility must be stated on the survey plans. Revised plans may be requested if deeds are executed during the progression of the project for easements or other conveyances.

13.4. WAIVER OF BOUNDARY SURVEY REQUIREMENTS

- 13.4.1. Minor and major site plans (excluding minor residential development as defined in Section 16 of the Technical Manual) Level I Site Alternation, Level II and Level III Site plans – The reviewing authority may permit the submission of a partial survey depicting only the to-be- developed portion of the improved lot of

record if the development:

1. Is proposed on an already improved lot of record; and
2. Comprises less than one (1) acre of said improved lot of record,

13.4.2. Minor residential development~~Level I Minor Residential~~ – ~~The~~ If the proposed house is to be located on a lot within an existing subdivision, approved no earlier than 1968, the final subdivision recording plat may be used, provided that the applicant sufficiently documents all existing encumbrances, and can show that no new encumbrances have occurred since recording of the final plat.

15. SOLAR ENERGY GENERATION TECHNICAL STANDARDS

15.1 APPLICABILITY

15.1.1 All solar energy generation systems are subject to the standards set out in the Article 6 of the Land Use Code~~Solar Energy Generation Ordinance- section 14-780 (a)~~, whether permitted ~~(and subject to a building permit)~~ or ~~site plan/conditional (requiring site plan review and a building permit)~~. ~~Section 14-779 (a) Permitting of this ordinance outlines the level of review required for solar energy generation systems.~~

15.1.2 ~~Permitted solar energy systems include most small r~~Roof mounted and ~~small accessory~~ ground mounted solar energy systems as per Article 6 of the Land Use Code ~~not subject to site plan review 14-779 (a) Permitting~~. They must comply with ~~section 14-780 (a) as above as well as~~ technical, safety and maintenance standards as per Building and Fire Code requirements and as determined by the Permitting and Inspections Department when a building permit is submitted. ~~Permitted-These~~ solar energy systems must obtain a building permit but are not subject to the detailed Technical Standards in 15.2 below.

15.1.3 It should be noted that roof mounted systems potentially present a safety issue for the Fire Department in the event of a fire, and it is recommended that any roof mounted solar energy system be discussed with the Fire Department prior to design.

15.1.4 The ~~following~~ technical standards in 15.2 below apply to any minor or major solar energy generation system that requires a Level II or Level III site plan approval ~~/Planning Board approval~~ (through the Planning Division) in accordance with Article 14, Site Plan, of the Land Use Code~~the ordinance- section 14-779 (a) Permitting~~. These solar energy systems also require a Building Permit and other permits as required by Permitting and Inspections Department. The Permitting and Inspections Department may have additional submittal requirements for solar energy systems.

15.1.5 The following technical standards are referenced in Article 6 of the Land Use Code~~section 14-780 (a) of the Solar Energy Generation Ordinance~~ and aim to complement this ordinance and the existing codes and site plan review standards. Together the aim is to ensure safe, effective and efficient installation of solar energy systems compatible with surrounding uses. Within this aim the overall intent is to encourage the installation of solar energy systems.

15.2 TECHNICAL STANDARDS

15.2.1 Site Layout: Wherever possible solar energy systems should be located on the side or rear (i.e. least visible) part of the site ~~as specified in Sections 14-780 (b), (c) and (d) of the Ordinance~~. This also applies to associated features such as lighting and infrastructure. Applicants shall take all reasonable efforts to place utility connections underground, unless making use of existing lines, or as otherwise required by the utility. The proposed placement of new poles for electrical connections shall be included in the site plan and construction management plan.

15.2.2 Site Plan Review Standards: Proposals should address the specific requirements for solar energy systems found in Article 6, as well as the site plan review standards, listed in Article 14 of the Solar Energy Generation ordinance- sections 14-780 (b), (c) and (d) and the Site Plan Standards in section 14-526. It is recognized that some of the Site Plan standards ~~in 14-526~~ may not be relevant, as determined by the Planning Division/Planning Board during the review. It is likely that the review of any solar energy system would focus on how the proposals avoid or minimize impacts on the following:

- Existing vegetation and other natural resources - location on brownfield sites and on areas that are already impervious are encouraged;
- Wetlands and areas subject to flooding - DEP approval may be required;
- Wildlife and wildlife habitats - information may be requested on resources, impacts and potential mitigation eg through specified maintenance regimes;
- Septic systems, leach fields (unless explicitly allowed by the relevant regulator);
- Existing topography - ensure adequate temporary and permanent erosion and sedimentation control;
- Water quality of the stormwater runoff;
- Airport flight paths (FAA approval may be required);
- Other specific or local site characteristics as referenced in ordinance standards.

15.2.3 Security: The siting and design of the solar energy installation shall ensure that unauthorized access is prevented, and shall be in conformance with all applicable electrical code requirements. Knox boxes at gates (or similar arrangements as approved during the review) shall be provided for emergency access. [DC1]

15.2.4 Screening: The ordinance specifies screening from nearby residential/institutional uses and public ways. The proposals should take advantage of existing topography and vegetation where possible to integrate the development (including fencing, infrastructure and connections to the grid) into the landscape, and introduce vegetated buffer areas. Fencing shall be wildlife friendly and as unobtrusive as possible, utilizing measures such as locating the fencing along topographical contours and screening with planting. The selection of new planting would be in accordance with the *Technical Standards* in Section 4 *Site Landscaping*.

15.2.5 Construction Impacts: Proposals should include information regarding the methods of construction and a Construction Management Plan may be requested. Clearing of existing trees and vegetation shall be restricted to the minimum amount needed for construction access and to avoid shading of the solar development. Construction work should be performed in such a way that erosion and sedimentation is minimized, and measures should be taken to permanently stabilize disturbed areas of the site as soon as possible.

15.2.6 Lighting, signage and materials: Where lighting is necessary it should be at the lowest level to meet functional needs, activated by motion sensors, fully shielded and of cut off design to meet the *Site Lighting* standards in Section 12 of the *Technical Standards*. Similarly, signage should meet functional needs of safety/security and emergency contacts and not include advertising. Materials would ideally be of neutral colors and manufactured with a low “carbon footprint”.

15.2.7 Stormwater Management: A new solar development will be required to comply with the *Technical Standards* in Section 5 *Portland Stormwater Management Standards* and Maine DEP Chapter 500 Stormwater Management.

15.3 SAFETY STANDARDS

15.3.1 Building Permit: All solar energy systems require a building permit prior to installation, whatever level of site plan review. All shall be installed by a qualified solar installer.

15.3.2 Certification: Solar energy systems shall be designed, erected and installed in accordance with all applicable codes, regulations and standards, with equipment approved under a certification program certified by the US Department of energy or similar. Experimental, homebuilt and prototype models would not be permitted.

15.3.3 Hazardous Materials: The city is concerned about the creation of hazardous waste in the future and requires a statement from the applicant regarding the content of toxic materials (eg cadmium) in the proposed system. Where the panels contain potentially toxic materials, the Operations and Maintenance Plan (for medium and large ground mounted or dual use systems - see below) shall address future disposal.

15.4 MAINTENANCE STANDARDS

15.4.1 Maintenance: Maintenance includes, but is not limited to: cleaning, mowing, painting, structural repairs, integrity of security measures, maintenance of site access adequate for emergency and maintenance services, planned maintenance of fencing, stormwater systems and vegetation/ground cover, plans for cleaning panels and any specific mowing or other regimes to support the wildlife habitat value of the site.

15.4.2 Operations and Maintenance Plan: ~~Under 14 782 of the Ordinance All~~ minor and major solar energy systems, as defined in Article 6 of the Land Use Code ~~medium and large ground mounted systems, and dual use systems of an equivalent scale, are~~ are required to provide an *Operations and Maintenance Plan* that is prepared and stamped by a licensed Professional Engineer or other licensed Professional as appropriate. The *Plan* will vary depending on the site, the method of connecting to the grid, and the number and type of panels- but is expected to address the maintenance items listed in 15.4.1 and any operational time tables as relevant, and include the following:

- Clarification of the responsible party;
- Any maintenance items that are particularly important from a public safety perspective;
- An estimate of the life of the project
- What options/actions are anticipated when it has reached the end of its estimated useful life; and
- How the disposal of any toxic materials will be handled when the system is dismantled.

16. APPLICATION SUBMISSION REQUIREMENTS

16.1 –SITE PLAN

The applicant shall submit for review a packet of materials and submissions in a form and content as specified by the Department of Planning and Urban Development to demonstrate compliance of the development with the site plan standards listed in Article 14 of the Land Use Code. Such submissions shall contain, at a minimum, the following elements:

A. General Submission Requirements For all Applications

1. Application form;
2. Applicable fees;
3. Project description;
4. Evidence of right, title and interest;
5. Evidence of state and/or federal approvals, if applicable;
6. Written assessment of project compliance with applicable zoning requirements;
7. Written assessment of project compliance with site plan standards;
8. Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site;
9. Written requests for waivers from the city's site plan or technical standards, if applicable;
10. Evidence of financial and technical capacity;
11. Boundary survey stamped by a professional surveyor licensed to practice in the State of Maine, drawn to scale and tied into the State Plane Coordinates, NAD 1983, Maine West Zone, as specified in Section 13 of the Technical Manual. A boundary survey of the site, may be waived by the Planning Authority for a review of Master Development Plan, where an existing conditions plan is available. The Boundary Survey requirement shall be met

for each phase of development;

B. Written Materials for Site Plan Applications

1. Construction Management Plan, including a traffic control plan;
2. A traffic study and other applicable transportation plans in accordance with Section 1 of the Technical Manual, where applicable;
3. A narrative describing any significant natural features, wildlife and fisheries habitats or archaeological sites subject to the provisions of Section 14.6.2 of the land use code that are located on or near the project site and a description of the methods that will be used to protect such areas or sites during and post construction;
4. A narrative describing site layout, on and off-site watershed hydrology, new and existing buildings and facilities, total impervious area, disturbed area and developed area created by the project;
5. Stormwater runoff calculations as described in Section 5 of the Technical Manual;
6. A narrative describing the development's consistency with applicable City Master Plans;
7. Evidence of Utility Capacity to Serve;
8. Estimated types and quantities of solid waste to be generated by the development. For new commercial and industrial development, a description of the estimated amount and type of recyclable material to be generated;
9. A code summary referencing NFPA 1 and all Fire Department technical standards;
10. Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14.6.4 of the land use code and/or in the City of Portland Design Manual;
11. Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

C. Plans Required for Site Plan Applications – Plan based upon a standard stamped boundary survey meeting City of Portland standards, stamped by a professional

engineer licensed to practice in the State of Maine, and including the following information:

1. Existing and proposed structures, as applicable, and distance from property lines;
2. Approximate location of structures on parcels abutting the site;
3. All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
4. Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
5. Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
6. Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
7. Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
8. Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
9. Location of all snow storage areas and/or a snow removal plan;
10. Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14.6.2 of the land use code;
11. Location and proposed alteration to any watercourse;
12. A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
13. Proposed buffers and preservation measures for wetlands;
14. Existing soil conditions and location of test pits and test borings;
15. Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;

16. A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
17. Grading plan;
18. Ground water protection measures;
19. Existing and proposed sewer mains and connections;
20. Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
21. Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;
22. Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
23. Location and size of all on-site solid waste receptacles, including on-site storage containers for recyclable materials for any commercial or industrial property;
24. Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
25. A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
26. A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
27. Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
28. An exterior lighting plan in accordance with Section 12 of the Technical Manual;
29. A master signage plan showing the location, dimensions, height, setback, materials, and illumination of all existing and proposed signs;
30. Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.

D. Exceptions for Minor Site Plan Applications

On account of the scope and anticipated level of impact for certain types of Minor Site Plan applications, a complete submission package as detailed under Section 16.1(B) and 16.1(C) is not required for the following types of development, which are defined for the purposes of application fee assignment and submittal requirements:

1. Minor Residential Development:

- a. Development of a single-family or a two-family building, regardless of its size, excluding building additions, decks, or accessory structures; or
- b. The addition of one or two dwelling units to a multifamily structure.

2. Low-Impact Site Development

- a. Alteration of a watercourse or wetland as defined in Article 3 of the Land Use Code;
- b. Alteration of a site where disturbance of land area is less than one (1) acre and consisting of either one or more of the following activities; stripping, grading, grubbing, filling or excavation. The Planning Authority shall exempt from review the loam and seeding of lawns and the cumulative placement of less than fifteen (15) cubic yards of fill on any lot provided such loaming or placement does not alter a drainage course, swale, wetland or redirect water onto adjoining property and does not violate any other provision of the Portland City Code or state or federal law. "Disturbed area" does not include routine maintenance, but does include re-development and new impervious areas;
- c. The construction of any temporary or permanent parking area, paving of existing unpaved surface parking areas between 1,000 and 7,500 square feet or 5-25 spaces, or creation of other impervious surface areas between 1,000 and 7,500 square feet;
- d. The rehabilitation or reconstruction, but not new construction, of piers, docks, wharves, bridges, retaining walls, and other structures located within the shoreland zone;
- e. A site alteration in which vehicle access is proposed from more than one (1) street.

3. Plan Requirements for Minor Residential and Low-Impact Site Development, to be provided in addition to the general submission requirements for all site plan applications, listed under Section 16.1(A). Site plans shall be based upon the boundary survey and show the following information:

- a. Existing and proposed structures, as applicable, and distance from property lines;
- b. Existing and proposed paved areas, if applicable;
- c. Proposed ground floor area and finish floor or sill elevation;
- d. For minor residential only, exterior building elevation drawings (all sides);
- e. Location of proposed utilities;
- f. Identification and proposed protection measures for any significant natural features, as defined in Section 14.6.2 of the land use code;
- g. Identification and proposed protection for alterations of watercourses, if applicable;
- h. Identification and, if applicable, proposed impacts and protection measures for wetlands;
- i. For minor residential projects only, soil type;
- j. Existing and proposed grades and contours;
- k. Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed;
- l. Proposed stormwater management control;
- m. Soil erosion control plan;
- ~~a.~~n. Existing vegetation to be preserved, proposed site landscaping, screening, and proposed street trees, if applicable;
- ~~b.~~o. Existing and proposed curb and sidewalk;
- ~~c.~~p. Location, area, and limits of the proposed site disturbance or alteration;

- g. Proposed pier, dock, wharf, pier, or slope stabilization in the Shoreland Zone, if applicable.

E. Master Development Plan. A Master Development Plan is an optional submittal as part as part of the site plan review process. If the applicant elects to submit a Master Development Plan for review, it shall include the following information in addition to general submission requirements listed above:

1. A neighborhood context map, at a scale not less than one (1) inch equals one hundred (100) feet, providing a graphic description of the neighborhood in which the tract lies, including roads, utilities and other public facilities, major existing buildings and structures. There shall also be a statement and/or plan as to the general impact of the proposed Master Development Plan upon the area, indicating how the Master Development Plan relates to surrounding properties and what measures will be taken to create appropriate transitions and access from the subject property to abutting public properties (i.e. parks, waterfront, etc.) or other neighboring tracts (if applicable).
2. A conceptual site plan drawn to a scale of not less than one (1) inch equaling fifty (50) feet, or series of drawings at the same scale, and any necessary supporting information, showing:
 - a. The approximate boundary lines of existing and proposed lots within and immediately adjacent to the Master Development Plan, with approximate areas and dimensions. With respect to residential areas, the proposed density, lot configuration, circulation and a typical plot plan shall be included in the application.
 - b. An analysis of the natural features of the site, including existing and/or adjacent natural waterways, wetlands, floodplains, topography, soil conditions and other natural features requested or required by the Planning Authority.
 - c. An analysis of the designated view corridors, historic resources, and archeological resource associated with the site.
 - d. Existing/proposed buildings and other significant structures, building groupings, exterior building elevations and entrances, parking areas, and other significant physical features of the site.
 - e. The context and design approach, including context drawings, perspective renderings, photographic montages, or computer-generated

graphics depicting the proposed development within the surrounding building and environmental context, and building elevations. These drawings shall include the following:

- i. Illustrations of all sides of the structures;
- ii. Views of major entries or prominent building features;
- iii. Illustration of building articulation and elements;
- iv. Building finish composition; and
- v. Views of the pedestrian and streetscape experience.

The submission shall include a digital three-dimensional model tied to a specific location that is submitted as a KML, KMZ, DXF, or DWG file on a CD or DVD or such format as approved by the Planning Authority. It is the applicant's responsibility that the model is complete and represents the proposed development accurately using best practice modeling techniques and layering standards.

- f. Major circulation patterns surrounding and serving the site, the existing and proposed lines of streets (including the street width), ways, easements and any public areas within or next to the site.
- g. Major landscaping elements, features, open space, and plans for preservation of natural features.
- h. An analysis of the public safety services needed to support the master plan.
- i. An analysis of the anticipated impacts on the public-school system to support the Master Development Plan.
- j. A generalized drainage plan for the site, indicating drainage ways, flow, points of outfall, and indicating impacts of development on affected drainage basins. The plan shall include contour information at not less than two-foot (2') contour intervals and document anticipated quantities of run-off characteristics. General statements concerning storm water management techniques shall also be submitted with the application.
- k. The plan shall clearly show Master Development Plan boundaries, north arrow, date, scale, legend, the title "Master Development Plan Concept Site Plan" followed by the formal project name, and the name(s) of

applicant(s), engineer(s), designer(s) and/or agent(s).

- l. A traffic analysis and recommendations prepared by a registered professional engineer qualified to conduct such studies, including current traffic counts for streets surrounding the project, analysis of the existing capacity of those streets, projections of the amount of traffic that will be generated by the proposed development, and the ability of the street system to absorb the increased traffic without decreasing the level of service below an acceptable level – said level to be determined by the Planning Authority in concert with the Department of Public Works. In cases where the Master Development Plan is subject to a Traffic Movement Permit (TMP) for all phases, the TMP submissions and review shall supersede these requirements.
- m. A utilities analysis and recommendations prepared by a registered professional engineer qualified to conduct such studies. Said analysis shall contain an inventory of existing utilities including, but not limited to, storm sewers and drains, sanitary sewers, electrical lines, fire alarm boxes and lines, gas lines/mains, water mains, lighting, curb and gutter, etc. Said inventory shall illustrate utility locations, sizes, diameters, carrying capacity and present load on the system. The engineer's report shall state if the current system is capable of adequately serving the proposed development. If the current utility system is found to be inadequate for the proposed development, the report shall confirm the deficiencies and make recommendation(s) as to the infrastructure improvements necessary to properly service the proposed development and maintain the existing service. The report shall also present a formal plan for infrastructure improvements, documenting timing, funding mechanisms and coordination with the City; and
- n. Any other supportive information the applicant feels may be beneficial in the evaluation of the request.
- a-o. The Planning Authority or Planning Board may reduce the level of information required at the Master Development Plan review stage, provided more detailed supportive documentation is provided at final-major site plan review of the Master Development Plan or phases thereof.

16. 2. SUBDIVISION

The applicant shall submit for review a packet of materials and submissions in a form and content as specified by the Department of Planning and Urban Development to

demonstrate compliance of the development with the subdivision standards listed in Article 15 of the Land Use Code. Such submissions shall contain, at a minimum, the following elements:

A. Subdivision Plat. The following information shall be shown on the subdivision plat unless otherwise indicated:

1. Date, north point, title and graphic scale. Scale shall not be more than 60 feet to the inch unless lots are more than an acre, but in no event more than 100 feet to the inch;
2. Based on a recent survey by the subdivider, existing contours at two feet intervals or as otherwise required by the Public Works Authority. Existing structures which are to remain will shall be delineated;
3. Names of proposed streets, width of rights of way, and typical cross section reservation, and depth of construction materials;
4. Locations, widths and purposes of other rights of way or easements to be recorded;
5. All appropriate street curve information, including point of curvature, point of tangency, tangent distance, radii and interior angle, in standard engineering format;
6. Location of those utilities existing on or adjacent to the tract to be subdivided, including size and elevation of buried or underground utilities (may be shown on separate plan);
7. Tract boundary lines and property lines of lots, with accurate dimensions and either bearings or deflection angles. All lots shall be numbered;
8. Names of adjacent property owners with parcels over 25,000 square feet or names of adjacent subdivision;
9. Designation of flood hazard areas, as defined by the National Flood Insurance Program and shown on the city flood hazard boundary map, as well as any other areas in the subdivision subject to inundation by storm water or storm sewer overflow;
10. All potential wetlands within the proposed subdivision, regardless of the size of those wetlands;
11. Any river, stream or brook within or abutting the proposed subdivision. For

purposes of this section, "river, stream or brook" has the same meaning as in 38 M.R.S. § 480 B, Subsection 9.

12. Existing historic sites and structures which either appear on the National Register or are nominated to the National Register by the state historic preservation officer;
13. Proposed private and public utility system including water, gas, telephone, fire hydrants, and any other services which shall supply the area (may be shown on separate plan);
14. Sanitary sewer and storm drain plans and profiles showing size, kind and slope of pipe, proposed manhole rim and invert elevations and catch basin locations and drains (may be shown on separate plan);
15. Lighting plan showing the location, design, height and spacing from each other of the support poles, in accordance with standards and specifications established by the Public Works Authority (may be shown on separate plan);
16. Tree plan showing groups of existing, sizeable trees which the subdivider intends to preserve (may be shown on separate plan);
17. A detailed plan of the entire subdivision and the immediate vicinity showing all existing and proposed drainage both on- and off-site including drainage swales, ditches, etc., with directional flow arrows and approximate slope grades, and showing proposed finished "spot elevations" around the perimeter of the subdivision. Proposed drainage shall be shown as it may affect or restrict development on individual lots and with reference to improvements for which a performance guarantee is required under this article. Where deemed feasible by the Public Works Authority, proposed finished contours at intervals of two feet shall be provided on the drainage plan upon request (may be shown on separate plan);
18. Location and designation of any zoning district boundaries affecting the subdivision;
19. All future phases and sections of the subdivision proposed by the subdivider (may be shown on separate plan);
20. Proposed parks and school sites, or other public open space that the developer proposes to convey to the city;
21. Names, addresses and stamp or certification, if applicable, of registered professional engineer, subdivider, and owner;

22. At the option of the subdivider, any other information that may be necessary for the full and proper consideration of the subdivision shall be submitted in writing;

23. Streets and right of way monuments and property line markers;

24. Vicinity sketch (may be shown on separate plan);

25. Total site data, including total area of the subdivision, total area in streets, total area in recreation or open space and number of house lots;

26. Profiles of each street or way in the subdivision shall be shown on the subdivision plat. They shall be drawn to a longitudinal scale of 40 feet to one foot and a vertical scale of four feet to one inch. Such profiles shall include separate profiles of each side line and center line of the street or way. Any buildings abutting on the street shall be shown in standard engineering format as requested by the Public Works Authority.

B. Supplemental Submission Items. The following submission items shall be provided if required by the Planning Board and insofar as feasible:

1. When private sewage systems are used, the results and supporting data of a soil test of each lot in the subdivision conducted by a soil evaluator licensed in the state;

2. When the adequacy of the subdivision's load bearing capacity is in question, the results and supporting data of test borings conducted by a professional engineer registered in the state;

3. When conditions warrant, a program which shall be implemented by the subdivider to control dust, erosion and sedimentation and/or vehicular traffic during construction;

4. Evidence of the applicant's financial capability to carry out all phases of the proposed development;

5. Evidence of technical capacity to undertake the development;

6. Evidence of state and federal approvals, licenses or permits required by law, or the status of applications therefor;

7. Price range of houses that will be built in the subdivision;

8. Traffic impact analysis;
9. High intensity soil survey, if required by the Planning Authority;
10. Types and estimated quantities of solid waste to be generated by the development;
11. Construction plan outlining the anticipated sequence of construction of the major features of the project including without limitation roads, retention basins, sewer lines, seeding and other erosion and sedimentation control measures, and pollution abatement measures and also setting forth the approximate dates for commencement and completion of the project;
12. A narrative and a plan showing all proposed buffer strips, their dimensions, and maintenance plans and responsibilities;
13. A description of any wetlands, wildlife and fisheries habitats, archaeological sites or unusual natural areas located on or near the project site and a description of the methods that will be used to protect such area; and
14. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with final plans.

C. Recording Plat. The Recording plat shall be an original ink drawing on linen or mylar, or as necessary to be acceptable to the Registry of Deeds, and shall be tied to an accepted street or to a proposed street under construction and bonded to insure construction. The plat shall show the following:

1. Title, date, graphic scale, north arrow, name, signature and registration number or seal of a registered land surveyor licensed in the state, name and address of developer and owner;
2. Tract boundary lines and property lines of lots, with accurate dimensions and either bearings or deflection angles. All lots shall be numbered;
3. All appropriate street curve information, including point of tangency, tangent distance, radii and interior angles, in standard engineering form;
4. Street names, width of street rights of way and typical cross section showing only surface dimensions of roadway pavement, esplanade and sidewalk reservation;
5. Street and right of way monuments and property markers. Iron pipes shall be designated by a small circle at the point of installation;

6. Locations, dimensions and purposes of any easement or right of way;
7. Purpose for which sites, other than residential lots, are dedicated or reserved; it being understood that any reservations of areas shall be subject to the proper zoning thereof;
8. Reference to recorded subdivision plats of adjoining platted land by book and page number;
9. Space for the signatures of the Planning Board and date of approval;
10. Where required by 30 A M.R.S. § 4406, the fact that initial approval or subsequent amendment of a subdivision is based in part upon the granting of a variance from any of the applicable subdivision approval standards.

Sample of Approaches to Electric Vehicle Parking Regulations

City	EV Charging Requirement	Specifics	Relevant Link
Atlanta	20%	In all new commercial and multifamily parking structures New development of residential homes must be equipped with the infrastructure needed to install EV charging stations	City Communications Page
Boston	25%	In all new development projects requiring TAPA or Large Project Review Remaining 75% of total spaces must be EV-Ready	City EV Resources Page
St. Louis Park (MN)	1%/1-2 min.	Non-residential parking lots of 15-49 spaces require 1 Level II charging station. 50+ spaces require 1 percent and a minimum 2 spaces Code also includes provisions for Level 1 charging stations: 5 percent of resident parking spaces in residential lots of 15 to 49 spaces 10 percent of resident parking spaces in residential lots of 50+ spaces	City Special Zoning Provisions Document
Seattle	10%-100%	Requires varying levels of EV-Ready, which in Seattle includes outlet Differentiates between residential and commercial, parking lots and parking garages Residential: 1 space available for dwelling units, all spaces in residential lots of 1-6 spaces, 6 spaces up until 25, 20 percent above 25 Commercial: 10 percent	City EV Readiness Ordinance
Vancouver	10% - 100%	Level II outlet required for 1 of every 10 commercial spaces Level II outlet required for 100 percent of non-visitor residential spaces in multiple-dwelling development Level II outlet in every storage garage or carport of one-family, two-family, rowhouse development	City Offstreet Parking Regulations



Memorandum Planning and Urban Development Department Planning Division

To: Brandon Mazer, Chair and Members of the Portland Planning Board
 From: Andrew Tufts, Planner
 Date: December 4, 2020
 Re: 5 Portland Street, Preble Street
 Project #: CU-001231-2020 CBL: 033 L004
 Meeting: December 8, 2020

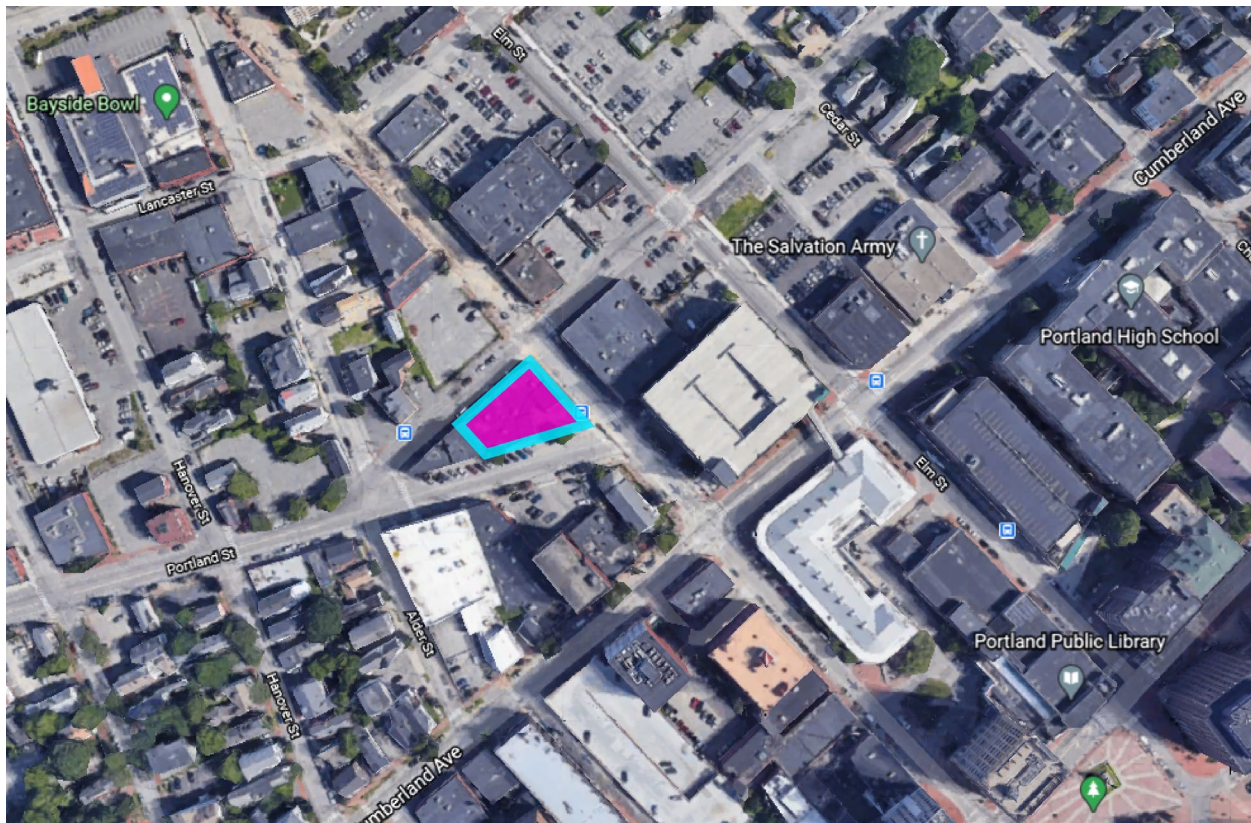


Figure 1: Parcel outline - Source: Google Earth

I. INTRODUCTION

Preble Street has applied for a Conditional Use Permit and a Level II Site Plan approval for the renovation of an existing building to an emergency shelter. The proposed use will provide services and sleeping facilities for 40 persons, prioritizing single adults. The site is located at 5 Portland Street and is within the B-3 Downtown Business Zone. The lot is 11,134 square-feet in size and is bounded by Preble, Portland, and Oxford streets.

The use of the proposed emergency shelter in the B-3 requires a Conditional Use Permit. The proposed development will need to meet the requirements of the B-3 Conditional Use standards Section 14-474 (general standards that apply to all conditional uses) and 14-474.(c).3. (use-specific standards). Sec. 14-218.(b) explicitly substitutes the Planning Board for the Zoning Board of Appeals for conditional uses in the B-3 zone. The Level II Site Plan application is reviewed by Planning staff, rather than the Planning Board.

The Planning & Urban Development Department sent 314 notices advertising this meeting to property owners within 1000 feet of the site. A legal advertisement ran in the October 10th & 11th editions of the Portland Press Herald.

Background

Preble Street is a not for profit organization which operates a two-story Resource Center Day Shelter at 5 Portland Street for homeless people with a soup kitchen, food pantry, and relevant social services. The resource center has been located at 5 Portland Street since 1993 when it was approved as part of a “social service center”. When the facility opened in 1993, it served as a day shelter with a health clinic, food pantry (1-day/week), and soup kitchen (7 days/week). In 2002, when a need was identified by the Emergency Shelter Assessment Committee, the Day Shelter space was used as an overflow shelter for Oxford Street Shelter on a nightly basis until March 2005 when Preble Street and Avesta Housing opened Logan Place and the need for overflow space ended.

In 2006 there was a Conditional Use application that was approved by the Planning Board on January 23, 2007 to allow for a proposed 30-bed emergency shelter for women. With the condition that the shelter be discontinued within 2 months of the opening of Florence House or within 3 years from the date of approval. In 2011, the resource center was again used as a shelter, this time run by Milestone in close collaboration with Preble Street and the City of Portland. Since 2012, the Preble Street Resource Center has again continuously been used as a 75-person overflow shelter for the Oxford Street Shelter while continuing to provide other social services on site.

Applicant: Preble Street

Consultants: Edward Kelleher (Drummond Woodsum (Applicants Representative), Daniel McCarthy (Preble Street), Rachel Redfearn (Kaplan Thompson Architects)

II. REQUIRED REVIEWS

<i>Review</i>	<i>Applicable Standards</i>
Conditional Use in the B-3 zone	<i>Section 14-218</i>
Conditional Uses	Section 14-474 (c).2, 14-474(c).3

III. PROJECT DATA

Existing Zoning	B-3 Downtown Business Zone
Existing Use	<i>Resource Center</i>
Proposed Use	<i>Emergency Shelter & Food Pantry</i>
Parcel Size	11,134 sq. ft.

	<i>Existing</i>	<i>Proposed</i>	<i>Net Change</i>
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Building Footprint	8,471 SF	8,471 SF	None
Building Floor Area	15,959 SF	15,959 SF	None
Impervious Surface Area	2,189 SF	2,189 SF	None
Parking Spaces	0	0	None
Bicycle Parking Spaces	0	5	+ 5

IV. EXISTING CONDITIONS



Street View of 5 Portland Street – Source: Andrew Tufts

The site is located within the B-3 Downtown Business Zone in the Bayside neighborhood. The site is bounded by a mix of residential and commercial uses on the west, institutional and commercial uses to the north including the large Portland Public Market parking garage, institutional, and commercial uses to the east including the Preble Street Teen Center, and residential and commercial uses to the south.

The building's lower level is approximately 7,834 SF and is primarily used as a commercial kitchen, open dining area, and food storage. The 2nd floor/ main level 'upper level' is entered from Portland Street. The main level is approximately 8,125 SF and is used for offices and meeting spaces for Preble Street staff, as well as a day shelter for counseling of clients staying at the shelter. The emergency overflow shelter activity has taken place on the main level and sometimes sheltered up to 75 people in a night. Though not a permanent use for the site, the overflow shelter has provided additional shelter capacity for men when the Oxford Street overflow shelter (max. of 154 people) reaches capacity. Staff from Oxford Street open the overflow at 8:00 PM and up to seventy-five (75) men sleep on mats until 7:00 AM.

In the spring of 2020, in the wake of the COVID-19 pandemic, Preble Street closed the facility at 5 Portland Street and temporarily operated a 50-bed shelter at the University of Southern Maine's (USM) Sullivan Gym, since closed.

V. PROPOSED DEVELOPMENT



Proposed Street View Perspective - Source: Kaplan Thompson Architects

The proposed development includes the renovation of the existing two-story facility as well as programmatic changes. The interior renovation would convert existing upper level office space and day-time shelter space to new shelter space for 40 persons, prioritizing single adults. The space would include 40 cots, distanced eight feet apart as well as a social area with flexible tables and counter for food serving. The upper level includes existing showers, laundry, and bathrooms that would remain in place. The main entrance and security screening area would be accessed off Portland Street. The interior renovation would also convert approximately 768 SF of the existing lower level into new office space in which client intakes, case work appointments for users of the shelter, supervision sessions, and administrative work will happen.

Exterior changes would include the installation of a 6-foot-tall courtyard fence as well as two new exterior windows at the lower level along Preble Street. The fence would be placed at the edge of the lot and the sidewalk. The existing light pole, fire hydrant, concrete posts and landscaping would remain as is. The courtyard would be accessible only from the interior of the building after renovations except for emergency egress and access.

The food pantry, providing groceries, fresh foods, dry goods, meats and other food items, but not prepared meals, has operated since the building's inception, and is proposed to continue. Preble Street historically operated the food pantry one day a week. In order to respond to rising food insecurity occasioned by the pandemic and resulting economic crisis, as well as addressing COVID social distancing concerns, the food pantry operations now operate five days a week. Approximately 60 clients come on each of the five days, on a rolling basis throughout the two and a half hours of pantry service. This is comparatively lower volumes and a more structured system than pre-COVID Food Pantry operations. Currently, recipients of food pantry do not enter the building, they are handed food through a door on Oxford Street as part of their current pandemic protocols.

A required management plan was included as part of the application. The plan is broken down into seven sections which include neighborhood concerns, staffing, access restrictions, on-site surveillance, safety measures, controls for client behavior and noise levels, and monitoring reports. The management plan also includes a copy of the Preble Street Client Service Agreement, which all clients are required to sign in exchange for housing at the emergency shelter. The agreement outlines behaviors that are not allowed or tolerated and states that those who violate the agreement would be asked not to come to the programs.

The proposed shelter would be staffed 24/7 and includes over 20 staff members, including social work staff, housing support staff, a program director, and janitorial and administrative staff.

The City of Portland Health and Human Services (HHS) Department has reviewed Preble Street's management plan and acknowledges that the plan is thoughtful and provides great detail. A memo from Kristen Dow, HHS Director, is included as Attachment 3.

The City of Portland Police Chief has reviewed Preble Street's management plan. Police Department comments are included as Attachment 4. Both department comments will provide valuable assistance in refining and finalizing the Management Plan.

VI. PUBLIC COMMENT & NEIGHBORHOOD CONCERNS



500' & 1000' Neighborhood Noticing Maps

Typically, notices are sent to property owners within 500' of the subject parcel. The noticing area was expanded to all properties within 1,000 feet of 5 Portland Street to provide greater opportunity for public input. A Neighborhood Meeting is not required for this project.

Hundreds of public comments have been submitted to date, and more continue to be submitted as of this writing. A great number of comments expressed support for the proposal, urging approval, and stressing the need for additional homeless services. A significant number of comments also raised concerns about the ability of the neighborhood to accommodate a new shelter, and about the ability of the applicant to manage operations well. The comments include but are not limited to the following concerns:

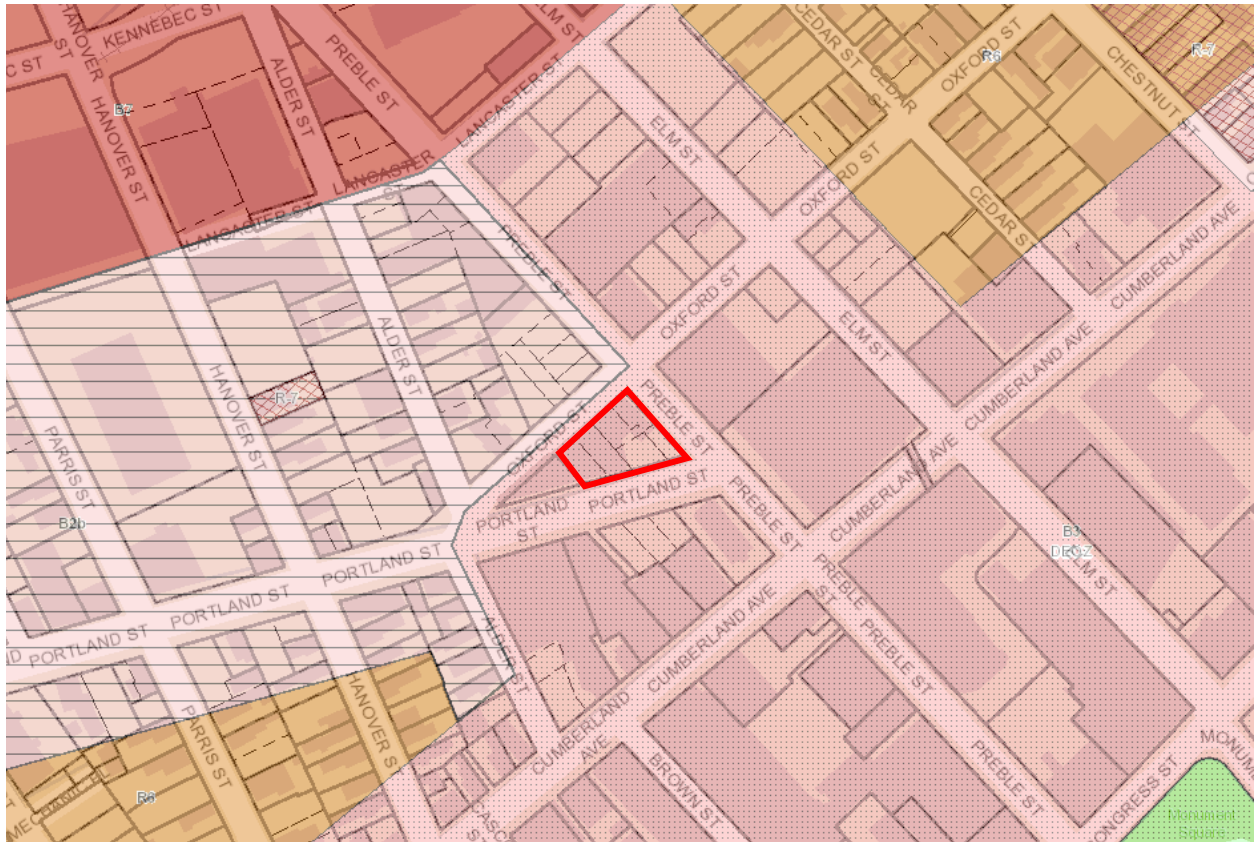
- Safety/ security
- Noise pollution
- Waste management/ littering
- Trespassers
- Neighborhood concerns ignored
- Concentrated services
- Sanitation
- Impact on businesses
- Neighborhood trust
- Lower property value
- Loitering
- Theft
- Stress
- Property damage
- Impact to abutters
- Housing crisis

The Bayside Neighborhood Association has asked that Preble Street create a new and improved process for working with the neighborhood and its residents.

VII. RIGHT, TITLE, & INTEREST AND FINANCIAL & TECHNICAL CAPACITY

The owner of the property is Preble Street, formerly known as Preble Street Resource Center, Inc. The applicant provided a copy of the warranty deed, recorded at the Cumberland County Registry of Deeds in CCRD Book 10511 page 61, which demonstrates their right, title and interest in the property. The applicant team cited their experience and qualifications to demonstrate capacity to design and construct the project.

VIII. ZONING ASSESSMENT, BACKGROUND & TIMELINE



B-3 Map - Source: City of Portland

The proposed emergency shelter is a conditional use in the B-3 zone and meets all of the B-3 dimensional requirements. As the application was submitted and first reviewed prior to the December 1, 2020 effective date of the new Land Use Code, it will continue to be reviewed under the legacy code, and all code citations in this memo will reference sections within that code.

Zoning Requirements	B-3	Provided	+/-
Minimum Lot Size	No minimum	.2556 AC	+ .2556 AC
Minimum Street Frontage	15 ft.	142.65 ft.	+ 127.65 ft.
Front Yard Minimum	None	n/a	unchanged

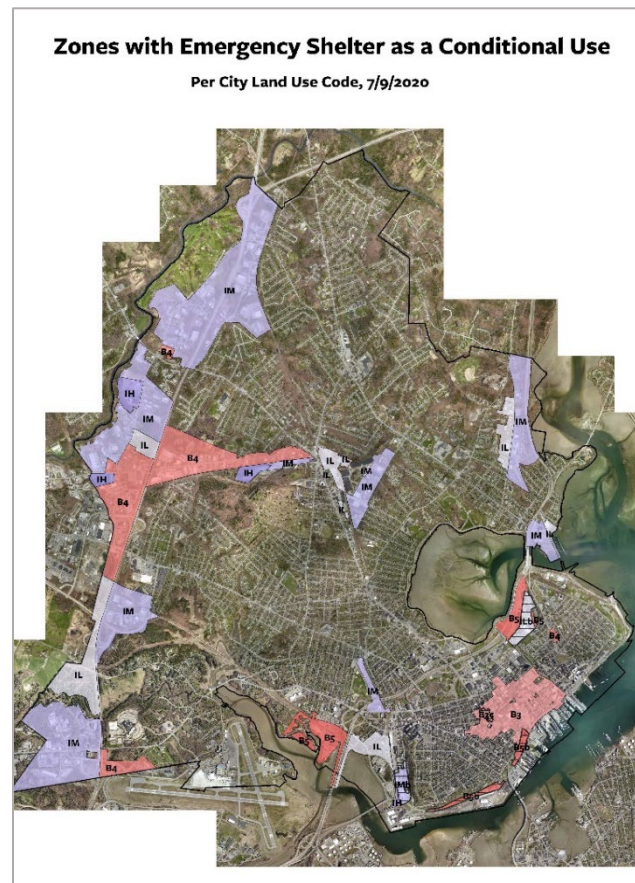
Rear Yard	None	n/a	unchanged
Maximum Lot Coverage	100%	100%	unchanged
Max Height	35 ft. min/ 85 ft. max	existing	unchanged

While emergency shelters have long been allowed as a conditional use in the B-3 zone, in 2017 the City Council expanded zones where emergency shelters were permitted as conditional uses, as well as adopting new, expanded conditional use standards. For the purpose of providing context for this application, the timeline of the adoption of these new standards are included below. In January of 2017, the Health and Human Services Committee (HHS) began discussing shelter zoning and what the city's need were. The following topics were deliberated.

- Review of best practices and changing shelter requirements
- Consideration of zoning districts
- Considerations of transit access
- Additional conditional use criteria

These discussions lasted through April of 2017 recommendations were brought to the Planning Board for Land Use Code amendments.

Following a workshop and a public hearing, the Planning Board recommended changes to City Council that are now incorporated into Portland's Land Use Code. The City Council adopted the zoning amendments on June 5, 2017. This expanded the list of zones where emergency shelters are allowed as well as adding use-specific conditional use standards. The final list of zones where emergency shelters were conditionally permitted is as follows in the below table and inset map:



EMERGENCY SHELTERS ALLOWED AS CONDITIONAL USES IN BUSINESS & INDUSTRIAL ZONES						
	B-3/B-3-b/B-3c	B-4	B-5/B-5b	I-L/I-Lb	I-M/I-Mb	I-H/I-Hb
Emergency shelters	●	●	●	●	●	●

Additional HHS discussions took place in the summer of 2017 which proposed expanding shelter zoning city-wide, with size tiers for smaller shelters, but those changes were not adopted or voted on. However, the Board at the time indicated they'd re-consider the topic when additional information could be provided on impacts, outreach, and potential city licensing. The current Council HHS & Public Safety Committee has taken begun discussing this topic again, and will revisit the possibility of additional zoning and/or other requirements in early 2021.

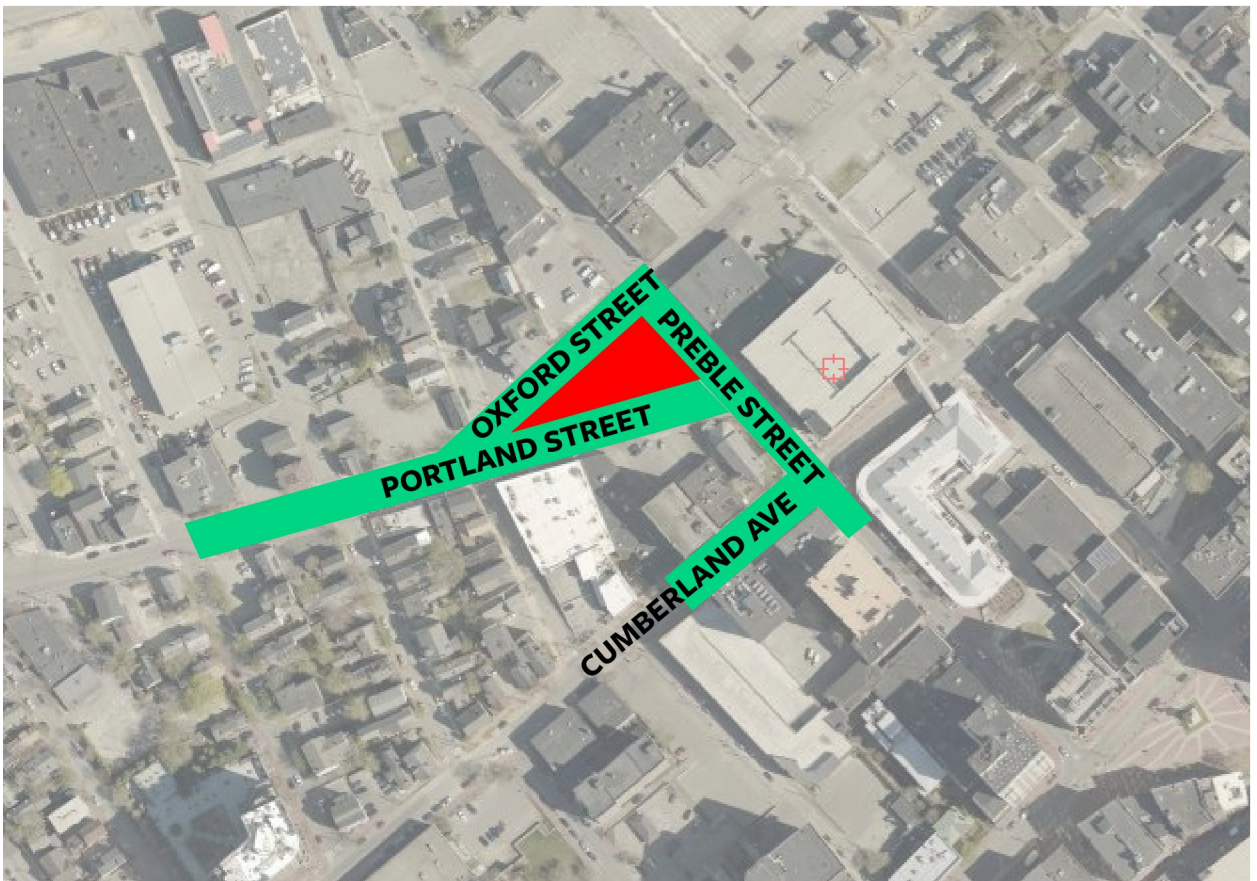
IX. CONDITIONAL USE REVIEW**A. GENERAL CONDITIONAL USE STANDARDS – SEC. 14-474.(c).2**

- i. *The volume and type of vehicle traffic to be generated, hours of operation, expanse of 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.*

Staff Analysis:

The City's 3rd party traffic engineering review concurs that the use is not expected to generate more vehicular traffic. Following the first workshop, the applicant provided additional information regarding the food pantry and vehicle loading times. Staff conducted a site visit to better understand the vehicular operations at and around the site. Upon review of the applicant's materials and the site visit, staff concurs that the use is not expected to generate more vehicular traffic than would normally occur at surrounding uses or other allowable uses in the same zone.

- ii. *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.*



Litter Collection Map – Source: City of Portland

Staff Analysis:

At the first workshop, staff requested that the applicant provide additional information regarding impacts related to litter and noise and that those should be reinforced by the required

management plan. The proposed facility would have a 9pm curfew, and a 10pm lights out policy. Any noise generated from clientele would be monitored and complaints included in the monitoring report. The applicant has provided a street map (see above), delineating the areas surrounding 5 Portland Street which Shelter Staff would be responsible for clearing of litter on a daily basis. Staff also requested specifics on lighting levels, which is also governed by site plan standards as part of the Level II site plan review. After reviewing the applicants updated materials, staff requests that the applicant clarify lighting improvements and include a photometrics plan.



① Fence - South East

Rendering of Proposed Fence - Source: Kaplan Thompson Architects

- iii. *The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.*

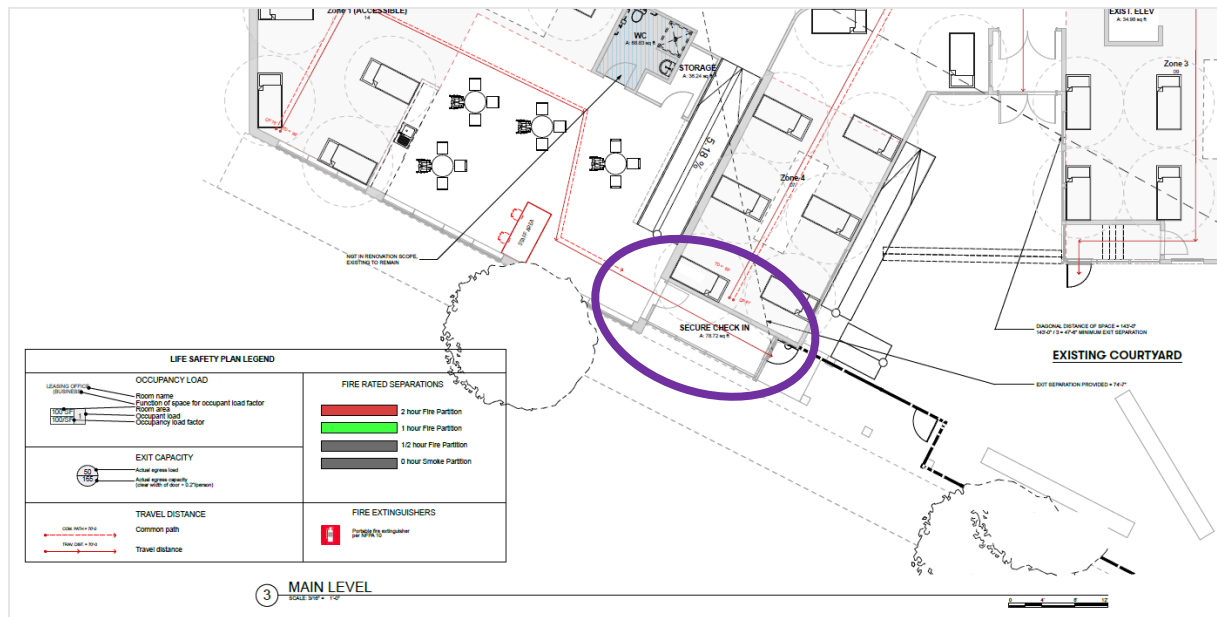
Staff Analysis:

Staff concurs that the addition of fencing into the site and program will improve delineation of Preble Street operations from the previous condition. While corner fencing is not a common feature seen in the B-3 zone, staff finds that the use requirements along with the architect's design justifies the proposal. Comments by the City's Urban Designer (Attachment 2) offer suggestions for how to make the proposed fence design more contextual with its surrounding context. Staff has reviewed plans for loading, deliveries, trash and waste generation and find them to be in conformance with the standard. Following the request at the previous workshop for more information, staff met with Preble Streets facilities team on-site, reviewed updated materials, and found that the proposed loading and deliveries will not have a substantially greater effect/impact

on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.

B. USE SPECIFIC STANDARDS – SEC 14-474(c)3

Emergency shelters are subject to the following conditions, in addition to the provisions of Section 14-474 (c) 2. The proposed shelter meets Level II Site Plan thresholds, and so is subject to Planning Authority rather than Planning Board Review. However, Sec. 14-218.(b) explicitly substitutes the Planning Board for the Zoning Board of Appeals for conditional uses in the B-3 zone.

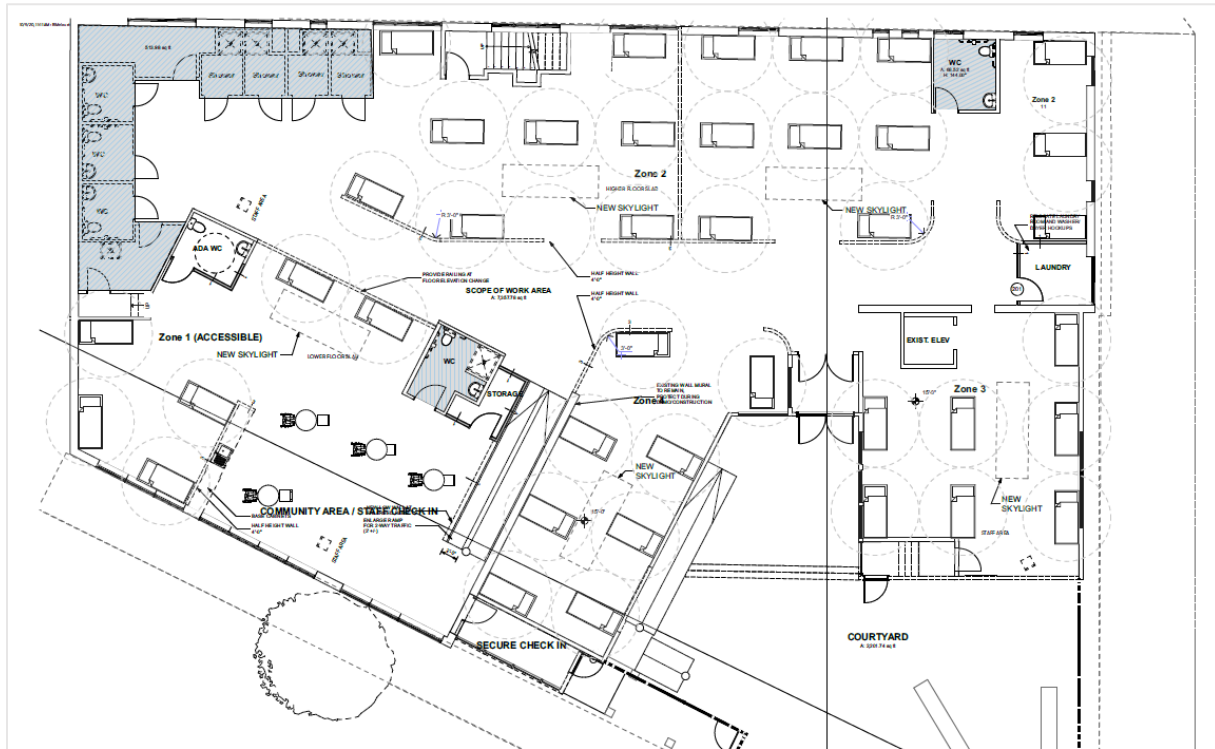


- I. *The facility shall provide adequate space for conducting security searches and other assessments;*

Staff Analysis:

The primary entrance to the facility would be located on Portland Street, to the west of the courtyard. There would be a dual door system that controls shelter access to provide assessments, safety and security. The first unlocked door would allow the client to come into the building out of the elements, leading to a vestibule. The second door would be locked and lead to a staffed front desk in the main lobby. According to the applicant anyone entering the main lobby would have to be admitted by Preble Street staff. Wellness screening would also take place at this time including hand cleansing, taking temperature and other COVID-19 protocols. The 40-bed shelter would house mostly the same individuals nightly, using the same beds, eliminating the need for lines.

Following the first workshop, the Planning Board did not express any concerns regarding the proposed space for conducting security searches and other assessments. Staff finds the proposal to be in conformance with the use-specific standard.



- II. *The facility shall be designed with a centralized shelter operations office on each level providing sight lines to sleeping areas;*

Staff Analysis:

The design of the shelter's interior creates a large, open area with beds spaced 8-feet apart, all within sightlines of staff areas. Staff areas have been marked on the floor plan with sight lines to all sleeping areas. See floor plan above.

Following the first workshop, additional interior renderings were provided by the applicant, with clear sight lines as shown on the plans. Staff finds the proposal to be in conformance with the use specific standard.

- III. *Management Plan. A Management Plan outlining how the shelter will address the following is required: Management responsibilities; Process for resolving neighborhood concerns; Staffing; Access restrictions; On-site surveillance; Safety measures; Controls for resident behavior and noise levels; and Monitoring Reports.*

Staff Analysis:

The applicant submitted a management plan as part of their application, as referenced earlier in the proposed development section of this report.

Management responsibilities

As of the first workshop, staff requested that the applicant provide further information highlighting specific management responsibilities of Preble Street.

In the applicant's materials, management responsibilities include ensuring the operation of a safe and healthy shelter from intake to case management, providing for basic needs of hot meals, hygiene, clothing, and mail, providing for health, mental health, substance use, dental, education, employment, training, safety and spiritual needs through community partners, and discharge to temporary and permanent housing placements. Management is responsible for working with community partners to optimize the services for the clients, with neighbors and the neighborhood association to ensure helpful and positive communications that inform changes in operations, and with the Portland Police to ensure safety for the shelter clients, neighbors and staff.

The Program Director along with assistance from the shelter management team would be responsible for the Shelter Program Monitoring Report.

Neighborhood concerns

The applicant has outlined three goals to meet neighborhood concerns:

- Clients of the shelter are given a reasonable and clear set of expectations concerning their behavior at the shelter and in the surrounding neighborhood
- Clients are made aware of these expectations and the expectations are enforced by shelter staff
- Mechanisms are in place to receive and respond to any concerns or questions raised by neighbors or other stakeholders

At the first workshop, staff asked that the applicant provide further details outlining precisely what these 'mechanisms' for responding to neighborhood concerns would be. Those mechanisms are outlined below:

- Preble Street staff facilitate periodic community meetings for clients of the program which include discussion of expectations related to being a good neighbor.
- Preble Street staff will have all clients sign a "Services Expectation Agreement" upon intake to reinforce and make clear neighborhood behavioral expectations, a copy of which is attached as **Exhibit 5**.
- Preble Street staff promote community-building in the neighborhood through staff and client participation in neighborhood clean ups and regular staff attendance at the Bayside Neighborhood Association meetings.
- Preble Street staff work to connect clients with resources necessary to meet basic needs using a trauma informed, harm reduction approach.
- Preble Street staff meet with and communicate regularly with the Cumberland County Crisis Response Team and the Portland Police Department Community Policing to prevent and/or respond proactively to public safety concerns.
- Preble Street Managers readily provide their contact information and respond in a timely way to questions or concerns from community members.
- Each shift will conduct hourly safety rounds of the external perimeter of the shelter, ensuring that the sidewalks are clear of any loitering and all trash is picked up

Mechanisms to resolve neighborhood complaints include:

1. Preble Street will provide a 24/7 telephone number that community members can call any time of the day or night to report any problems related to the Wellness Shelter.
2. All calls will be logged and tracked
3. Staff will take immediate action to try to resolve the concern.
4. The next supervisor on shift will make a return call to the neighbor informing them of the action taken by staff.
5. A copy of the call and a report of the attempted resolve will be given to the Program Director.
6. During the monthly Portland Police Department - Preble Street meetings, the logs of calls and documentations will be reviewed and analyzed to address individual concerns and systemic issues.
7. Staff will meet with any neighbor at their request in order to discuss concerns.

Preble Street also proposes to create an advisory group consisting of representatives from the neighborhood, neighborhood businesses, Portland Police Department, Wellness Shelter staff, Wellness Shelter clients and an elected city official to review complaints and recommend operational changes to reduce neighborhood impacts. Staff has not yet evaluated the viability of this proposal in the structure proposed, but there may be valuable elements to draw from before the management plan is finalized.

Staffing

A summary of the facility's proposed staffing schedule is provided in the proposed development section of this report. The shelter would be operated by a team consisting of a Program Director, three Program Supervisors (one for each shift), Caseworkers on the first and second shifts, Housing Support Workers on the third shift, and a Program Administrator. In addition to having 24-hour seven day per week (24/7) onsite staff, the Shelter would also have a 24/7 On-call support service.

Access restrictions

The primary entrance would be on Portland Street. Security screening would take place in this entrance area (refer to floor plan for "secure check-in" location). The facility would be accessible to clients twenty-four hours a day. Clients would not be permitted to have guests other than service providers.

On-site surveillance

Four surveillance cameras would be situated to monitor the outer perimeter of the property, and directed to avoid monitoring any adjacent properties. Staff at the main desk would have access to live feeds of these cameras as well as open site lines throughout the facility. The interior design with open space and clear sightlines allows the staff who will have different stations and responsibilities to maintain a safe environment. Collectively, staff will be able to fully monitor the indoor space from their workstations.

Safety measures

The applicant indicates they would work closely with the Portland Police department as well as other life safety officials. All staff are trained in basic safety techniques including CPR, First Aid,

intervention and de-escalation of potential conflicts, how to communicate with crisis services and with 911, and the role of police, firefighters and Medcu in on site situations.

Controls for resident behavior and noise levels

All clients of the proposed facility would be required to enter into a signed service agreement (provided as attachment) to uphold good behavior and not disturb others. Loitering would not be permitted outside the facility, and an action/response plan is included in the management plan.

Preble Street staff facilitate periodic community meetings for clients of the program which include discussion of expectations related to being a good neighbor, and staff are proactive in addressing concerning behaviors around the building, including outreaching individuals engaging in that behavior and addressing the behavior individually and in community meetings.

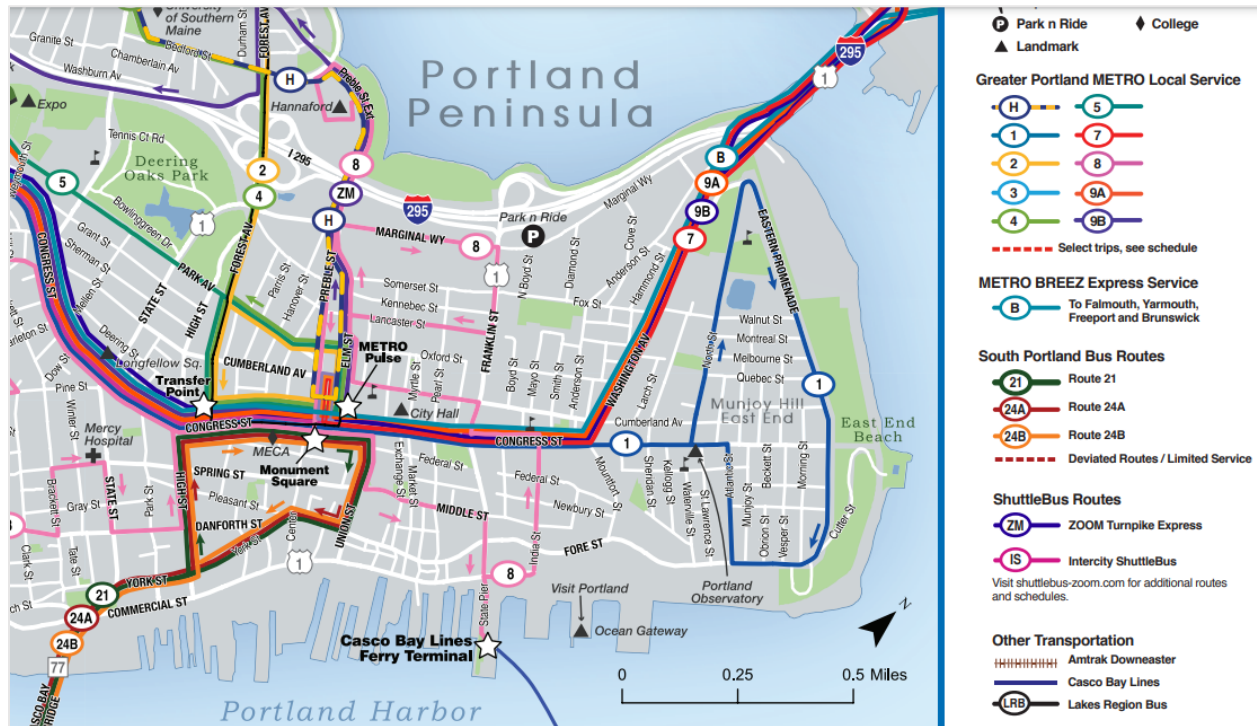
In the proposed use, where the number of people utilizing programs would drop from hundreds daily to 40 or less accessing the Wellness Shelter, the applicant has argued that noise levels would be greatly reduced. The addition of an enclosure to the courtyard would mitigate sound impact as well.

Monitoring reports

City of Portland standards require ongoing monitoring of the use as part of any local approval. At the first workshop, staff encouraged the applicant to include better monitoring provisions to address the requirements of this application. The applicant has since provided revised materials which detail their proposed monitoring reports, summarized below.

On a regular basis determined by the City of Portland's Health and Human Services Department (HHS), Preble Street will submit reports to HHS and the City of Portland Police Department that include:

- Number of unique individuals served at this specialized shelter
- Total number of bed nights accessed at this specialized shelter
- Number of intakes during that reporting period
- Total number of individuals who had previously been unsheltered and staying outside in Portland
- Total number of individuals served who experience untreated mental illness
- Total number of individuals served who struggle with substance use
- Total number of chronically homeless individuals accessing the shelter
- Total number of individuals who are defined as having long time stayer status
- Number of housing placements
- Record of neighborhood concerns and resolutions
- Summary of meetings with individual neighbors, neighborhood associations and businesses
- Number of crisis calls for service
- Record of police calls for service related to mental health, substance use or other reasons and outcomes



- IV. Adequate access to and from METRO service shall be provided. The facility shall be within a 1/4 mile of a METRO line, or shall be within 1/2 mile of a METRO line and provide adequate indoor space to permit all shelter guests day shelter, as well as implement strategies to help residents utilize transit;

Staff Analysis:

The site is within 1/4 mile from the bus lines below.

Metro Transfer Station:

- Metro Pulse at Elm Street (0.2)

Bus Stops:

- Portland and Preble Street (8) – 200 feet
- Cumberland and Preble Street (7,8) – 400 feet
- Oxford Street and Alder Street (2, 4, 5) – 350 feet
- Cumberland and Elm Street (8) – 0.1 miles
- Congress Street and Center Street (1,2,4,5,7,8,9B, 21, 24a) – 0.2 miles

The application indicates that shelter staff would work with clients in implementing strategies for utilizing transit. More information is still needed on the details of these strategies before Planning staff can determine this requirement has been adequately met.

- V. *The facility shall provide on-site services to support residents, such as case management, life skills training, counseling, employment and educational services, housing assistance, or other programs;*

Staff Analysis:

According to the applicant, Preble Street incorporates casework into all services it provides, and at the proposed shelter case management would be utilized in helping people get housing. All caseworkers are subject to training programs, and abide by Preble Street's Core Competencies, which can be found in the management plan. Shelter staff would assist clients in accessing Maine Housing's Rent Smart Program, secure ID's to start the housing and employment process, and apply for rental subsidies and benefits. Preble Street works with community health partners to make referrals for counseling, employment, educational and training programs. The lower level of the Wellness Shelter includes an administrative area and two client consultation rooms for these purposes. The management plan speaks in detail to the variety of services provided at the proposed facility. Upon review, staff finds the applicant to be in conformance with the standard.

- VI. *Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site; and*

Staff Analysis:

Preble Street would contract with a local vendor for laundering the sheets and blankets daily and the Wellness Shelter would include a laundry area where clients could do their own laundry. The Wellness Shelter would provide three meals a day on site to the shelter clients. The meals would be prepared in the Preble Street kitchen on the ground floor and would be brought upstairs to the shelter on the main level via the elevator in individual packaging for clients to eat at various times. The current functions of the lower level kitchen and pantry remain in operation.

The applicant has indicated that a covered storage tote would be provided to each client at their cot to keep their personal items. This area would be continuously monitored by staff. This storage model was tested and proven successful at the Sullivan Gym Wellness Shelter.

Bicycle storage would be offered outside or at a secure Preble Street location for longer storage needs. Planning staff request the consideration of additional on-site bicycle storage in addition to more details about how they will assist clients in having access to alternative transportation.



3 Fence - Birds Eye View
SCALE: 1:51.33

- VII. *An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests.*

Staff Analysis:

To meet Condition VII, the applicant has proposed to install a 6-foot fence around the existing public facing courtyard, converting it into a private outdoor area for clients and staff. Access to this courtyard would be through an interior shelter door to prohibit unwanted visitors and maintain privacy. In the new courtyard, tables, chairs and plantings would be incorporated into the space. Staff would encourage the applicant to incorporate additional plantings and vegetation into this space.

A community design charette was held by Kaplan Thompson Architects, on November 5th, at 4 pm. The meeting was broken into two focus groups, which came together at the end to share concepts. Ideas and priority areas from each group included:

- Privacy – of high importance
- Softening of space – lighting, materials, colors should soften the ‘cold’ surroundings
- Welcoming

- Flexibility – don't restrict creativity
- Fence should be more organic in form
- Landscape – more plantings

A design review was conducted as part of the Level II Site Plan application and can be found in the attachments of this report. The fence's relationship to the pedestrian environment was evaluated and found that it could be improved in three areas: blank facades, permeability, and character. Staff encouraged the applicant to introduce more porosity into the fence whether through slats or patterns of openings. Following the workshop and design charrette, the applicant provided revised renderings which took into account both staff and community feedback. Understanding community concerns, staff supports the changes as proposed but encourages the applicant to consider a soft grey finish on the wood that relates to the tone of the existing structure.

X. POLICY ANALYSIS

The Planning Board has requested an analysis of the project's conformance with the Comprehensive Plan. Staff have identified the following goals and policies which are relevant to the proposed shelter and food pantry conditional use. As stated, the purpose of the B-3 zone is:

- To maintain and enhance the role of the downtown as the business and commercial center of the region;
- To enhance and promote the orderly expansion of retail and service businesses downtown, satisfying the related needs of the city's resident, working, and visitor populations;
- To reinforce the role of the downtown as a meeting place for community residents and visitors alike from all walks of life and all socio- economic groups

The central vision of [Portland's Plan 2030](#) is represented by the vision graphic that shows the related principles of equitable, sustainable, connected, dynamic, authentic and secure. Applicable Portland's Plan goals include the following:



A Livable City

- Encourage additional contextually appropriate housing density in and proximate to neighborhood centers, concentrations of services, and transit nodes and corridors as a means of supporting complete neighborhoods.

Plan For Shelter

- Ensure that the land use code aligns with City Council policy direction on homeless shelter placement and contemporary facility requirements.

Provide services to all residents

- Explore efficient ways of delivering services to the homeless by investigating a wide variety of service models, evaluating the local potential of these models, and developing plans for implementation.

Address homelessness

- Align the City's land use code with City Council policy direction on shelter placement, shelter models, and facility requirements.
- Continue to embrace innovation and best practices towards eliminating homelessness.

An accessible city – transportation

- Support livability by improving the quality of life in neighborhoods and improving the public health of residents.

Regional coordination

- Seek to identify regional solutions for issues such as housing, homelessness, transportation, and water quality.

Future Land Use

One of the future land use principles of Portland's Plan is *One Portland*, which states that *the form and characteristics of neighborhoods vary, but the city functions as a cohesive whole. No one area of the city carries all the expectations for accommodating development and all areas can expect appropriate City services and amenities.*

While development applications are not approved or denied based on the comprehensive plan (they ultimately have to be decided through compliance with the review standards), zoning regulations need to be consistent with the comprehensive plan. The One Portland principle does not prescribe where shelters can be or preclude them being in the B-3 zone or Bayside neighborhood, and does not mention shelters specifically. However, an initiative like the expanded shelter zoning implemented in 2017, which expanded the area where Emergency Shelters were permitted from one zone to six (and subzones such as I-L, I-Lb, etc) different areas of the City, is entirely consistent with the One Portland principle.

XI. NEXT STEPS

1. Address Planning Board & Public Concerns
2. Finalize Management Plan
3. Schedule Public Hearing

XII. ATTACHMENTS

PLANNING BOARD REPORT ATTACHMENTS

1. Public Comment
2. Design Review
3. HHS Memo
4. Police Department Memo

APPLICANT'S SUBMITTALS

- A - COVER LETTER
- B - CHECKLIST
- C - PROJECT SUMMARY
- D - RIGHT, TITLE & INTEREST
- E - RACIAL & LGBTQ & DEMOGRAPHICS

F - EVIDENSE OF ADEQUATE OUTDOOR WITH PRIVACY PROTECTIONS

G – SITE PLAN STADARDS

H - REVISED CONDITIONAL USE APPROVAL STANDARDS

I – REVISED MANAGEMENT PLAN

PLANS

P1. UPDATED PLANS

P2. FENCE RENDERING

P3. LITTER COLLECTION MAP

Planning and Urban Development Department Planning Division



Subject: B-3 Design Review – 5 Portland Street
Written by: Caitlin Cameron, Urban Designer
Date of Review: Wednesday, December 2 2020

The revised fence proposal as part of the conditional use at 5 Portland Street was reviewed according to the *City of Portland Design Manual* standards by Caitlin Cameron, Urban Designer, Andrew Tufts, Planner, and Deb Andrews, Historic Preservation Program Manager, against the *B3 Downtown Urban Design Guidelines* (Section b and Appendix 1 of the Design Manual).

(1) Relationship to the pedestrian environment

General: The exterior design of portions of buildings within the first thirty-five (35) feet of height shall enhance the character, attractiveness, comfort, security, and usability of the street level pedestrian environment. Factors to be considered include the design, placement, character and quality of the following:

3) Blank Facades: The fence is intended to meet conditional use standards around private, outdoor space.

- Permeability: Blank walls are limited to 30' in length in this zone. The design was revised to introduce more porosity and visual permeability to the fence making it less solid and blank and inactive on this prominent corner location.

- Character: The use of unfinished wood is anomalous with the existing character of this building as well as the surrounding streetscape and is incongruous with an urban, downtown setting. Staff suggest, in order to meet the downtown design guidelines as well as the neighborhood desire for approachability that the wood fence have a stain. This would keep the depth and soft character of the wood but would relate to the finished quality appropriate to the urban character of the downtown where unfinished wood is not a predominant material.

The way the fence relates to the ground was revised to be lifted slightly above the pavement but is similar to a residential or sideyard application. A base wall of concrete or masonry unit would relate to the materials already found in the plaza space and create a similar condition to front yard fences, plazas, and parks found within the downtown (eg First Parish Church, Longfellow House, Lincoln Park).



Health & Human Services Department
Kristen Dow, Director

MEMORANDUM

TO: City of Portland Planning Board
FROM: Kristen Dow, Director of Health & Human Services
DATE: December 4, 2020
RE: HHS Staff Assessment of Preble Street Shelter Management Plan

Staff of the Health and Human Services Department have reviewed Preble Street's management plan for a proposed 40-bed Wellness Shelter at 5 Portland Street. This plan is thoughtful and provides great detail, however its success cannot be judged before implementation. Many aspects of this plan are seemingly quite similar to the current management practices at Florence House and at the Joe Kreisler Teen Shelter. With that information in mind, staff provide the following feedback and suggestions on the proposed management plan:

- Currently, there is a Memorandum of Understanding (MOU) that outlines an agreement between the City of Portland and Preble Street to work together to serve women experiencing homelessness in Portland, specially, referrals from OSS to Florence House. We welcome a similar MOU for the new Wellness Shelter.
- Florence House and the Joe Kreisler Teen Shelter have funding agreements with the City where the City reimburses the shelters for eligible bed nights through the General Assistance Program. Will the Wellness Shelter seek this funding from the City? If so, we suggest arranging a similar agreement.
- Section VII. Neighborhood Concerns states that "staff promote community-building in the neighborhood through staff and client participation in neighborhood clean ups and regular staff attendance at the Bayside Neighborhood Association (BNA) meetings." We suggest specifying a percentage of scheduled BNA meetings that staff will commit to attending.
- Throughout the document the continuity of clients is referenced. While the benefit of this is recognized, this is by definition an emergency shelter, so the length of stay of each client should be closely monitored.
- In section XI. Monitoring, we suggest adding:
 - o The number of shelter guest restrictions and Criminal Trespass Orders (CTO);
 - o The average length of stay.

Portland Police Department Memorandum

To: City of Portland Planning Board
Fm: Chief Frank Clark
Dt: December 04, 2020
Re: Community Policing Assessment of Preble St. Management Plan

Our Bayside neighborhood presents unique challenges for our community service providers and our police department. Our most vulnerable population are drawn to the area because of the services provided there. Many experience behavioral health and substance use disorders. This concentration also draws those who would seek to prey on our most vulnerable. Since 1/1/2015, nearly 21% of our violent crime reports have come from Bayside (851 out of 3965). In 2019, 22% of violent crime reports were in Bayside, and in 2020, 23%. It is important to note that this reflects reported crime and does not filter out cases that were unfounded. On average, 13% of charges in Bayside have been violent crimes in the past three years. In addition to violent crime, there are significant public nuisance offenses and behaviors that have a negative impact on the quality of life for residents and businesses in the area.

It is with that backdrop that our Community Policing staff was asked to review the currently proposed management plan for the Preble St Wellness Shelter at 5 Portland Street, considering quality of life concerns in that assessment. In doing so, calls for service and crime concerns at other Preble Street facilities were reviewed:

- *Sullivan Gym:* In the months preceding the opening of the Sullivan Gym as an emergency shelter, that area experienced 0-1 calls for service per month. When the shelter opened, that number grew to 20 calls for service in April and peaked in May at 40 calls for service. June and July saw 27 and 12 calls for service, respectively. At the same time, when the former Preble Street Resource Center closed, the Bayside neighborhood saw a decrease in calls for service. As an example in June of 2019 the Bayside neighborhood experienced 1670 calls for service, once the Resource center had closed in June of 2020 the Bayside neighborhood experienced 1183 calls for service. The following months (July thru October) all experienced similar decreases in the number of calls for service.
- *Florence House:* In 2018 and 2019, the Florence House held steady with between 275 and 300 calls for service per year. In 2020, they experienced a drop in calls for service to approximately 198. In all three years, persons refusing to leave were the most frequent call type. Calls for service for behavioral health related issues followed. General check the well being calls, persons bothering and calls to assist the fire department were also frequent.
- *Joe Kriesler Teen Shelter:* The teen shelter experienced a fairly static call volume with between 50 and 70 calls for service each year. The top three calls for service each year

changed in order however the types themselves stayed pretty much the same. Suicide Threats, general check the well being, persons refusing to leave, criminal trespass and behavioral health related calls were all in the top three over the last three years.

In regards to the plan itself, it certainly seeks to address the key areas of concern related to the anticipated use. A collaborative and comprehensive management plan will be essential to reduce negative impacts on the community. The proposal currently calls for four exterior cameras that will be monitored by a central computer within the facility and that will record on a thirty day loop. We recommend a more complete assessment of needs so as to assure proper coverage. We would also recommend a web-based system that can be monitored remotely, with access provided to the police department, allowing staff to both monitor the area in real time and review recordings of criminal incidents. Allowing the police department unfettered access to the camera system will assist us in addressing neighborhood concerns and better serving crime victims. Additionally, it is recommended that cameras be placed on the interior of the facility to monitor common areas and the courtyard.

Currently the Oxford St. shelter is staffed by a police officer during peak hours. When the Wayside soup kitchen was open at 252 Oxford St. the officer detailed to the shelter would transition to the soup kitchen during meal time to assist in orderly service and address any violations of law that may occur. An officer was also detailed to the Sullivan Gym, and the Expo, during their use as emergency shelters. We similarly recommend that Preble Street hire a detail officer to staff the new shelter during peak hours. This will provide a deterrent to law violations and allow us to immediately respond to address public nuisance crimes and neighborhood concerns.

For the management plan to be effective, it will be imperative for Preble Street staff to be diligent and consistent in their enforcement of the proposed rules and procedures, both within and around the perimeter of the facility. Behavior that is contrary to the values of the neighborhood and community must be consistently and directly addressed. This should include ongoing collaboration with the police department, District Attorney's Office, and community groups that will allow Preble Street to remain abreast of and address neighborhood concerns, decreasing anxiety and animosity. The proposed monitoring reports will be a critical tool in this collaborative effort, and such data should be publicly posted in the interest of transparency. We also recommend that Preble Street facilitate monthly meetings with the police department's community policing staff, as well as neighborhood groups and members of the community in order to address any ongoing needs.

We look forward to continued engagement in this process so as to enhance public safety and public health related to this proposed project.

July 27, 2020

City of Portland Maine
Department of Planning and Urban Department
Planning Division
389 Congress St
4th Floor
Portland, ME 04101

Re: Conditional Use Application, 5 Portland Street
Preble Street

Dear Ladies and Gentlemen:

I represent Preble Street, a Maine nonprofit corporation.

Pursuant to Section 14-474 of the Portland Code of Ordinances, I am submitting an application for conditional use approval for an emergency shelter to be located at 5 Portland Street.

The premises is currently owned by Preble Street, a Maine nonprofit corporation. Preble Street currently uses the premises as a resource center providing social services to Portland's homeless population.

Preble Street wishes to convert the premises to an emergency shelter.

The following items are being submitted:

1. Project Description.
2. Submission Checklist.
3. Evidence of right, title or interest – deed to Preble Street for subject premises.
4. Evidence of compliance with the general standards for conditional use approval set forth at 14-474(c)(2).
5. Documents evidencing compliance with the specific use standards for emergency shelters set forth at Section 14-474(c)(3)(a).
6. Floor Plan for the proposed emergency shelter.
7. Full Plan Set and Elevations.

Please don't hesitate to call if you have any questions.

Sincerely,



Edward J. Kelleher

CITY OF PORTLAND
Planning & Urban Development Department

**CONDITIONAL USE – PLANNING BOARD REVIEW
SUBMISSION CHECKLIST**

- * Please upload each document as a separate PDF file
* Please confirm each item by electronically checking the boxes to the left for each document

Conditional uses are listed in the Zoning Ordinance for each zone and these proposed uses must address the criteria contained in Section 14-474 in the written application. In addition to the criteria in Section 14-474, each application must address any applicable conditional use standards contained in the applicable zone for the proposed use.

GENERAL APPLICATION DOCUMENTS

Yes ☒	N/A ☐	Project Description Cover Letter with detailed project description
Yes ☒	N/A ☐	Completed Checklist – Conditional Use (this document)
Yes ☒	N/A ☐	Right, Title and Interest Deeds, leases, or purchase and sales agreements

CONDITIONAL USE STANDARDS AND CRITERIA

Yes ☒	N/A ☐	Traffic Address volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the zone.
Yes ☒	N/A ☐	Environmental Impacts Address use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter.
Yes ☒	N/A ☐	Design and Operation Address the design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generations, arrangement of structures, and materials storage that will not have a substantially greater effect; impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.
Yes ☒	N/A ☐	Zone Specific Criteria Deeds, leases, or purchase and sales agreements

July 27th, 2020

Att. C

**EMERGENCY HOMELESS SHELTER
5 PORTLAND STREET, PORTLAND ME**

Summary of Proposed Project

The proposed project is currently in use as a mixed-use building owned and operated by Preble Street. The lower level is entered from Oxford Street. The lower level is approximately 7,834 SF and is primarily used as a commercial kitchen, open dining area, and food storage. The main level is entered from Portland Street. The main level is approximately 8,125 SF and is used for offices and meeting spaces for Preble Street staff, as well as a day shelter for homeless counseling. The main level also currently acts as an emergency overflow shelter, often helping shelter up to 75 people a night.

The proposed facility will build on the success seen during the COVID-19 pandemic public health crisis at the Emergency Wellness Shelter staffed and organized by Preble Street at the USM Sullivan Gym. That facility showed that a small number of homeless individuals sheltered with adequate space and support can thrive in an urban neighborhood in creating safety and wellness for all.

The new proposed work includes the following:

- Interior Renovations:
 - Convert 768 SF of lower level existing food storage space into new Preble Street office space for staff supporting the homeless shelter above.
 - Convert 7,378 SF of upper level existing office space and day-time shelter space to new permanent homeless shelter space.
 - The new space will include spaces for 40 cots, distanced 8' apart.
 - The upper level existing showers, laundry, and bathrooms will remain in place.
 - On the upper level there will be a social area with flexible tables and a counter for food serving.
 - There will be a security screening location at the main entrance on the upper level off Portland Street.
 - There will be a centralized shelter operations area on the upper level with sight lines to sleeping areas.
- Exterior improvements:
 - Install a new 6'-0" tall courtyard fence that will partition off the existing exterior courtyard. The fence will be placed at the edge of the lot and the sidewalk. The existing light pole, fire hydrant, concrete posts and landscaping will remain as is. The courtyard will be accessible only from the interior of the building after renovations except for emergency egress and access.
 - Install two (2) new exterior windows at the lower level into the new admin office area along the Preble Street side.

Short Form Warranty Deed

2607
MAINE REAL ESTATE TAX PAID

STAMCO, a Maine general partnership with a place of business in Portland, Maine, FOR CONSIDERATION PAID, grants to Preble Street Resource Center, Inc. a Maine non-profit corporation with a mailing address of P.O. Box 1459, Portland, ME 04104, with WARRANTY COVENANTS, the following described real property located in Portland, County of Cumberland, Maine:

A certain lot or parcel of land together with the buildings thereon, being more particularly described as follows:

No. 1-15 Portland Street, No. 60-68 Preble Street and 246-254 Oxford Street, Portland, Maine, containing eleven thousand one hundred thirty-four (11,134) square feet more or less, all according to the City of Portland valuation plans. The said easterly line on Preble Street is 117.14 feet more or less; the said northerly line on Oxford Street is 126.66 feet more or less; the said southerly line on Portland Street is 142.63 feet more or less; the said westerly line extending through from Portland Street to Oxford Street is 54.2 feet more or less.

Being the same premises conveyed to the Grantor herein by deed of Edward C. Gall dated June 27, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6204, Page 167.

WITNESS our hands and seals this 11th day of January, 1993.

WITNESS

MICHAEL J. LUCHENSKI

STAMCO, a Maine General Partnership

by: T.S.W. Corp., General Partner

by: Stephen Webber
Stephen Webber, It's Presidentby: William Webber
William Webber, Gen. Partner
Being all of the Partners of STAMCO

Recorded
Cumberland County
Registry of Deeds
01/13/93 09:06:48AM
John B. O'Brien
Register

State of Maine
Cumberland, ss.

January 11, 1993

Personally appeared William Webber in his capacity as general partner of STAMCO and acknowledged the foregoing instrument to be his free act and deed on behalf of STAMCO.

Patricia M. Powers
Notary Public/Attorney

PATRICIA M. POWERS, NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES 12/21/96

Attachment A

Racial and LGBTQ+ Client Demographics at Preble Street

Racial data from 10 Preble Street programs show that a high percentage of people of color access Preble Street services. Twenty-two percent (22%) of individuals needing to access Preble Street programs are Black, Indigenous, or people of color. This is over 3 times the percentage of Black, Indigenous and people of color in Maine. Comparatively, the US Census data reports that seven percent (7%) of Maine's population are Black, Indigenous, or people of color.

Thirty-eight percent (38%) of the people that use Preble Street's Quarantine Shelter for individuals and families who are COVID positive or are waiting the result of a COVID test and need a safe place to quarantine and heal, are Black, Indigenous or people of color. This is unsurprising as Maine had the worst COVID-19 racial disparity in the nation this summer with Black people in Maine being 20% more likely to contract COVID-19.¹

Preble Street provides a small, specialized shelter for homeless youth, and thirty-seven percent (37%) of people using the shelter are people of color. In one of the casework programs, twenty-five percent (25%) of the Anti-Trafficking Services clients are people of color and one of the Housing First Programs, Logan Place, provides twenty-three percent (23%) of housing first services to chronically homeless individuals who are people of color.

Preble Street does not request or collect information on individual's sexual orientation. In the United States, Lesbian, Gay, Bisexual, Transgender, Intersex, and Queer (LGBTIQ+) make up 20–40% of homeless populations.²

A recent study showed that LGBTQ youth are 120% more likely to experience homelessness than non-LGBTQ youth. It is estimated that approximately 7% of the youth in the country are LGBTQ while approximately 40% of youth experiencing homelessness are LGBTQ.³

Individual gender is collected upon intake at Preble Street. The majority of programs have one percent (1%) non-cisgender individuals receiving services but notable is the Teen Services with its small, specialized Kreisler shelter, reports seven percent (7%) of the youth are non-cisgender.

Significant numbers of people who face multiple social injustices and severe racial inequities comes to Preble Street for services. The intersectionality of the discrimination and stigma experienced by people of color and LGBTQ+ individuals who are also experiencing homelessness must be considered when working towards solutions.

¹ <https://www.mecep.org/black-mainers-now-20-times-more-likely-than-whites-to-experience-covid-19-and-the-disparity-is-growing/>

² <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6695950/>) ([Int J Environ Res Public Health](#). 2019 Aug; 16(15): 2677. LGBTQ+ Homelessness: A Review of the Literature [Brodie Fraser](#),* [Nevil Pierce](#), [Elinor Chisholm](#), and [Hera Cook](#)

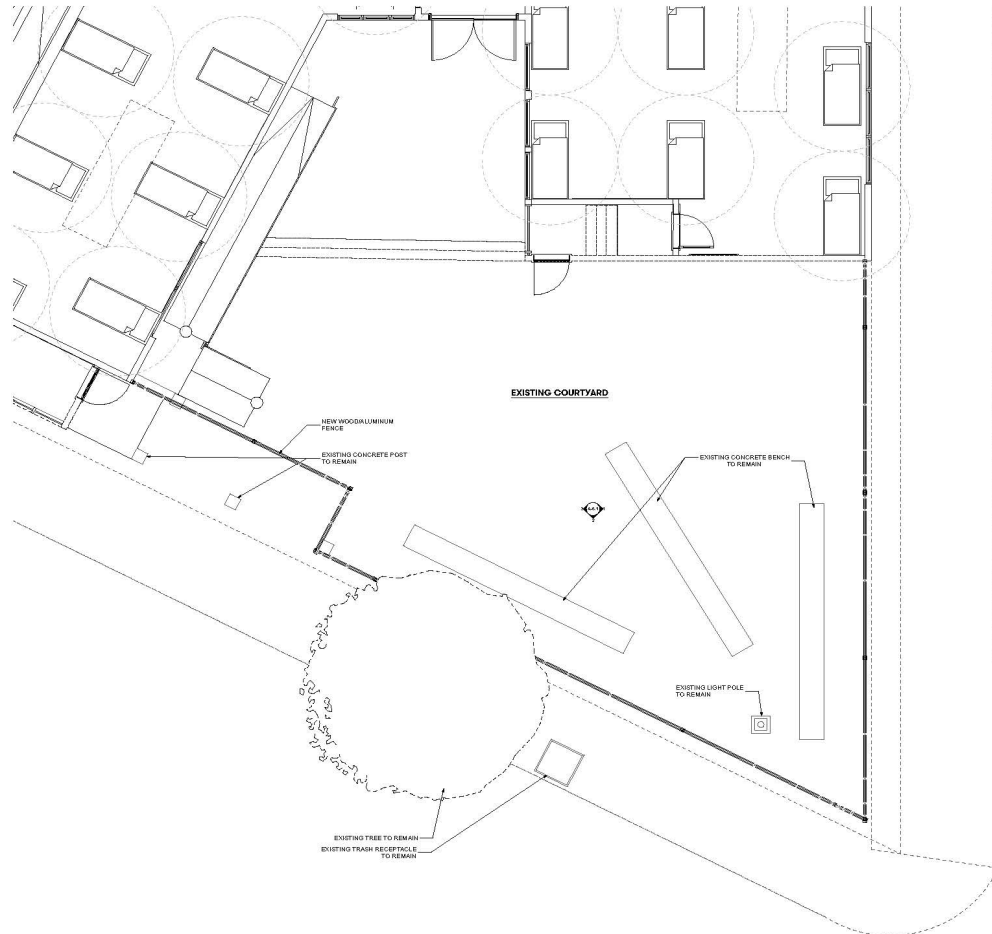
³ <https://truecolorsunited.org/our-issue/>

This small, specialized Emergency Wellness Shelter that will prioritize unsheltered individuals who have serious health issues, will include a substantive number of people who are Black, Indigenous or people of color as well as LGBTQ+. Creating a service option for these individuals is a step toward social justice.

July 27, 2020

**EMERGENCY HOMELESS SHELTER
5 PORTLAND STREET, PORTLAND ME**

The Proposed emergency shelter shall feature a fenced in courtyard which can be accessed by the clients of the emergency shelter. The new fencing will act as a screening from the courtyard to Portland Street and Preble Street.



July 27th, 2020

Att. G

**EMERGENCY HOMELESS SHELTER
5 PORTLAND STREET, PORTLAND ME**

The following outlines how the proposed project has been designed to meet the applicable standards of the City of Portland associated with Level II: Site Plan review and Conditional Use Application.

2.0 Transportation

2.1 Transportation Analysis – Traffic Impact

N/A. No increase in vehicle traffic is expected from the proposed project.

2.2 Access and Circulation

The entrances to the building will all remain as existing. The main entrance will be barrier free. Two additional exits will remain in place on Portland Street, exiting directly into the existing courtyard. The existing entrances on Oxford Street will remain as they are.

2.3 Loading and Servicing

All loading and servicing will remain as currently set up for the Preble Street food pantry drop offs.

2.4 Sidewalks

The existing sidewalk on Portland Street and Preble Street will remain. Sidewalks will be repaired in conformance with Chapter 25 of the City Code as needed.

2.5 Public Transit

The site is within 1/4 mile from the bus lines below.

Metro Transfer Station: Metro Pulse at Elm Street (0.2)

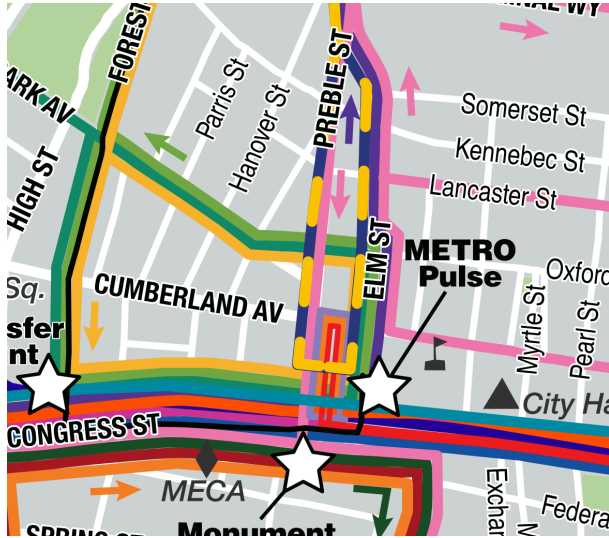
Bus Stops: Portland and Preble Street (8) – 200 feet

Cumberland and Preble Street (7,8) – 400 feet

Oxford Street and Alder Street (2, 4, 5)– 350 feet

Cumberland and Elm Street (8) – 0.1 miles

Congress Street and Center Street (1,2,4,5,7,8,9B, 21, 24a, BRZ)– 0.2 miles



2.6 Off-street Parking: Vehicle & Motorcycle/Scooter

2.7 Bicycle Parking

Indoor secure bicycle storage is currently located across the street at the ground level of 343 Cumberland.

2.8 Snow Storage

N/A – No proposed changes to existing buildings snow removal operations.

2.9 Traffic Demand Management

N/A



GENERAL AND SPECIFIC CONDITIONAL USE APPROVAL STANDARDS

I. Overview.

Pursuant to § 14-474(c)(2) of the Portland Zoning Ordinance, Preble Street must show that it satisfies three general conditions applicable to all conditional use applications, as well as a set of conditions specific to Emergency Shelters in set forth at § 14-474(c)(3)(a).

In general, the proposed changed use, from resource center to emergency shelter (with food production facilities also located in the basement level of the building), will result in a significantly smaller impact on the surrounding neighborhood, as discussed in detail below.

Additionally, the general use conditions also refer to other existing and allowable uses in the neighborhood, and ask the applicant to demonstrate that the newly proposed use does not present a substantially larger impact on the neighborhood in comparison to those other uses.

The subject property is located at 5 Portland Street, in the B-3 zone.

A. The proposed new use:

If the change of use is approved, the uses at the 5 Portland Street site will consist of the following:

1. Emergency Wellness Shelter, which will provide sleeping facilities for up to 40 persons, prioritizing single adults who are unable to access the future Homeless Service Center or the current Oxford Street Shelter, the temporary Joyce House Shelter or General Assistance motel stays. Clients will sleep on the main floor of the 5 Portland Street facility. The shelter will have 24 hour, 7 day a week staffing. Social services will be provided on site, including case management, assistance with housing placements, support and referrals for substance use and mental health treatment, linkage to resources and employment counselling. The existing courtyard at the building will be fenced-off from the street utilizing an attractive privacy fence, designed with community input. The courtyard will only be accessible by shelter residents from inside the shelter.

This small, specialized Emergency Wellness Shelter will prioritize highly vulnerable unsheltered individuals who have complex medical or co-occurring medical and mental health/substance use related conditions, and will serve a substantive number of people who are Black, Indigenous or people of color as well as LGBTQ+ who are over-represented in the homeless population. Significant numbers of people who face multiple social injustices and severe racial inequities access Preble Street and other homeless services. The intersectionality of the discrimination and stigma experienced by people of color and LGBTQ+ individuals who are also experiencing homelessness drives the need, design and management plan for this shelter.

2. A kitchen facility which will provide meals for the residents at the Emergency Shelter and also for distribution at various homeless shelters sites in the City of Portland. Because of the pandemic with COVID-19, Preble Street no longer operates a congregate soup kitchen at the site. It will continue to prepare meals on site, but those meals will be picked up and delivered to other locations in the City that serve homeless individuals and families including the City of Portland Oxford Street Shelter and Expo Shelter, Milestone Foundation Shelter, YMCA, a General Assistance hotel, and Street Outreach Collaborative clients.

3. A food pantry distributes food (groceries, fresh foods, dry goods, meats and other food items, but not prepared meals) to low income persons, seniors, working families, homeless families at GA motels and new Mainers. Preble Street historically operated the food pantry one day a week. In order to respond to rising food insecurity occasioned by the pandemic and resulting economic crisis, as well as addressing COVID social distancing concerns, the food pantry operations operate five days a week. This substantially reduces the lines and traffic from having hundreds of people line up on one day to significantly reduced number of individuals and families over the five days. Approximately 60 clients come on each of the five days, on a rolling basis throughout the two and a half hours of pantry, resulting in no more than ten people in line at any one time. This is compared to pre-COVID pandemic of hundreds of people in a line that would wrap around the end of the building as they waited for the Food Pantry.

Recipients of food pantry do not enter the building, they are handed food through a door on Oxford Street, with plexiglass protecting staff, volunteers and the clients.

B. Differences between current use and proposed new use.

Currently, and over the past few years, there have been a variety of uses at the Portland Street site:

1. A Soup Kitchen, located on the bottom floor of the building, on the Oxford Street side of the building. This Soup Kitchen served 200-300 people for each meal (with 2 seatings for each of 3 meals). The Soup Kitchen operations routinely produced lengthy lines out onto Oxford Street, as people waited for their meals.

2. Drop-in social service center, for homeless and low-income persons. This day shelter was located on the main level, opening onto Portland Street. The day shelter provided shelter from elements, mail pick up, showers, laundry, a variety of services meeting basic needs and meeting space for sessions with caseworkers. The day shelter was typically visited by 300-400 people each day, and was open from 8 AM to Noon, Monday through Friday.

3. Overflow Shelter, for overflow from the City's Oxford Street Shelter. This was located on the main floor and was used by up to 75 homeless persons per night, serving overflow from City's Oxford Street Shelter. Clients slept on the floor in the day shelter portion of building.

4. Courtyard, which was used as a gathering point for homeless persons and low-income individuals waiting for their casework appointments for basic needs services.

5. Food Pantry, which operates out of the downstairs kitchen, and which historically distributed food to approximately 140 families, one day per week on Thursdays. Recipients are typically seniors, working families, low income persons and new Mainers.

The change in use will result in a substantially reduced impact on surrounding neighborhood:

- Fewer clients travelling to site for food and services from other locations in Portland.

This includes the 200-300 clients that had been coming to the congregate style soup kitchen for meals three times daily, are no longer coming to the soup kitchen. Additionally, the 300-400 individuals who came daily to seek social services or day shelter at the Resource Center social services drop-in are no longer coming to the Resource Center.

The pandemic has made it impossible for the Resource Center to safely offer these types of services to Portland residents who are low income and so Preble Street is focusing on intensive services on the most vulnerable. The organic system of care for people experiencing homelessness in Portland, has been forced to rethink and redesign much of its work. That includes putting more pressure on existing shelters to be open and accessible 24/7, with meals and robust case management services onsite.

For the unsheltered, it becomes even more urgent that proactive outreach efforts draw people into specialized shelters targeting those hardest to serve.

Resulting services gaps and growing economic needs for housed, low-income Portland residents due to the pandemic will put additional pressure on General Assistance, Community Action agencies, anti-poverty agencies and the faith community.

- Substantially decreased outdoor gathering opportunities, particularly with the closing of courtyard.
- Smaller staffing footprint, fewer cars, decreased demand for on-street parking.
- Fewer volunteers, fewer outreach workers from other agencies, resulting in fewer cars and decreased demand for on-street parking.
- The emergency shelter will be tightly regulated, with physical and operational security protocols designed to ensure safe, quiet and sanitary operations.

C. Surrounding neighborhood

The neighborhood surrounding the Portland Street property is a mixed use neighborhood, with a large number of social services agencies having administrative and office space in the neighborhood, a small number of commercial and professional establishments and a small number of residential properties.

As noted, a number of private and governmental agencies have office space in the neighborhood, such as Spurwink, which has offices and treatment and meeting spaces, Greater Portland Health, which operates a clinic, Maine Medical Center/Preble Street Learning Collaborative, the Greater Portland Immigrant Welcome Center, Youth and Family Outreach, and City of Portland General Assistance and Social Services, among others. Each of these locations generates vehicular traffic in the form of staff and volunteers driving to the sites, as well as pedestrian and vehicular traffic, with a variety of clients coming to receive services and for meetings.

There are a growing number and variety of commercial uses in the neighborhood, including an oyster restaurant and hair salon, both located on Portland Street, 207 Bar and Restaurant, and a German restaurant Schulte & Herr on Cumberland Avenue; Coals Pizza on Preble Street; Bayside Bowling Alley on Alder Street, and a few other similar businesses in the general vicinity. Each of these use generates vehicular traffic at various points throughout the day for both employees and business invitees. Some of these businesses have outdoor seating and outdoor areas for socializing.

There are a few residential units nearby: a large apartment building on Cumberland Avenue, a handful of small apartment buildings or single-family homes on Alder Street and an apartment building that abuts 5 Portland Street itself.

There are several parking lots in the area including 3 that are directly across the street from and surround 5 Portland Street. The parking lot in back of the 207 Bar and Restaurant (formerly Maria's parking lot), the Portland Public Market Garage and the Salvation Army parking lot.

In general, many of the uses in the neighborhood generate vehicular and pedestrian traffic of a variety of employees, as well as people utilizing social services or engaging in commercial activities.

II. General Conditions as set forth at § 14-474(c)(2)

All applicants seeking approval of a conditional use must satisfy the general conditions set forth at § 14-474(c)(2) of the Zoning Ordinance:

1. The volume and type of vehicle traffic to be generated, hours of operation, expanse of 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.

Vehicular traffic and parking: The proposed emergency shelter will generate significantly less traffic than the currently existing users at 5 Portland Street and is consistent with surrounding uses. Due to the reduced intensity of uses at the site, we anticipate significantly fewer staff members and volunteers coming to the site each day. In fact, based on the staffing plan set forth in the Management Plan submitted by Preble Street, we anticipate a reduction in average daily staff and volunteer visitors to the site from average of 73 to an average of 24 if the proposed change of use is approved and implemented; these numbers include staff and volunteers in the kitchen facility on the ground floor of the building, as well as emergency shelter staff. This will reduce traffic and parking demands in the neighborhood.

The kitchen and food pantry generate vehicular traffic in the form of delivery trucks either dropping off food products or picking up meals for delivery elsewhere in the City. These vehicles pull up to doors on the Oxford Street side of the building. Oxford Street is relatively wide at that point, with a parking lot across the street from the loading area on the other side of Oxford Street. Deliveries of food from Good Shepherd Food Bank, Sysco and Oakhurst occur weekly, with one truck from each. Each truck is unloaded in 15 minutes. Additionally, four vehicles pickup meals at the kitchen on a daily basis for transport to other locations in the City for distribution. These vehicles are typically either vans or cars and generally accomplish their loading in 5 minutes.

Hours of Operation: With respect to hours of operation, the food operations at the site will continue to operate during normal business hours consistent with other uses in the neighborhood. Deliveries and pickups will occur by vehicle, mostly during normal business hours with Oakhurst milk, trash and compost pick up/deliver in the night.

The emergency shelter will house clients 24 hours a day, but will enforce a 9 PM curfew, and a 10 PM lights out policy. So while the building will be occupied on a 24 hour basis, Preble Street anticipates that its operations will be all interior after 9 PM, and will be quiet and well-supervised.

We anticipate that the proposed new uses will have a small impact on the neighborhood, and any exterior activity will occur during business hours, or in the evening, but winding down by 9 PM. This will be similar to the office, social service, administrative and commercial uses already present in the neighborhood.

Expanse of Pavement: There will be no changes to the exterior of the building, other than other closing off of the courtyard. This will have the practical effect of reducing the amount of pavement area available for gatherings by Preble Street visitors. Consequently, by reducing the opportunities for outdoor gathering, the proposed emergency shelter will make the site more consistent with other neighborhood uses.

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.

Noise: There are two potential sources of noise at the site in the proposed change of use is granted: operations from the kitchen facility, and operations of the shelter facility.

The kitchen operates during ordinary business hours, and its operations are largely internal, with a few exceptions. The delivery and pickup vehicles may cause some limited amount of noise but occurs minimally and briefly. All work will be conducted in a professional and efficient manner and will be entirely consistent with other uses in the neighborhood with the variety of commercial uses, several of which have kitchen facilities and many of which have periodic or regularly occurring deliveries. Even the office and social service uses have deliveries of office supplies and so on. The operation of the food pantry causes people to gather on the sidewalk on Oxford Street to pick up food though the actual pickup of food takes only a few moments, and so the lines move relatively quickly. The extension of this to a five day a week operation dramatically reduced long lines.

The emergency shelter will utilize a 9 PM curfew, and a 10 PM lights out policy, to reduce any noise related impacts on the neighborhood. Any activity in the fenced-in courtyard will be monitored, and any noise would be mitigated by the fencing. Most of the activity at the emergency shelter would take place indoors, in a supervised setting. We do not anticipate significant noise to be generated by this use.

Glare: Neither the existing uses nor the proposed emergency shelter generate any significant glare.

Dust: Neither the existing uses nor the proposed emergency shelter generate any significant dust.

Sewage Disposal: The facility is connected to public sewers. The reduced intensity of use is likely to reduce the amount of sewage produced by the facility.

Emissions to the air: Neither the existing uses nor the proposed emergency shelter generate any significant emissions.

Odor: Neither the existing uses nor the proposed emergency shelter generate any significant odor.

Lighting: The shelter will utilize exterior lighting for security purposes consistent with other properties in the neighborhood. Last year, Preble Street installed many additional exterior lights with higher wattage along the Oxford Street side of the building. At the same time, the City of Portland upgraded the lights along Preble Street.

Litter: Under the existing uses at the site, trash and litter concerns generally flow out of the fact that many people gather at the facility on a daily basis (in the pre-pandemic context, as would be

true post-pandemic, if this application is denied), often for purposes of picking up and consuming food.

Those uses will terminate if this change of use is approved.

The food preparation operations no longer serve prepared meals on site (except to shelter residents), and the food pantry distributes packages of food for home preparation, not meals that are to be eaten on site or in the surrounding areas. So any trash generated by the food operations will remain internal to the building, and will be disposed of using normal commercial trash disposal procedures, including composting.

Trash has been reduced in the transition from congregate on-site meals for hundreds of individuals daily to the model of meal delivery to the area shelters.

Shelter residents will be served meals inside the shelter, and any trash generated by that meal service will be dealt with within the facility.

Additionally, to the extent that shelter residents generate any trash during the day in the neighborhood surrounding the shelter, Preble Street will continue daily trash collection procedures surrounding the entire shelter building, on both sides of the street, up to and around the Kreiser Teen Shelter at 38 Portland Street, to Cumberland Avenue in front of the Teen Center and down past 55 Portland Street, on both sides of the street.

Consequently we feel confident in saying that litter generation, to the extent there is any, will not adversely affect the surrounding neighborhood.

3. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.

Landscaping and screening: The only landscaping change will be the privacy fence around the courtyard. The screening off of the courtyard will eliminate the courtyard as a gathering point, reducing noise and congestion in the neighborhood. Additionally, Preble Street and its design professionals intend to solicit neighborhood input on the design and appearance of the fence to create a fencing design that neighbors will find attractive.

Signs: Signage on the building will not change and will be consistent with other facilities in the neighborhood, with signs on the exterior walls of the building identifying the property as a Preble Street facility. Many other sites in the neighborhood use exactly the same kind of signage.

Loading and deliveries: As discussed above, there will be a few delivery trucks coming to the site deliver food on a weekly basis, and at the current time, four cars/vans a day that pick-up food for delivery elsewhere in the City. This is completely consistent with the other social service and commercial uses in the neighborhood. Deliveries and pickups are conducted in a professional and efficient manner.

Trash or waste generation: As discussed above, we do not anticipate that the proposed new uses will generate any significant litter exterior to the building. Preble Street will implement trash collection practices on the exterior streets to collect any litter that does occur.

We would remind the Planning Board that many people come to this neighborhood as employees or visitors, to receive professional and social services and to visit commercial establishments. So while Preble Street is committed to maintaining as litter free an environment around the shelter facility as feasible, given the nature of the proposed changed use, it is quite likely that any litter collected outside the shelter will not be generated by operations at 5 Portland Street, but by other uses in the neighborhood.

Arrangement of structures: Other than the privacy fence described above, no changes to the structure is contemplated. The building is, and will remain, consistent with the look and feel of the surrounding neighborhood.

Materials storage: Materials, in particular food items and other supplies for residents, will be stored inside the facility, and will have no effect on the surrounding areas.

General: In general, we anticipate that the emergency shelter and the remaining food service operations will operate in a quiet and professional manner and will not have a substantially greater effect or impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.

III. Specific Conditions for Emergency Shelters

Emergency shelters are subject to the following conditions, in addition to the provisions of § 14-474(c)(3)(a) of the Zoning Ordinance:

1. The facility shall provide adequate space for conducting security searches and other assessments.

The emergency shelter will have a security vestibule where identity will be verified, and during the pandemic, COVID screening procedures will be utilized. Only residents who have been screened and accepted for admission to the shelter, and who have gone through intake procedures, will be allowed to enter the facility (in addition of course, to staff, service providers and volunteers). Intake procedures will include signing a resident Service Agreement, outlining the behavioral expectations of residents. A front desk staff person will monitor all entries into

the building. Additionally, staff will monitor video cameras and conduct hourly walks along the external perimeter of the building by to ensure that no inappropriate activities are occurring.

Security, screening and check-in protocols are discussed at length in the management plan.

Refer to floor plan for “Secure Check-In” location.

2. The facility shall be designed with a centralized shelter operations office on each level providing sight lines to sleeping areas.

Staff areas have been marked on the floor plan with sight lines to all sleeping areas. Refer to floor plan for staff operation areas.

3. A Management Plan adequately outlining the following areas shall be provided: Management responsibilities; Process for resolving neighborhood concerns; Staffing; Access restrictions; On-site surveillance; Safety measures; Controls for resident behavior and noise levels; and Monitoring Reports.

Preble Street has submitted a detailed Management Plan that addresses each of these areas. In particular the plan includes robust protocols for handling any neighborhood concerns and for reporting information to City Staff. The plan also has extensive discussions of safety and security protocols, and plans for staffing and for training of staff. The Management Plan is detailed and robust.

4. Adequate access to and from METRO service shall be provided. The facility shall be within a 1/4 mile of a METRO line, or shall be within 1/2 mile of a METRO line and provide adequate indoor space to permit all shelter guests day shelter, as well as implement strategies to help residents utilize transit.

The site is within 1/4 mile from the bus lines below.

Metro Transfer Station:

- Metro Pulse at Elm Street (0.2)

Bus Stops:

- Portland and Preble Street (8) – 200 feet
- Cumberland and Preble Street (7,8) – 400 feet
- Oxford Street and Alder Street (2, 4, 5)– 350 feet
- Cumberland and Elm Street (8) – 0.1 miles
- Congress Street and Center Street (1,2,4,5,7,8,9B, 21, 24a)– 0.2 miles

Shelter staff will work with clients in implementing strategies for utilizing the transit including:

- Post transit schedules and metro maps in the shelter
- Communicate new information from Metro by posting this information or by relaying the information through caseworkers' individual work with clients
- Make referrals to collaborative partners who provide bus passes for clients
- Pay for taxis when a client has a medical appointment as appropriate. Preble Street maintains a contract with a local taxi service to ensure reliable service for clients.
- Previous to the pandemic, caseworkers provided transportation to clients for apartment viewing or meeting with potential landlords. Preble Street is currently working on safety protocols for transporting clients in a safe manner so to be able to resume providing this service.
- Assist clients with RTP applications for MaineCare transportation for medical appointments via phone or fax services as required by RTP.
- Providing bicycle storage outside the shelter or at a secure Preble Street location for longer storage needs.

5. The facility shall provide on-site services to support residents, such as case management, life skills training, counseling, employment and educational services, housing assistance, or other programs.

Extensive support services will be provided to residents of the shelter including:

- a. Clients will all receive on-site case management services.
- b. Clients will receive assistance:
 - i. accessing Maine Housing's Rent Smart Program,
 - ii. securing ID's to start the housing and employment process,
 - iii. applying for rental subsidies and benefits.
- c. Clients will receive referrals and linkage support to medical, mental health, and substance related treatment as appropriate.
- d. Evaluation and referral to appropriate housing subsidy programs. For example, one agency Program Director is an LCSW who currently conducts Shelter Plus Care and Bridging Rental Assistance Program evaluations for the City of Portland Oxford Street Shelter. Preble Street will ensure clients have access to licensed staff such as this one to conduct evaluations for these essential housing subsidies.
- e. In collaboration with community health partners, shelter staff will make referrals for counseling, employment, educational and training programs.

As a professional social work agency, Preble Street incorporates casework into all services it provides. In this Wellness Shelter, onsite case management will be the main driver in helping people get housing.

As a shelter provider, Preble Street staff assist clients in accessing Maine Housing's Rent Smart Program, secure birth certificates and ID's to start the housing and employment process and

apply for rental subsidies and benefits. A Program Director who is an LCSW that currently conducts Shelter Plus Care and Bridging Rental Assistance Program evaluations for the City of Portland Oxford Street Shelter will also access his licensing ability to conduct evaluations for these helpful housing subsidies for clients of the Wellness Shelter.

The Maine Homeless Legal Project was started as a collaborative effort between Preble Street and volunteer lawyers from firms throughout Portland who provide pro-bono legal services to individuals experiencing homelessness. With the opening of the Wellness Shelter, Maine Homeless Legal Project will again meet clients at this location and assist them with legal needs.

Recognizing the need for spiritual health, one of the community partners in the Preble Street Outreach Collaborative, Grace Street Ministries, will provide services onsite and offsite.

Preble Street participates in the Greater Portland Workforce Initiative (GPWI) and connects individuals who are homeless with employment services and training programs through GPWI.

Additionally, Preble Street targeted case management programs will also serve clients of the Wellness Shelter including the:

- Veterans Housing Services
- Anti-Trafficking Services
- Homeless Voices for Justice peer program
- Rapid Rehousing Program – a partnership with Maine Housing
- H.O.U.S.E. (Homeless Opioid Users Service and Engagement Program) – a partnership with Greater Portland Health
- Medication Assisted Recovery Program – a partnership with Greater Portland Health

Preble Street services pave the way to housing and independence for the clients of the Wellness Shelter.

6. Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site; and

Preble Street will contract with a local vendor for laundering the sheets and blankets daily. The Shelter will include a laundry area where clients can do their own laundry.

Three meals a day will be provided on site to the shelter clients; meals will be prepared on the ground floor and brought upstairs to the shelter on the main level via the elevator in individual packaging for clients.

Each resident will have a covered storage tote at their cot for personal items.

Bicycle storage will be offered outside or at a secure Preble Street location for longer storage needs.

7. An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests.

The current open, public facing courtyard will be turned into a private safe outdoor area for clients to access fresh air and sunshine, meetings and consultations with staff to work on goal plans, eat a meal or visit with other shelter clients.

The area will be completely encompassed by a privacy fence that closes off the existing courtyard property along Preble Street and Portland Street. The only access to the courtyard will be through an interior shelter door to prohibit unwanted visitors from the site and to maintain confidentiality of the clients.

IV. Conclusion

The proposed change of use will result in a substantially smaller impact on the surrounding neighborhood than the current uses at the site: dramatically fewer pedestrian visitors, elimination of uses that cause significant gathering of people outside the building and a smaller staffing and volunteer footprint.

The proposed new use, and emergency shelter and related kitchen uses and a food pantry, will operate in a quiet and professional manner, with minimal exterior activities. These uses are completely consistent with the other office, social service and commercial uses in the surrounding neighborhood, as the foregoing point by point discussion makes clear. Preble Street has submitted a Management Plan that provides robust and thoughtful security, safety, sanitation, neighborhood relations and monitoring provisions.



WELLNESS SHELTER

MANAGEMENT PLAN

I. Overview:

Description:

The Wellness Shelter at 5 Portland Street will provide much needed services to a small group of highly vulnerable unsheltered homeless people, most with complex medical needs or co-occurring medical and mental health/substance use related conditions that make them particularly vulnerable to illness and death when unsheltered. Providing shelter will best ensure that individuals stay safe, warm and well. On average, homeless individuals die 20 years earlier than housed individuals. The average age of death of the people who were commemorated in Portland's Annual Homeless Persons Memorial Vigil last year was 55 years old.

This specialized shelter complements the City of Portland's planned Homeless Service Center in Riverside and its call for smaller, specialized shelters geared to populations that aren't successful in the larger general shelter. This specialized shelter will prioritize single adults whose medical or co-occurring medical and mental health/substance use related conditions make them unlikely or unable to successfully access the future Homeless Service Center or the current Oxford Street Shelter, the temporary Joyce House Shelter or General Assistance motel stays. This shelter will engage in outreach to, and target, people who are sleeping outside, in public parks, doorways and other places throughout the City. Similarly to how women experiencing homelessness are prioritized for shelter at Preble Street's Florence House shelter, Wellness Shelter staff will work with other homeless services providers in Portland to identify and serve the most vulnerable individuals experiencing homelessness in this community. This is not a shelter that will take referrals from other communities. With a smaller, professionally staffed shelter that can provide intensive services for this demographic of very vulnerable individuals, it is the hope to regain Portland and Maine's historical rating as having the least number of unsheltered homeless people in the nation.

This small, specialized Emergency Wellness Shelter will serve a substantial number of people who are Black, Indigenous or people of color as well as LGBTQ+, all who are over-represented in the homeless population. Significant numbers of people who face multiple social injustices and severe racial inequities access Preble Street and other homeless services. (See **Attachment A**) The intersectionality of the discrimination and stigma experienced by people of color and LGBTQ+ individuals who are also experiencing homelessness drives the need, design and management plan for this shelter and must be considered when working towards solutions.

Program Use Changes:

Over the last 27 years, the first floor of 5 Portland Street served as a resource center that provided social services for low income Portlanders as well as day shelter services to complement the City of Portland's night shelter at Oxford Street Shelter. In 2017 a detailed survey resulting in a by-name list revealed that 560

unique individuals came in for services over a two-day period. That count did not include people who were coming only for meals at the soup kitchen.

Downstairs on a ground floor that opens on to Oxford Street is a commercial kitchen which has served as the hub for the Preble Street Food Program which has also operated in this location for 27 years. Those main doors open onto Oxford Street. 200-300 people would come through those doors for each of the three meals that the Soup Kitchen served every day, 365 days per year. Each meal had two seatings to accommodate the high numbers of Portlanders seeking hunger relief. Additionally, a weekly Food Pantry was held there where people would come from all neighborhoods in the City for three days' worth of fresh produce, dry staples and meat to take home.

The COVID-19 pandemic has affected how the programs could serve Portlanders. Advised by medical infectious disease specialists, Preble Street shifted from serving the large number of clients in the Resource Center to focusing on a small, intensively staffed 24-hour shelter for vulnerable individuals in the Sullivan Wellness Shelter at USM. The social services and day shelter at 5 Portland Street had to be provided in a different way that kept people safe and minimized the rate of COVID-19 transmission.

The model of a congregate soup kitchen was also deemed unsafe due to high risk for COVID-19 transmission by Medical professionals and the Food Programs began producing individually packaged meals three times a day for the:

- City of Portland's Oxford Street Shelter and Expo Shelter
- Milestone Recovery Shelter
- Homeless individuals sheltered in a local motel by the City of Portland General Assistance program
- YMCA residents who are formerly homeless.

The City of Portland and the Milestone Foundation staff each pick up the warm, prepared meals 3 times/day using a van. The loading of the hot meals takes 5 minutes.

A community volunteer comes once/day in a personal vehicle to transport 30 hot dinners to homeless individuals who are staying at a General Assistance motel. This pick-up takes 5 minutes.

There is parking available immediately outside of the Food Service entrance on Oxford Street, ensuring that this quick turnaround function has low impact on the neighborhood.

Additionally, hot meals are prepared and packed for individuals who are homeless but not sheltered. The Street Outreach Collaborative combines Preble Street Outreach Workers with staff from other organizations to coordinate care, casework and food to Portlanders who are unsheltered and sleeping outside. It is this vulnerable group of individuals whose complex medical or co-occurring medical and mental health/substance use related illnesses make them unable to access other shelters, who will be prioritized for this specialized, small Emergency Wellness Shelter.

The Preble Street Outreach Collaborative loads a van twice each day to bring hot meals to these homeless, individuals who are sleeping outside. It takes 5 minutes to load this van once in the morning and once in the afternoon. This van also delivers meals to formerly homeless individuals at the YMCA.

Maine has one of the highest rates of hunger in the nation and the pandemic has rocketed demand for the Preble Street Food Pantry. With guidance from medical infectious disease specialists, to reduce lines as well as to respond to the increase in demand for emergency food relief, the Food Pantry expanded to providing services from one day per week to five days per week from Tuesday through Saturday. This change has eliminated the one long weekly line where people were crowded on the sidewalk and in the street. With the current model, clients are able to safely social distance with short lines and less waiting time.

For almost three decades, social services were provided on the first floor of 5 Portland Street. The ground floor entrance at 252 Oxford Street welcomed clients to the soup kitchen and weekly food pantry. With this revision, the specialized Wellness Emergency Shelter prioritizing a small number of individuals not sheltered elsewhere will be on the first floor at 5 Portland Street. The Food Programs and Food Pantry will continue to operate out of the 252 Oxford Street entrance.

Loading and unloading of food trucks and vehicle traffic and use on Oxford Street is expected to decrease. Deliveries of food from Good Shepherd Food Bank, Sysco and Oakhurst remain the same, each sending 1 truck 1 day/week. Each truck is unloaded in less than a half hour.

Trash pickup continues at 6 nights/week and compost pick up continues at twice/week. Both pickups happen at night. Trash is kept inside the building in a separate trash room which has an exterior door to which the company picking up the trash has a key. Since the transition, there is noticeably less trash being created and picked up by the company.

Though there is an increase of 5 additional vehicles (Oxford Street Shelter, Milestone, community volunteer, Preble Street Outreach Collaborative) daily transporting the prepared meals to the various shelters and homeless individuals, there is a marked decrease in traffic from the volunteers who have historically driven to the soup kitchen to volunteer in the congregate style meals three times daily. In the previous soup kitchen congregate meal style, an average of 45 volunteers daily (12-15 volunteers at each of 3 meals) would drive to the soup kitchen at 252 Oxford Street to prepare, cook, serve and clean up from meals. Additionally, Preble Street caseworkers would provide staffing at all meals, adding to the vehicular traffic.

Below is a chart that describes vehicle deliveries:

<u>Organization</u>	<u>Type</u>	<u>Time</u>	<u>Frequency</u>	<u>Length of time of pick up/delivery</u>
Good Shepherd Food Bank	Truck	7 am	1 day/week	30 minutes
Oakhurst	Truck	4 am	1 day/week	30 minutes
Sysco/Gordon	Truck	7 am	1 day/week	30 minutes
Agri-Cycle Composting	Truck	2 am	2 nights/week	30 minutes

Scott Trash Co	Truck	2 am	6 nights/week	10 minutes
Preble Street	Box Truck	mornings	M-F	45 min
City of Portland OSS	Van	8am, 12pm, 4pm	daily	5 minutes
Milestone	Van	varies	daily	5 minutes
Preble Street	Van	9am, 3:15pm	daily	5 minutes
Preble Street Volunteers (2)	Car	4pm	daily	5 minutes

In the previous use of the 5 Portland Street Resource Center, approximately 25 staff and interns from three different Preble Street social work programs worked out of those offices during the day. Additionally, the City of Portland's Oxford Street Shelter staff would work there at night with the City's overflow shelter. In comparison, the staffing of the specialized Wellness Shelter will have approximately 6 staff during the day and 3 overnight, translating to less vehicular parking and traffic.

The previous once weekly food pantry drew food insecure families from all over Portland, commonly creating a traffic jam on Oxford Street during that one day of the week. Since the Food Pantry is now dispersed to five days/week, the amount of families driving to the Food Pantry are spread out over those five days, eliminating the traffic jam that used to occur.

In summary, the foot and vehicular traffic has been dramatically reduced since Preble Street converted the congregate on-site feeding program into a system where people have their prepared meals at the shelter they stay in. Clients at the new, specialized Wellness Shelter will have meals delivered via the elevator from the downstairs kitchen and will eat when they wish in the Wellness Shelter.

II. Staffing and Management Responsibilities

The Wellness Emergency Shelter will be operated by a team consisting of a Program Director, three Program Supervisors ensuring that each shift has a Supervisor present, Caseworkers on the first and second shifts, Housing Support Workers on the third shift, and a Program Administrator. The Program Administrator is responsible for HMIS (the federal Homeless Management Information System) data tracking, Client Track case management data system, ESAC (Portland's Emergency Shelter Assessment Committee) shelter usage reporting, reporting for funding requirements and staff scheduling. The Program Director along with assistance from the shelter management team will be responsible for the Shelter Program Monitoring Report.

In addition to having 24-hour seven day per week (24/7) onsite staff, the Shelter also has a 24/7 On-call support service with access to additional support as needed from Preble Street's management team including

the Senior Directors of Social Work and the Deputy Director of Preble Street.

Preble Street will ensure a minimum of three awake staff people on-site at all times. Attached as **Exhibit 1** is a staffing plan and sample staffing schedule. The staffing schedule is a sample and may be changed, without reducing overall supervisory effectiveness.

The Wellness Shelter will be overseen by a Program Director with expertise in management of programs working with individuals experiencing homelessness as well as extensive training in mental health and substance use issues. The Director will be accountable for hiring and managing staff, ensuring that all staff meet professional training requirements, and developing and implementing policies and procedures aimed at maintaining a safe environment and furnishing quality social services at the Wellness Shelter.

Caseworkers and Housing Support Workers will work directly with Wellness Shelter clients to ensure that basic needs are met. Individual service plans will be developed for each client including a housing stability plan, assistance with applications for benefits, income supports or employment that improve self-sufficiency in housing, and referrals to relevant community resources.

A Preble Street LCSW (Licensed Clinical Social Worker) will be available to the Wellness Shelter team to provide clinical assessments of clients and sign offs required for specific housing subsidies.

In addition, staff will be responsible for monitoring safety in the building and on the property. Safety will be monitored by staffing the front desk, requiring that all persons who enter the building sign in and exhibit safe behavior, and by doing hourly walks throughout and around the facility. Staff will monitor security cameras placed on the premises. (See additional information under Safety Measures.)

Caseworkers and Housing Support Workers will receive professional social work training to understand and effectively respond to the complex issues that face chronically homeless individuals. This training will include CPR, First Aid, mental health, substance use, co-occurring disorders, homelessness, Housing First, crisis intervention, overdose prevention, intervention and de-escalation of potential conflict, trauma informed care, harm reduction and essential community resources.

In addition, the Program Director and the three Supervisors are expected to demonstrate Preble Street's Management Core Competencies (see **Exhibit 2**) and will receive ongoing training that supports and further develops those competencies. Similarly, the Caseworkers and Housing Support Workers will demonstrate and receive ongoing professional development and training in Preble Street's Core Competencies for Case Management Staff (see **Exhibit 3**).

Managers are professionally trained and expected to uphold Preble Street's "Management Competencies: Eight Core Competencies." Those core competencies are Self-Aware, Effective Communicator, Problem-Solver/Decision-Maker, Accountable, Team Builder, Talent Manager, Cultivator of Cultural Competence and Diversity, and Strategic Leader. Please see the "Management Competencies: Eight Core Competencies" document describing each core competency.

Three Supervisors will be responsible for providing leadership for casework and housing support staff throughout all shifts. Supervisors will receive additional training in supervision, policy implementation, and crisis intervention and will be directly supervised by the Program Director.

Management responsibilities include ensuring the operation of a safe and healthy shelter from intake to case management, providing for basic needs of hot meals, hygiene, clothing, and mail, providing for health, mental health, substance use, dental, education, employment, training, safety and spiritual needs through community partners, and discharge to temporary and permanent housing placements.

Management is responsible for working with community partners to optimize the services for the clients, with neighbors and the neighborhood association to ensure helpful and positive communications that inform changes in operations, and with the Portland Police to ensure safety for the shelter clients, neighbors and staff.

III. Client Access, Assessments and Access Restrictions

The Wellness Emergency Shelter will only allow clients who have been screened through an intake and COVID-19 prevention process and accepted into the Shelter. The Shelter is accessible to up to 40 clients twenty-four (24) hours a day. All daily needs will be met within the shelter, minimizing the need for clients to leave and return multiple times per day thereby minimizing impact on the neighborhood.

The Wellness Shelter design includes an Outdoor Courtyard only accessible to current clients of the shelter. The courtyard provides an outdoor space that clients can use during the day, that complements the facilities provided inside including mail, laundry, meals and showers as well as the access to case management and support services. This integrated facility will allow a small group of clients to meet their basic needs in one location, allowing them to focus on housing goals.

Similar to the two emergency homeless specialized shelters that Preble Street operates, Florence House for women and Kreiser Shelter for youth, there will be a dual door system that controls shelter access, ensuring proper assessments, safety and security. The primary entrance will be on Portland Street to the west of the Outdoor Courtyard. The first unlocked door allows the client to come in off the street and out of the weather. It leads into a small vestibule. The second set will be locked and lead to the staffed front desk in the main lobby. This front desk will be staffed by Preble Street caseworkers 24/7. All people entering the building will have to be buzzed in by Preble Street staff.

Wellness/Health screenings also happen here including hand cleansing, temperature taking and COVID-19 prevention questions. From this security screening area, the client can enter into the centralized shelter area.

Refer to floor plan for “Secure Check-In” location.

Clients are initially accepted into the shelter, chosen through a collaborative partner referral system similar to the successful system at Florence House that eliminates the humiliation of lining up for a shelter bed and will follow Coordinated Entry as defined by the state of Maine’s CoC (Continuum of Care). The referral

system will be developed in partnership with Portland's other homeless service providers with feedback from the Emergency Shelter Assessment Committee on client prioritization.

The client goes through the Wellness/Health Screening at the Check-In location and has an Intake Meeting with a caseworker. This intake process includes the completion of the Client Track Intake, review of Health and Wellness rules of temperature taking, social distancing, sanitation and mask wearing, neighborhood behavior expectations, signing of HMIS and other release forms, and signing the Preble Street Service Agreement.

Knowing the trauma and physical, mental and spiritual toll that experiencing homelessness takes, the design of the Wellness Shelter allows clients to access all parts of the shelter at any time as safely accessing rest, nutrition, cleanliness and fresh air is crucial to healing and moving out of homelessness.

Day Shelter spaces with table and chairs, private outside space, sleeping areas, showers, bathrooms and laundry will all be able to be flexibly used and accessed. Ending the requirement for lining up for basic services and instead giving control over to the individual for them to decide when to eat, shower, sit outside or sleep helps create a calm and healing shelter.

Best practice shelters provide 24-hour accessibility to sleeping areas with cots, storage, meals, clothing, mail, laundry, showers, and bathrooms. This specialized Wellness Shelter will do that and provide case management.

The front desk staff also monitor safety of entry into and exit from the building as well as activity around the building through video surveillance. Four functional surveillance cameras will be situated to monitor the outer perimeter of the property. The Portland Police Department will be asked for help in locating the cameras at optimal places. The cameras are part of a digital video security system that will allow for live viewing of each camera from a central computer as well as the recording of data.

Each individual accepted will be guaranteed a bed with a private storage tote at the shelter conditional upon following the safety and respect expectations of the shelter. When that individual gains housing or access to other appropriate programming, there will be a referral system from Portland homeless service providers to fill that bed. Individuals will be identified by the Street Outreach Collaborative which brings meals on a daily basis to unsheltered individuals at various locations throughout Portland as well as by other agency outreach teams serving unsheltered homeless individuals. Prioritization will be given to unsheltered individuals, living outside, unable to access other shelters, and who are more likely to successfully manage their health, mental health, and substance use related conditions and move successfully from homelessness to housing from the environment and support the Wellness Shelter provides through a low staff to client ratio, professionally trained staff, and the onsite intensive services provided.

This specialized Emergency Shelter will serve mostly the same individuals nightly and as such, they will be known to the staff. After an individual is housed, that bed and private storage tote will be sanitized, and a new person will be selected to the shelter. This model maintains safety and security as the clients are known to the staff, they access the same beds and routine while there, negating the need for lines and stress, leading to a conflict free space.

There is a range of time that individuals stay at the Wellness Shelter and the turnover rate will depend on that. It is expected that many of the clients will stay from 3 months to a year depending on rental housing availability and affordability, access to support services that assist people with mental health and substance use treatment, and availability of permanent, supported housing including Housing First programs that are designed for the same clientele as this shelter is designed for.

Clients are not permitted to have guests other than service providers. This wellness shelter is designed with the latest health knowledge to prevent the spread of COVID-19 and is considered a 'controlled shelter' in that only clients of the shelter are allowed to access it along with Preble Street staff, approved volunteers and community mental, physical and spiritual health providers. Only visitors who are service providers will be allowed in the shelter to meet with the clients. The private courtyard in the fresh air and sunshine will have benches and tables to allow an additional COVID safe place for clients to meet with community caseworkers as well as to eat, feel safe and heal.

This model being created at the Wellness Shelter is a small, specialized shelter for up to 40 individuals to stay in a large open, safe space with clear sight lines. The Shelter provides 100% of basic needs services to a fairly constant group of individuals who get to know each other and the staff. Clients begin to trust and be better prepared to work on goals when they know the security of having the same bed to sleep in both nightly and during the day if they need rest. This model is trauma-informed and considered best practice for shelters and creates a safe and secure environment for the clients, staff and neighborhood.

Both the physical design of the building and the program design will act in tandem to control access to the building. The front desk staff person is responsible for monitoring entry into and exit from the building through the one main door on Portland Street to the west of the fenced in, private courtyard. The front desk staff will also be monitoring video surveillance placed at doorways around the building to ensure security and restricted access.

There are four access points to the building:

- The primary entrance will be on Portland Street to the west of what will be a fenced in courtyard. This entry will consist of two sets of doors. The first set will be un-locked and leads into a small vestibule. The second set will be locked and lead to the staffed front desk in the main lobby. This front desk will be constantly staffed by Preble Street employees. All people entering the building will have to be buzzed in by Preble Street staff.
- There are three basement level doors onto Oxford Street. These doors provide limited access only to staff or for emergency egress.
- There are two doors on the first floor accessible only to individuals already in the building that will lead to a fenced-in courtyard that is not accessible to the public.
- Entrances will be monitored through video surveillance to ensure security.

The Wellness Shelter is accessible to clients 24 hours a day. Unlike many shelters that close in the morning for cleaning, clients may stay in the building at all times and are provided three meals per day on site. Laundry facilities for the clients will also be provided on-site. Private outdoor space allowing clients to get

sunshine and fresh air in the courtyard will only be accessible by clients from a doorway located inside the building.

This outdoor space is bordered by Portland and Preble Streets. A privacy fence, with a pleasing exterior architectural and artistic design, will wrap the courtyard allowing private outdoor space, protecting clients from being preyed upon. Benches and tables will allow clients the freedom to eat, visit, and heal in the fresh air in a healthy outdoors environment that maintains confidentiality. Passersby will enjoy a privacy fence designed to fit into the neighborhood landscape.

A neighborhood charette process was held in early November and included invitations to neighbors that have expressed opposition to the Wellness Shelter, neighbors that expressed support of the Wellness Shelter, business neighbors, individuals with lived experience of homelessness, neighborhood social and health services, City of Portland staff and Portland Police. Of the 17 individuals invited, 10 participated, 3 declined, 3 wished to join but were unable and 1 did not respond. A consultant in landscape architecture and urban design, Mitchell Rasor was hired to conduct the design exercise along with Kaplan & Thompson Architects.

The neighbors gave input on elements of the privacy fence that were most appealing to them. The group of 10 individuals included those who live in the neighborhood, an owner of a business that is an immediate neighbor, a board member of an organization that is an immediate neighbor, individuals with lived experience of homelessness, a minister who works with the homeless, a representative of a healthcare organization that is an immediate neighbor and a Portland Police Officer.

A follow up meeting with this neighborhood group is scheduled in December.

It is important to have a diverse group of stakeholders participate in the design of the fence as it will affect the feeling of the neighborhood in having something visually appealing to look at and something that clients feel brings beauty, security and peacefulness when viewed from either side.

Responding to the COVID pandemic and creating the Sullivan Wellness Shelter at USM gymnasium taught that open spaces for Emergency Shelter were not only CDC guided best practices for preventing the spread of the virus, but were also strongly instrumental in creating safe, trauma informed spaces through open space with clear sight lines.

Having a large, open, high ceilinged room at the Emergency Wellness Shelter will ensure sight lines to sleeping areas and ensure safety.

Staff desks with robust workstations will be located in the shelter allowing staff to have constant ability to monitor the shelter. Workstations will include a computer for entering information and monitoring security cameras, staff phone and walkie talkie for immediate communication with other staff who are performing security rounds inside and outside of the building, and hand sanitizer and masks readily available for anyone who may want. It is Preble Street's experience that clients feel safe and enjoy talking with staff outside of casework appointments so the areas around the staff workstations should include seating for clients. Staff

areas have been marked on the floor plan with sight lines to sleeping areas. Please refer to floor plan for staff operation areas.

Preble Street's professional social work practices focus on engaging in supportive, trusting relationships with the clients using trauma informed care approaches. This model creates safe environments as the safety is in the relationship between the client and the casework staff.

IV. Client Intake Office, Social Work Appointment Rooms and Food Programs

Beneath the new Wellness Emergency Shelter with the entrance at 5 Portland Street, is the ground floor of the building with openings to Oxford Street. (See Shelter facility Floor Plan).

This floor will have offices in which client intakes, case work appointments, supervision sessions, and administrative work will happen. The offices will also be available for collaborative partners to meet with shelter clients to provide casework, health, employment, treatment or spiritual services.

Preble Street Food Services will continue to use the commercial kitchen on the ground floor to produce essential meal services seven days/week for the Oxford Street Shelter, Milestone Shelter, City Expo shelter, GA motel shelters, unsheltered individuals through the Street Outreach Collaborative, YMCA residents and for the new Wellness Emergency Shelter.

Additionally, the Preble Street Food Pantry will continue to operate from this space on Tuesday – Saturday afternoons to provide emergency food for Portlanders to take home. Clients do not come inside the building but rather pick up food boxes at the door on Oxford Street.

V. On-Site Surveillance

Four functional surveillance cameras will be situated in order to monitor the outer perimeter of the property and will be directed to avoid monitoring any neighboring properties unless explicitly agreed with the owner of that property. Exact mounting locations will be selected to maximize viewing coverage, in consultation with the Portland Police Department; mounting height will be a minimum of 10 feet above the ground to prevent vandalism.

The cameras are part of a digital video security system that will allow for live viewing/playback of each camera from a central computer as well as the recording of data. This data is saved until the footage overwrites itself approximately every 30 days. Front desk staff will be responsible for monitoring the cameras. Any changes in camera locations will be in consultation with the Portland Police Department.

The interior design with open space and clear sightlines allow the staff who will have different stations and responsibilities to maintain a safe environment. Collectively, staff will be able to fully monitor 100% of indoor space from their workstations. In addition to the visual surveillance that staff are trained to

incorporate into their work, there is frequent walking through the shelter, engaging with clients and monitoring for safety.

Every hour, a staff person, equipped with a walky-talky for safety and emergency use, will walk the exterior perimeter of the building, asking people who may be loitering to move along and picking up any trash on the sidewalks. This walk is followed by one in the interior courtyard. This collective surveillance of the interior and exterior of the shelter and the courtyard, using video monitors, roving staff and stationed staff in partnership with clients' agreement and assistance will maintain a safe, shelter environment.

VI. Safety Measures

The safety of clients, staff, interns, volunteers and neighbors are the utmost concern to Preble Street. This Wellness Emergency Shelter concept is primarily designed for safety by:

- Practicing COVID-19 prevention
- Preventing deaths and illnesses that result from people being unsheltered and forced to stay outside
- Creating a small, specialized shelter prioritizing the unsheltered, reducing neighborhood impact by bringing people in and keeping people sheltered
- Designing a large open indoor space and private outdoor space with a focus on housing clients

The vast majority of safety issues can be prevented with evidence-based prevention and de-escalation techniques and support services. This Shelter will have professional staff that are extensively trained and practiced in those skillsets. Preble Street provides extensive trainings to all staff on basic safety including CPR, First Aid, intervention and de-escalation of potential conflicts, how to communicate with crisis services and with 911, and the role of police, firefighters and Medcu in on site situations. Preble Street has developed specific safety protocols and regularly meets and communicates with the Portland Police and other emergency personnel.

When necessary, the Shelter will work closely with the Portland Police Department, Portland Fire Department, Medcu, other public safety departments and other crisis and health responders including the Maine CDC, Maine Department of Health and Human Services, Maine Medical Center, and TOA Crisis Response Services.

Attached as **Exhibit 4** is an outline of the Preble Street training material.

VII. Neighborhood Concerns

Preble Street will take the steps below aimed at ensuring three goals: first, clients of the shelter are given a reasonable and clear set of expectations concerning their behavior at the shelter and in the surrounding neighborhood, second that clients are made aware of these expectations and the expectations are enforced by shelter staff, and third, the mechanisms are in place to receive and respond to any concerns or questions raised by neighbors or other stakeholders. In furtherance of these priorities, Preble Street will take the following steps:

- Preble Street staff facilitate periodic community meetings for clients of the program which include discussion of expectations related to being a good neighbor.
- Preble Street staff will have all clients sign a “Services Expectation Agreement” upon intake to reinforce and make clear neighborhood behavioral expectations, a copy of which is attached as **Exhibit 5**.
- Preble Street staff promote community-building in the neighborhood through staff and client participation in neighborhood clean ups and regular staff attendance at the Bayside Neighborhood Association meetings.
- Preble Street staff work to connect clients with resources necessary to meet basic needs using a trauma informed, harm reduction approach.
- Preble Street staff meet with and communicate regularly with the Cumberland County Crisis Response Team and the Portland Police Department Community Policing to prevent and/or respond proactively to public safety concerns.
- Preble Street Managers readily provide their contact information and respond in a timely way to questions or concerns from community members.
- Each shift will conduct hourly safety rounds of the external perimeter of the shelter, ensuring that the sidewalks are clear of any loitering and all trash is picked up

Additionally, Preble Street Facilities team will continue to conduct daily trash pickup surrounding the entire shelter building, on both sides of the street, up to and around the Kreiser Teen Shelter at 38 Portland Street, to Cumberland Ave in front of the Teen Center and down to 55 Portland Street, on both sides of the street.

Please see the attached map illustrating the daily trash pickup.

Mechanisms to resolve neighborhood complaints include:

1. Preble Street will provide a 24/7 telephone number that community members can call any time of the day or night to report any problems related to the Wellness Shelter.
2. All calls will be logged and tracked
3. Staff will take immediate action to try to resolve the concern.
 - Resolution could include:
 - A client intervention if the complaint was directed toward the behavior of a shelter client
 - Staff asking people who are loitering outside and who are not shelter residents to move on
 - Staff conducting an external safety check of the building perimeter
 - Supervisory review of camera recordings made during the time period that the neighbor called about
 - Calling 911 or Community Policing
 - Calling Medcu
 - Soliciting Milestone’s HOME Team van for transportation to Milestone
 - Requesting assistance from TOA Crisis Response Services
4. The next supervisor on shift will make a return call to the neighbor informing them of the action taken by staff.
5. A copy of the call and a report of the attempted resolve will be given to the Program Director

6. During the monthly Portland Police Department - Preble Street meetings, the logs of calls and documentations will be reviewed and analyzed to address individual concerns and systemic issues.
7. Staff will meet with any neighbor at their request in order to discuss concerns.

Replicating what the City had created for Community Feedback for the Homeless Service Center, described in a “Memo from Michael Sauschuck to HHS & Public Safety Committee Re: Security Planning and Procedures for Proposed Homeless Service Center”, Preble Street will also create an advisory group consisting of representatives from the neighborhood, neighborhood businesses, Portland Police Department, Wellness Shelter staff, Wellness Shelter clients and an elected city official. For the first year, this group will meet monthly and will be chaired by a senior representative of Preble Street. This group will review complaints made during the prior month and recommend operational changes to reduce neighborhood impacts and/or improve client services. Upon agreement of the majority of group members, the advisory panel will shift to quarterly meetings in year two.

VIII. Controls for Client Behavior and Noise Levels

Clients’ behavior is expected to be safe and appropriate. Upon acceptance into the shelter, clients are required to execute the Preble Street Service Agreement attached hereto as **Exhibit 5**.

Clients may not unreasonably disturb others, use the premises for any purpose deemed hazardous, conduct any activity or occupation which is illegal, noisy or dangerous, nor cause any damage or waste to the premises. No alcohol or illicit substances are permitted in any indoor or outdoor shelter area.

Staff are expected to ensure and monitor for a safe and respectful atmosphere in the Shelter, in the private fenced in Courtyard and on the sidewalks surrounding the Shelter.

Loitering of non-clients around the Wellness Shelter is not permitted nor is any behavior that is disruptive or unsafe. Any behavior that does not meet safety and noise expectations as well as any loitering will be addressed immediately by procedures that will vary based on the severity and the responsiveness of the person whose behavior is being inappropriate:

- First, the individual(s) is asked to leave the area and staff use any existing relationship with them as well as offers of alternative resources, if needed, to make sure that the individual(s) leave the area and understand the need to change this behavior in the future.
- Second, in the event that the person returns to the area or refuses to leave, Preble Street staff will serve the individual(s) with paperwork approved by the City of Portland Police and Legal Department that lets them know that they are restricted from a specific area around the building.
- Third, if the individual(s) still does not leave the area or returns, the police will be notified to move the individual(s) along and/or to make an arrest for trespassing. Preble Street staff follow up with the Police Department to ensure that individuals do not return to the area and that they understand that continued trespassing can result in incarceration.

Preble Street staff facilitate periodic community meetings for clients of the program which include discussion of expectations related to being a good neighbor, and staff are proactive in addressing concerning behaviors around the building, including outreaching individuals engaging in that behavior and addressing the behavior individually and in community meetings.

In this new use where the number of people utilizing programs would drop from hundreds daily to 40 or less accessing the Wellness Shelter, noise levels will be greatly reduced. The addition of an enclosure to the courtyard will decrease sound impact as well.

IX. Client Transportation Assistance

There is a Metro Bus Stop at the corner of Portland and Preble Street, immediately outside of the Wellness Shelter as well as several others in the near vicinity. The Metro Pulse is at Elm Street, two blocks away.

Shelter staff will work with clients in implementing strategies for utilizing the transit including:

- Post transit schedules and metro maps in the shelter
- Communicate new information from Metro by posting this information or by relaying the information through caseworkers' individual work with clients
- Make referrals to collaborative partners who provide bus passes for clients
- Pay for taxis when a client has a medical appointment. Preble Street maintains a contract with a local taxi service to ensure reliable service for clients.
- Previous to the pandemic, caseworkers provided transportation to clients for apartment viewing or meeting with potential landlords. Preble Street is currently working on safety protocols for transporting clients in a safe manner so to be able to resume providing this service.
- Assist clients with RTP applications for MaineCare transportation for medical appointments via phone or fax services as required by RTP
- Providing bicycle storage outside the shelter or at a secure Preble Street location for longer storage needs.

X. Social Services: Onsite and Offsite

As a professional social work agency, Preble Street incorporates casework into all services it provides. In this Wellness Shelter, onsite case management will be the main driver in helping people get housing.

Preble Street's Caseworker Core Competencies (**see Exhibit 5**) include "Accountable", "Advocate and System Navigator", "Critical Thinker and Problem Solver", all of which lead to proficiency in providing on-site support services.

As a shelter provider, Preble Street staff assist clients in accessing Maine Housing's Rent Smart Program, securing birth certificates and ID's to start the housing and employment process, and applying for rental subsidies and benefits. This includes providing access to an LCSW at the agency to provide evaluations for

essential housing subsidies, just as a current Preble Street Program Director who is an LCSW provides evaluations to clients of the City of Portland Oxford Street Shelter who are applying for Bridging Rental Assistance Program or Shelter Plus Care.

The lower level of the Wellness Shelter includes administrative area and two client consultation rooms for these specific purposes. The consultation rooms will also be available to collaborative partners to use. The lower level can be accessed by an existing elevator. Engagement and casework is also done in areas throughout the shelter level, at tables, the front desk, near the laundry, and outside in the private courtyard. This low barrier approach incorporates any natural, informal meeting times to work on client goals in addition to formalized, scheduled appointments that take place on the lower level.

In collaboration with community health partners, staff regularly make referrals for offsite counseling, employment, educational and training programs.

Immediately across Portland Street from the Wellness Shelter is the Maine Medical Center Learning Collaborative. Across Preble Street is Greater Portland Health. Preble Street works closely with these collaborative partners and coordinates with them, making referrals, warm hand offs (literally walking the client across the street), and linkage for:

- Medical Services
- Mental Health Services
- Substance Use Services
- Peer Services

The City of Portland General Assistance Office is located one block away on Lancaster Street and caseworkers refer and support clients to access those services.

The Maine Homeless Legal Project was started as a collaborative effort between Preble Street and volunteer lawyers from firms throughout Portland who provide pro-bono legal services to individuals experiencing homelessness. With the opening of the Wellness Shelter, Maine Homeless Legal Project will again meet clients at this location and assist them with legal needs.

Recognizing the need for spiritual health, one of the community partners in the Preble Street Outreach Collaborative, Grace Street Ministries, will provide services onsite and offsite.

Preble Street participates in the Greater Portland Workforce Initiative (GPWI) and connects individuals who are homeless with employment services and training programs through GPWI.

Membership in the Greater Portland Addiction Collaborative, the Long Term Stayer Meetings, along with many other partner meetings and collaborative efforts, allow for client referral and linkage to a variety of mental health, substance use, treatment and entitlement benefit programs.

Additionally, Preble Street targeted case management programs will also serve clients of the Wellness Shelter including the:

- Veterans Housing Services

- Anti-Trafficking Services
- Homeless Voices for Justice peer program
- Rapid Rehousing Program – a partnership with Maine Housing
- H.O.U.S.E. (Homeless Opioid Users Service and Engagement Program) – a partnership with Greater Portland Health
- Medication Assisted Recovery Program – a partnership with Greater Portland Health

Accessing both community and Preble Street services paves the way to housing and independence for the clients of the Wellness Shelter.

XI. Monitoring Reports

On a regular basis determined by the City of Portland's Health and Human Services Department (HHS), Preble Street will submit reports to HHS and the City of Portland Police Department that include:

- Number of unique individuals served at this specialized shelter
- Total number of bednights accessed at this specialized shelter
- Number of intakes during that reporting period
- Total number of individuals who had previously been unsheltered and staying outside in Portland
- Total number of individuals served who experience untreated mental illness
- Total number of individuals served who struggle with substance use
- Total number of chronically homeless individuals accessing the shelter
- Total number of individuals who are defined as having long time stayer status
- Number of housing placements
- Record of neighborhood concerns and resolutions
- Summary of meetings with individual neighbors, neighborhood associations and businesses
- Number of crisis calls for service
- Record of police calls for service related to mental health, substance use or other reasons and outcomes

Additionally, Preble Street will submit regular reports to the funding sources of the Wellness Shelter, as required (United Way, State of Maine, Maine State Housing Authority, etc.) In addition, Preble Street is an active member of three planning and monitoring entities – the local Emergency Shelter Assessment Committee, the Region One Homeless Council, and the Maine Continuum of Care. Preble Street will regularly report on the Wellness Shelter at those meetings.

While the COVID-19 pandemic is occurring, Preble Street also actively participates on Portland Shelter and COVID Homeless Needs meeting on weekly calls and the Coordinating Clinical Support-COVID & Portland Homeless Providers biweekly meetings facilitated by the DHHS Commissioner's Office. Preble Street reports on all their shelters at these meetings.

This Management Plan is subject to periodic updating and review. Preble Street shall give to the Office of the Planning & Urban Development written notice and an opportunity to comment to material changes to this Management Plan.

Exhibit 1: Staffing Plan and Sample Staffing Schedule

The staff team will be led by a Program Director with expertise in management of programs working with individuals experiencing homelessness as well as extensive training in mental health and substance abuse issues. Supervisors with extensive experience in homeless and/or residential services will take responsibility for task supervision during weekend and overnight shifts and will report directly to the program Director. Caseworkers and Housing Support Workers will receive extensive training in crisis intervention, mental illness and substance abuse issues, CPR, First Aid, housing first, trauma informed care and harm reduction as well as an orientation to Preble Street's low barrier model and area resources. It is anticipated that all staff will receive three weeks of training and assisting in other Preble Street sites before the Wellness Shelter opens.

To summarize, the proposed staffing team includes:

- 1 Senior Director of Social Work
- 1 Program Director
- 3 Supervisors (including an Overnight Supervisor)
- 14 Caseworkers (1st & 2nd shift) and Housing Support Staff (3rd shift) (FT and PT)
- 1 Program Administrator
- Janitorial Services staff
- As Needed Staff to cover gaps during staff training/vacation/holiday time

Typical Day Staffing Pattern

Staffing will take place in three shifts each day – a daytime shift, an evening shift, and an overnight shift. All staff members will be awake at all times. There will never be fewer than three staff members present on site. Most day and evening shifts will include four or five staff members present on site, including one supervisor and three or more line staff. Overnight shifts will have a minimum of three staff.

The following chart outlines the basic staffing pattern.

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
8am-4pm	FT#1	FT#1	FT#1	FT#1	FT#1		
“Daytime”	FT#2	FT#2	FT#2	FT#2	FT#2	PT	PT
	PT	FT#3	FT#3	FT#3	FT#3	FT#3	PT
	PT	PT	FT#4	FT#4	FT#4	FT#4	FT#4
	FT#5	FT#5				FT#5	FT#5
			Sup#1	Sup#1	Sup#1	Sup#1	Sup#1
		PD	PD	PD	PD	PD	
4pm-12am	FT#6	FT#6	FT#6	FT#6	FT#6		PT
“Evening”	FT#7	FT#7	FT#7	FT#7	FT#7	PT	PT

	PT	PT	FT#8	FT#8	FT#8	FT#8	FT#8
	PT		FT#9	FT#9	FT#9	FT#9	FT#9
	FT#10	FT#10				FT#10	FT#10
		Sup#2	Sup#2	Sup#2	Sup#2	Sup#2	
12am-8am							
“Overnight”	FT#11	FT#11	FT#11	FT#11			
	FT#12				FT#12	FT#12	FT#12
				FT#13	FT#13	FT#13	FT#13
		PT#1	FT#14		FT#14	FT#14	FT#14
	Sup#3	Sup#3	Sup#3	Sup#3			

Exhibit 2: Preble Street Management Core Competencies

Management Competencies: Eight Core Competencies

A competency is a broad indicator of best practice; an area of knowledge critical to be able to perform your job well. Competencies are also connected to the goals and outcomes of the larger agency. These management competencies will provide a framework for training, coaching and evaluation to support your management level role and supervisory/management responsibilities.

Self-Aware

- Works to be conscious of own strengths and motivations, manages assumptions and professional development needs.
- Attends to own personal wellness and responsibility, and promotes this in the work environment.
- Provides individual and team feedback based on open, objective observation.
- Uses a strength-based approach to promote learning and professional development as a supervisor.

Effective Communicator

- Communicates in a clear, organized manner.
- Applies active listening skills by checking for understanding and asking for clarification.
- Encourages diverse perspectives.
- Applies skills in communicating with diverse interaction and learning styles.

Problem-Solver/Decision-Maker

- Identifies and analyzes challenges and implements solutions from a strength-based perspective.
- Evaluates information and resources to develop viable, sustainable solutions.
- Facilitates effective problem solving, consulting with others when appropriate.
- Uses supervision to communicate obstacles to accomplishing essential job functions and goals.
- Effectively prioritizes issues and projects in alignment with goals and outcomes of Preble Street.

Accountable:

- Displays an understanding of essential job functions.
- Creates a standard of work and follow-through to ensure the standard is upheld.
- Dedicated to meeting and exceeding exceptional service and performance.
- Maintains knowledge of and compliance with Preble Street policy, procedures and legal obligations.
- Displays continuous work toward understanding, integrating and achieving supervisory best practices.
- Monitors performance measures connected to programs and activities.
- Demonstrates financial stewardship including the careful use and protection of financial resources.
- Acts in a professional and ethical manner.
- Creates and facilitates effective, relevant and productive agendas and meetings.

Team Builder

- Inspires and fosters team commitment, trust and group excellence and positive morale.
- Coaches and guides employees towards desired outcomes.
- Promotes positive partnerships and collaboration within the agency and throughout the community.
- Encourages group problem solving through collaborative decision-making, when appropriate.
- Promotes the team in working collectively in support of the agency mission.

Talent Manager

- Ensures appropriate selection and development of qualified staff.
- Swiftly and confidently addresses performance problems.
- Ensures compliance with Human Resources policies and procedures.
- Develops employees through effective, proactive coaching and mentoring.
- Actively works with employees to facilitate continuous improvement.
- Assesses individual, program and agency strengths and weaknesses to increase effectiveness of performance.

Cultivator of Cultural Competence and Diversity

- Challenges stereotypes and holds self and others accountable for addressing bias or prejudice.
- Fosters an inclusive workplace where diversity and individual differences are valued.
- Develops and maintains a culturally diverse environment.
- Uses fair and equitable hiring practices.
- Fosters a culture that promotes creativity and innovation in alignment with the Preble Street mission.

Strategic Leader

- Builds a shared vision and acts as a catalyst for change.
- Influences others to translate a vision into positive action.
- Participates in succession planning efforts and development plans.
- Supports strategic planning by connecting implementation plans to current and future agency goals.
- Applies varied perspectives to develop goals and strategies in line with the Preble Street mission.
- Effectively communicates program initiatives, strengths, and challenges within and across programs.
- Ensures coordinated programming and service provision through active communication and collaboration across the agency

Exhibit 3: Preble Street Caseworker Core Competencies

Preble Street

Caseworker Core Competencies

The mission of Preble Street is to provide accessible barrier-free services to empower people experiencing problems with homelessness, housing, hunger, and poverty, and to advocate for solutions to these problems.

Preble Street develops a culture of casework teams who understand and practice the following throughout their role:

- Relationship is the foundation of our work
- Social work is rooted in love, compassion and curiosity
- Dignity, self-determination, and respect is inherent in how we work with all clients and each other

A competency is a broad indicator of best practice, and an area of knowledge essential to be able to perform a job effectively. Competencies are connected to the goals and outcomes of the larger agency. These casework competencies will provide a framework for ongoing training, coaching and evaluation.

Throughout this document our reference of colleagues is inclusive of co-workers across agency and community partners,

Oriented to Mission

- Promotes working collectively in support of the mission as an individual and as a member of the team
- Works to advance social and economic justice by connecting direct services work and policy change
- Demonstrates a commitment to client centered service provision utilizing person-first language, a strengths-based, non-judgmental approach, and offering low-barrier services
- Builds relationships based on unconditional positive regard, empathy, and authenticity
- Develops awareness of how systems of oppression including racism, sexism, xenophobia, ableism, homophobia, transphobia, classism and/or other social dynamics intersect and combine to impact us as individuals and the people we serve based on the multiple identities we each hold
- Ensures that delivery of services is inclusive and accessible

Oriented to Population

- Cultivates knowledge of the experience of those served across Preble Street programs including adult and youth homelessness, trauma, human trafficking, military service, mental illness, and substance use
- Develops comprehensive knowledge of resources necessary for the stability of clients including but not limited to housing, food, primary and mental health care, substance use treatment, education, legal services and employment
- Utilizes social work assessment to help understand client behavior
- Learns and implements evidence based best practices including but not limited to person centered care, trauma informed care, harm reduction, motivational interviewing, and Housing First

Self-Aware

- Utilizes reflective and critical thinking skills to gain insight into the impacts of personal experience, privilege, marginalization, bias, and prejudice and how they shape assumptions, worldviews, values, and beliefs
- Applies principles of mindfulness to enhance capacity to pause and respond rather than immediately react
- Utilizes supervision in an open and self-reflective manner in alignment with the agency definition of supervision
- Receives and provides feedback in a professional manner based on open, objective observation and individual professional development needs
- Takes responsibility for personal wellness, and promotes this with colleagues

Effective Communicator

- Communicates in a clear, organized manner in both verbal and written communication
- Applies active listening skills as a foundation for developing professional relationships
- Demonstrates openness to and respect for diverse perspectives
- Adapts communication strategies as required to effectively communicate with a diversity of individuals
- Ensures coordinated programming and service provision through active communication and collaboration across the agency

Promotes Safety

- Ensures safety in our programs through relationships, assessments, self-awareness, de-escalation strategies, crisis intervention and compliance with program and agency policies and procedures
- Practices effective crisis intervention skills, conducting crisis and risk assessments in consultation with supervisor and team and providing intervention, support, and follow up as appropriate in accordance with agency protocols
- Establishes and maintains professional boundaries with colleagues and clients, utilizing supervision and other appropriate resources to ethically navigate boundary challenges as they arise
- Monitors, assesses, and intervenes to maintain a safe working environment both in the community and within low barrier program spaces

Accountable

- Maintains knowledge of and compliance with Preble Street policies, procedures, and legal obligations
- Maintains professional, timely documentation of services provided to clients in a manner consistent with program and agency practice
- Develops, implements, accesses, and updates client-driven service plans with consistent follow-through, regular monitoring, and support to the client throughout each stage of the plan
- Practices effective time management, works efficiently in tight time frames, and responds in a timely way to clients and colleagues to ensure adequate follow-through
- Reliably completes tasks assigned or undertaken in alignment with job description

Advocate and System Navigator

- Works from an empowerment perspective in support of client efficacy
- Collaborates with colleagues in a professional manner that promotes respect and increases access to quality care for clients
- Navigates systems and resources relevant to client needs, and advocates for access to these systems and resources
- Engages in advocacy for and with clients at all levels, including direct services, community resources/benefits administration, and policy changes/legislation
- Maintains familiarity with and actively supports the advocacy work of Preble Street by connecting direct services and policy change

Critical Thinker and Problem Solver

- Applies problem solving techniques and informed professional judgment in order to practice solution-oriented approach to challenges
- Positively contributes to the planning and implementation of sustainable improvements in service delivery and the quality of services
- Demonstrates an ability to navigate client services through assessment and research, identifying available options, and taking appropriate action, including identifying when to consult with a supervisor
- Aims to work to the highest level of autonomy within the scope of the position

- Maintains ethical practice at all times, supported by the use of appropriate resources, including team members, supervision, legal and ethical codes, and the agency mission, policies, and resources

Collaborative Member of Program and Agency

- Grows professionally through actively engaging in the three components of agency supervision; administrative, educational, and supportive
- Maintains a flexible, team-oriented approach to the work and assumes positive intent with colleagues
- Readily and actively participates in program and agency-wide activities and initiatives
- Practices direct, respectful, solution-oriented collaboration, within team, agency, and colleagues
- Recognizes and acts on opportunities to promote and integrate team member diversity to strengthen teams and improve client services

Exhibit 4: Preble Street Training Material Outline

Preble Street Required Training for All Staff

I. Orientation:

- Preble Street Handbook and Policies
- Confidentiality Policy and Unlawful Harassment Policy
- Exposure Risk Policies (Universal Precautions, Bloodborne and Airborne Pathogens)
- Incident and Accident reporting, Worker's Compensation, and Trauma Protocol

II. Maintaining a Safe Work Environment:

- Boundaries & Confidentiality,
- Crisis Prevention, Intervention, and De-escalation,
- Challenging Behaviors
- Emergency Services
- Intervention Basics
- Weapon Policy and Trauma Procedures
- Emergency & Non-Emergency Procedures
- Mental Health Crisis Intervention
- Overdose Response Training

Additional Annual Training:

- Unlawful Harassment & Safety Training
- Video Display Terminal Training (for office staff)

III. Specific Program Training

Adult Services

Residential Services (Logan Place/Florence House/Huston Commons):

- History & Logan Place/Florence House/Huston Commons Policies
- Harm Reduction
- Social Services Tour
- Police Interaction Protocol/Referral Guidelines
- Personal Safety & De-escalation Techniques
- Boundaries & Confidentiality
- Challenging and Unsafe Behaviors
- Steps for Safe Interactions
- Co-occurring Mental Health and Substance Use Disorders
- Mental Health Intervention Training
- Developing Positive Relationships
- Assessing for Suicide
- Stages of Alcoholism/Withdrawal/Overdose/Recovery
- Substance Abuse and Victimization
- History and Principles of Supportive Housing

Wellness Shelter/Florence House:

- Shelter Procedures and Policies (including Intake Procedures, On Call Procedures, Illegal Substance Policy, & Overflow Plan)
- Emergency Interventions/Police and Medcu Protocols
- De-escalating & Addressing Difficult Behaviors
- Boundaries & Confidentiality
- Suicide Intervention
- HMIS Training (Program Administrator)
- Sexual Assault & Victim Advocacy 101 (SARSSM)

Case management Programs (Veterans Housing Services/Anti-Trafficking Services/Health Services):

Anti-Trafficking Services (ATS)

- Staff roles and responsibilities
- Human Trafficking 101 (Human Trafficking, Labor Trafficking and Sex Trafficking in Maine and beyond)
- Grants and funding
- Competencies (Preble Street core competencies, ATS core competencies, harm reduction principles, professional development)
- Case manager role (caseloads, rapport building, service plans, client closings)
- Intake process
- Specifics for working with MVOTs
- Documentation
- ATS protocols (subpoenas, hoteling, after-hours)
- Safety planning
- Maine Housing Matrix
- Supervision and case review
- Supplemental readings and webinars

Veteran Housing Services (VHS)

- VA SSVF (Supportive Services for Veteran Families) orientation and federal training modules
- Overview of Bangor, Lewiston and Portland VHS offices and community partners
- Functional zero goals for Maine

Health Services

- Social determinants of health
- Health needs of the homeless in the community
- Shadow shifts with Maine Medical Center staff at the MMC/PS Learning Collaborative
- Harm reduction
- Medication Assisted Treatment (MAT)
 - Research (readings and scholarly articles)
 - Protocols for Greater Portland Health MAT
- Shadow shifts with Street Outreach

Teen Services**Teen Center:**

- Agency Overview
- Drop in Policies/Rules/ Regulations
- Confidentiality
- Consumer Needs, Issues, and Characteristics
- Boundaries
- Harm Reduction/Drugs & Alcohol
- Case Management/Paperwork/Resources
- Child Abuse Reporting (DHHS/CPS Training)
- Crisis Intervention
- Outreach
- Program Assistant (HMIS Training)

Joe Kreisler Teen Shelter:

- Joe Kreisler Teen Shelter Policies /Rules
- Intake/ Discharge Procedures
- Confidentiality
- Child Abuse Reporting (DHHS/CPS Training)
- Police/Medcu/Fire Department Procedure
- Emergency & Evacuation Procedure
- Emergency Preparedness Plan/Overflow
- Suicide Prevention
- Upon Hire and as required by license:
 - Physical exam for staff
 - TB testing
 - First Aide/CPR (American Red Cross)

IV. Additional Training from Outside Sources:

University Of Maine -- Motivational Interviewing, Ethical Decision Making, Communicating One on One, Using Feedback Effectively, Constructive Conflict Resolution, Anger as Information, The Practice of Supervision, Assessing the Risk of Violence, Stepping Up to Supervisor, Critical Thinking, Compassion Fatigue, Managerial Courage, Negotiation Skills, Coaching to Enhance & Improve Performance

Co-Occurring Collaborative of Southern Maine – some examples are:

Multi-Cultural Responsiveness in Maine, Co-Occurring Disorders and the Criminal Justice System, Meth on the Move, Psychiatric Care of Patients in the ER Department, Treatment & Recovery Philosophies

Nancy Ansheles CATALYST Trainings – regular contracted professional training on improving effectiveness of work and programs

Sexual Assault Response Services of Southern Maine – Trainings for new staff and programs as needed on sexual assault, medical and legal issues.

American RedCross – First Aid and CPR for agency staff on a quarterly basis.

DHHS –Mandated Reporting

David Mandt & Associates – Mandt System Training



Day One -Training on Mental Health and Substance Use Disorder

Portland Police Department – Police Interaction and Relationships, CIT Officers and Crisis Intervention

Maine Medical Center/Preble Street Learning Collaborative – Ethics in the Health & Mental Health Care, training specific to medical conditions with high incidence among individuals experiencing homelessness



PREBLE STREET SERVICE AGREEMENT

Preble Street offers many services including help with basic needs, employment services, casework, and housing. Preble Street also offers three meals a day in their shelter and 24 hour accessibility.

Preble Street staff is available to answer questions, make referrals, and to make appointments with you. We encourage you to meet with a caseworker if you have problems with housing, hunger, income, employment, or getting connected to services in the community.

Preble Street welcomes everyone and expects all who come here to help us maintain a safe space in which everyone is respected.

To be a safe and respectful place Preble Street does not tolerate the following:

- Violence
- Threatening
- Unwanted sexual advances (physical or verbal)
- Hate speech
- Drug or alcohol use on site
- Drug exchange, use, possession or buying/selling on or near our property

If a person is suspected of any illegal activity such as exchanging or dealing drugs, you will be asked not to come to our programs. We will also report our concerns to law enforcement and will work with the Portland Police Department to eliminate criminal behavior at Preble Street and in our neighborhood.

I, _____, have read/had this read to me and understand what Preble Street can offer and how Preble Street works on keeping its programs safe and respectful.

Client Signature

Date

Staff Signature

Date

Racial and LGBTQ+ Client Demographics at Preble Street

Racial data from 10 Preble Street programs show that a high percentage of people of color access Preble Street services. Twenty-two percent (22%) of individuals needing to access Preble Street programs are Black, Indigenous, or people of color. This is over 3 times the percentage of Black, Indigenous and people of color in Maine. Comparatively, the US Census data reports that seven percent (7%) of Maine's population are Black, Indigenous, or people of color.

Thirty-eight percent (38%) of the people that use Preble Street's Quarantine Shelter for individuals and families who are COVID positive or are waiting the result of a COVID test and need a safe place to quarantine and heal, are Black, Indigenous or people of color. This is unsurprising as Maine had the worst COVID-19 racial disparity in the nation this summer with Black people in Maine being 20% more likely to contract COVID-19.¹

Preble Street provides a small, specialized shelter for homeless youth, and thirty-seven percent (37%) of people using the shelter are people of color. In one of the casework programs, twenty-five percent (25%) of the Anti-Trafficking Services clients are people of color and one of the Housing First Programs, Logan Place, provides twenty-three percent (23%) of housing first services to chronically homeless individuals who are people of color.

Preble Street does not request or collect information on individual's sexual orientation. In the United States, Lesbian, Gay, Bisexual, Transgender, Intersex, and Queer (LGBTIQ+) make up 20–40% of homeless populations.²

A recent study showed that LGBTQ youth are 120% more likely to experience homelessness than non-LGBTQ youth. It is estimated that approximately 7% of the youth in the country are LGBTQ while approximately 40% of youth experiencing homelessness are LGBTQ.³

Individual gender is collected upon intake at Preble Street. The majority of programs have one percent (1%) non-cisgender individuals receiving services but notable is the Teen Services with its small, specialized Kreisler shelter, reports seven percent (7%) of the youth are non-cisgender.

¹ <https://www.mecep.org/black-mainers-now-20-times-more-likely-than-whites-to-experience-covid-19-and-the-disparity-is-growing/>

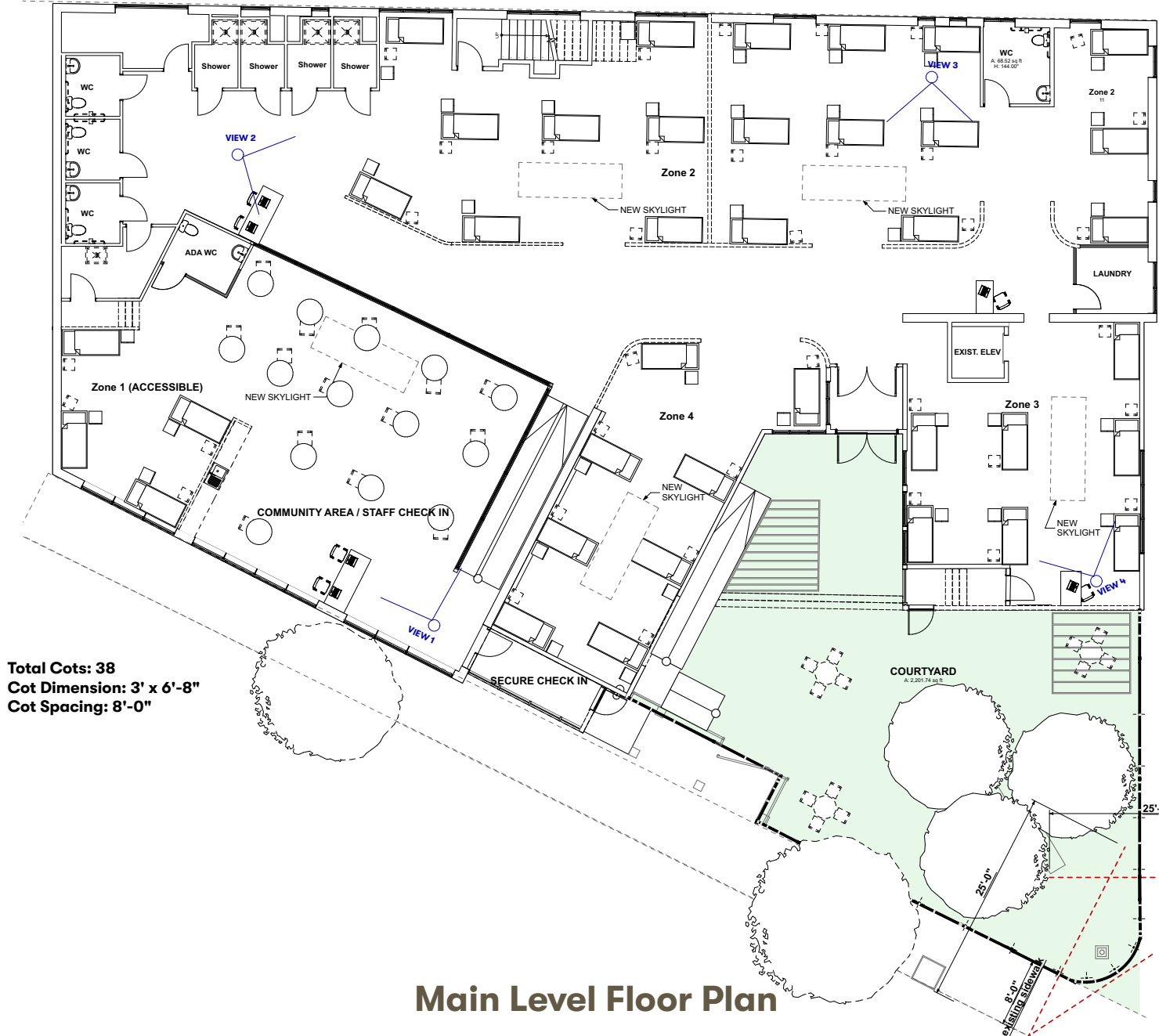
² <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6695950/>) ([Int J Environ Res Public Health](#). 2019 Aug; 16(15): 2677. LGBTIQ+ Homelessness: A Review of the Literature [Brodie Fraser](#),* [Nevil Pierce](#), [Elinor Chisholm](#), and [Hera Cook](#)

³ <https://truecolorsunited.org/our-issue/>



Significant numbers of people who face multiple social injustices and severe racial inequities comes to Preble Street for services. The intersectionality of the discrimination and stigma experienced by people of color and LGBTQ+ individuals who are also experiencing homelessness must be considered when working towards solutions.

This small, specialized Emergency Wellness Shelter that will prioritize unsheltered individuals who have serious health issues, will include a substantial number of people who are Black, Indigenous or people of color as well as LGBTQ+. Creating a service option for these individuals is a step toward social justice.



Main Level Floor Plan

Preble Street Resource Center

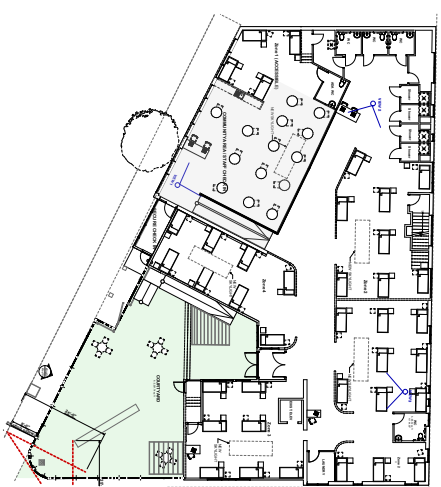
Preble Street
 5 Portland St Portland ME 04101



1 View 1: View from Client Entry



2 View 2: View from Staff Area to Zone 2

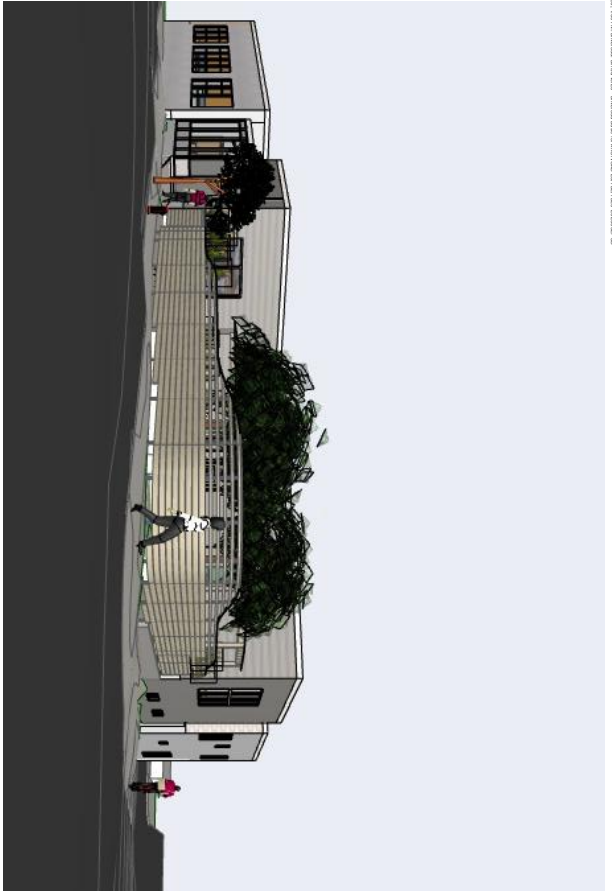


INTERIOR VIEWS

[illegible]

Preble Street Resource Center

Preble Street
5 Portland St Portland ME 04101



1 Fence - South East



2 Fence - Entry



3 Fence - Birds Eye View
SCALE 1/8" = 1'-0"

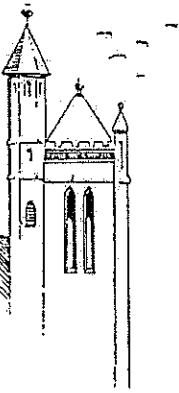


4 Fence - Interior





STATE STREET CHURCH
United Church of Christ
Rev. Dr. Scott DeBlock, Interim Pastor



October 15, 2020

Jon Jennings
City Manager
City of Portland
389 Congress Street
Portland, ME 04101

Dear Jon,

We respectfully request that the City of Portland do all it can to support the effort of the private, nonprofit agency Preble Street to turn its facility at 5 Portland Street into a new 24/7 Wellness Shelter.

This initiative is desperately needed with so many people sleeping outside, during a public health emergency, as winter approaches. Preble Street is not asking for City funds to do this, and is only seeking Planning Board approval to do necessary Covid19-informed renovations to the building.

We are calling on the Mayor, the City Council, and the City Manager to fully support this important effort, and to expedite the approval process so this new shelter can open as soon as possible.

Sincerely,

The Rev. Dr. Scott A. DeBlock
On behalf of the Council of the State Street Church UCC

Wellness Shelter

Leah Rush <girl6767@me.com>

Oct 23, 2020 12:06 AM

Posted in group: **Planning Board**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

*Thank you,
Leah Rush*

Preble Street

Charlotte McAlpine <csrallton@gmail.com>

Oct 22, 2020 4:28 PM

Posted in group: **Planning Board**

To whom it may concern,

Please allow Preble Street Resource Center to open this winter to 40 homeless persons. Not having access to the shelter will do great harm to the homeless community of Maine. The homeless community relies on the shelter and without it many will turn to less safe alternatives. It is imperative that you allow the shelter to open before it is too late.

For people who cannot afford to put a roof over their head, Preble Street gives them a place to call home, to know they are warm and safe. While you are warm in your house on cold nights, think of what it would feel like to go without the basic things that most of us take for granted. Think about your son or daughter on the street - wouldn't you want them to have a place to go? I didn't learn about Preble Street until I spoke with the mother of a friend of mine. He was homeless for a time and Preble Street offered him a place to eat and stay. It breaks my heart that he was in this position but the one bright spot is that places like this offer warmth to people who are cold.

Please do not turn your back on the citizens of Maine who need your help the most.

Thank you for your time and consideration,
Charlotte McAlpine

An Unmet Need In Our Community

Rachel Robinson <freckleslovestoread@gmail.com>

Oct 22, 2020 3:14 PM

Posted in group: **Planning Board**

Dear Mayor Snyder,

I am writing you today to express the urgent need in our community to support unhoused people. Unhoused people have been grossly neglected during the COVID-19 pandemic, and their vulnerability will only increase as the weather becomes colder. As a person of enough financial privilege to have a comfortable place to spend the winter months, I am urging you, another person of financial privilege in our community, to see this need. I also implore you're to act on this need by approving Preble Street's plan to open a forty bed winter shelter. This facility needs to be approved quickly if it will be ready in time to provide for our community. I am calling upon you to take action, and your ability to answer this call is an essential element of the job you have been entrusted with. Please act on compassion, as your community is counting on you.

Thank you so much for your time,

Rachel Robinson

Housing Crisis in Portland

Bob Keal <bobkeal@gmail.com>

Oct 21, 2020 8:26 AM

Posted in group: **Planning Board**

Hello,

As a longtime visitor/tourist and erstwhile resident of the Portland area, I have been deeply disturbed by the images and stories surfacing this year regarding the housing crisis in Portland, ME. As a city that serves as the gateway to "Vacationland," it is a black eye on the face of your city that you have not prioritized taking care of your permanent residents--especially those who are unhoused. I implore you to think ahead, to think big, and to invest the necessary capital to care for the unhoused residents of the Portland area. Winter is fast approaching, and cold nighttime temperatures are already upon us. The time to enact a temporary, sweeping solution *and* to enact real change within law enforcement and city services has long since passed. The time to act is now. Please do what is right and necessary to care for our unhoused neighbors. When one of us is in dire straits, when one of us is hungry, when one of us is without a home, we all are.

Sincerely,

Bob Keal

Preble street

Brett Wagenheim <brettwagenheim@me.com>

Oct 22, 2020 12:50 PM

Posted in group: **Planning Board**

To those it may concern,

I'm writing on behalf of the folks that may not have the resources, shelter and access to advocate for themselves. Please help find space and shelter for the homeless in Portland. Preble street's tireless commitment to helping provide food, shelter and assistance to those in need, is critical, now more than ever. Let's help our fellow humanity survive.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you for your time. Do the right thing.

Brett

Support for Preble Street's 40 Bed Shelter

Tyler Kalahar <tylerkalahar@gmail.com>

Oct 21, 2020 3:36 PM

Posted in group: **Planning Board**

Good afternoon to the elected officials and civil servants on this email.

My name is Tyler Kalahar. I'm a voting member of the Portland community that lives at 10 Alba St B, Portland, ME 04103.

I am writing to support Preble Street opening an emergency 40 bed shelter this winter. Getting these beds in place is a life and death matter for the houseless community and I ask for care and empathy while handling this urgent matter.

Sincerely,

Tyler Kalahar
Cell Phone (989) 370-2658

Re: Preble street facility and jail housing

Ryan Dunfee <ryandunfee85@gmail.com>

Oct 21, 2020 4:03 PM

Posted in group: **Planning Board**

Dear city leaders,

I want to first thank you for trying to find solutions for the city's unhoused, especially as winter approaches. How we care for our most vulnerable says the most about us as a community.

It continues to be frustrating to hear that Preble Street is not yet allowed to go forward with their plans to operate an emergency shelter, and a proposal is up instead to house folks at a dorm-style corrections facility. I am for whatever housing our unhoused neighbors say fits their needs. But it seems that an experienced social service provider with an existing facility and experience with this population should be allowed to do what they do best at their own facility instead of considering a new jail-adjacent space.

I wish you the best of luck in making a wise and equitable decision in finding housing for all Portland residents.

Sincerely,
Ryan Dunfee
181 Whitney Ave, Portland, ME 04102

Opposition to 5 Portland St and 55 Portland St Shelters

Chris St.Pierre <stpierrechris4@gmail.com>

Oct 21, 2020 4:03 PM

Posted in group: **Planning Board**

Planning Board Members,

I am a property owner around the corner from Portland Street and I have encountered and witnessed first hand the influx of problems in this neighborhood. The proliferation of hard drugs and the city's inaction have made a bad problem worse. While I understand the issues related to COVID-19, I disagree with the lack of progress made on finding shelter for the homeless population, used needles littering the streets, lack of trash receptacles and public facilities resulting in feces and urine on my property and others.

I support helping people in need, but when will the city finally diversify the services by relocating facilities into other parts of the city instead of concentrating all of them into one neighborhood? Diversification is the only fair decision to make.

Unfortunately, I do not support any additional social service facilities in this neighborhood. Please find another location.

Sincerely,
Chris St.Pierre

Preble Street & Human Beings

Courtney Bowers <courtneyb@mainelockerproject.org>

Oct 21, 2020 2:55 PM

Posted in group: **Planning Board**

Hello,

I understand that there are a lot of issues that cities and their governing boards have to take part in and find solutions to. Being the humans that we are, there is that deep desire to constantly move forward and avoid suffering. I do believe that's how humanity got to this point of deep divide.

Unfortunately, suffering is a part of life and it's even more unfortunate to be a part of a cycle of suffering when it is outside of your control. AKA the perpetuating cycle that homeless folxs seem to find themselves in.

In the Four Noble Truths brought forward by Buddha, there's the thought that suffering can be alleviated. I believe, as do many other of my peers, that through the conversion of Preble Street that there can be alleviation for 40 individuals. 40 individuals that are going to get the care and support needed to feel like they're human, to engage in our society in ways that allow them to feel productive and truly be so. I have experienced the grips of poverty and that is something that will live with me forever. and can only imagine what these houseless folxs are experiencing day in and day out.

I hope moving forward, we as a society, can work together to serve and protect those who are vulnerable and need a shoulder to lean on while they get back on their feet.

Please, if there is anything that I can do to help aid in this moving forward, do let me know. Until then, I hope you and all your colleagues are staying safe and warm in these coming months.

Be well,

Courtney Bowers

Request to approve Preble Street's Wellness Shelter

Cassandra McDermott <cassandrasmcdermott@gmail.com>

Oct 21, 2020 6:27 AM

Posted in group: **Planning Board**

Dear Planning Board Faculty and Staff,

I currently work as a caseworker at the Preble Street Teen Center, and I am devastated at the thought of our homeless youth sleeping outdoors in the event that the youth shelter becomes full this winter (which often happens during the coldest months of the year!). Please do now allow not only our homeless folks over 21 to sleep outside during a pandemic, but also please keep in mind that this shelter is often a back-up option for youth (folks between the ages of 12 and 20)!

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Kindest regards,
Cassandra McDermott

Portland's Unhoused Yet Again Being Mistreated

Amanda Bonnevie <amanda.bonnevie@maine.edu>

Oct 20, 2020 9:34 PM

Posted in group: **Planning Board**

Mayor Snyder et. al.,

I can't believe that the same person I saw crying on the local news after a "listen in" with Portland's unhoused community just a few months ago is planning to put them in the Cumberland County Jail this winter. Were those just crocodile tears? I remember feeling frustrated seeing you on the news that day, crying as if somehow you had no idea the reality this city was facing; as if you had never looked closely enough to see. Those of us who have been present and supported the cause of helping the unhoused for years have known for a long time of this reality, and I personally was angry that you had the audacity to be crying about it on TV as if you only just now realized how harsh it is out there for so many. I thought "stop crying and DO something about it!"

Well, here you all are, doing something - putting people in a jail. It's unconscionable when you have the power to do so much better for this community. You want to sweep these people under the rug and make the ugly problem go away for the tourists, but you don't seem to give a damn about actually doing right by the human beings that you along with the rest of society so eagerly throws away. I'm absolutely disgusted by it. I hope that you receive many emails like this one because while I don't agree with cancel culture, there are some things people should be ashamed of and this is one of them.

There are empty hotels, there are apartment buildings, there is the Resource Center that could all be converted into housing. I know Jon Jennings only cares about condos and luxury hotels but the rest of us have to live here too, and your dehumanization of unhoused people cannot continue. Figure something out. It's literally your job.

Thanks,
Ada Bonnevie

a jail is not a home

Annie Dodson <ad7685@bard.edu>

Oct 20, 2020 5:55 PM

Posted in group: **Planning Board**

Dear Mayor Synder, city councillors, and other esteemed leaders,
My name is Annie Dodson, and I am a Portland resident and student.
I am simply appalled.

I genuinely do not understand the mentality it takes to think that housing people in a jail is a good idea.
The unhoused community of Portland is hurting, constantly, because of your shoddy leadership and lack of action regarding the years-long housing crisis in our city. For years, Portland officials have followed the concept of "out of sight, out of mind," pushing unhoused folks further out of their sight and onto the fringes of our society and our city.
And now, you think the best solution to help people out is to "house" people in a *jail*. I shouldn't even have to get into the horrible parallels here -- but I will.

Homelessness has already been criminalized by Portland, by making camping out illegal, and many other acts which limit peoples' abilities to simply exist in public. Now, to show that you care about giving people homes, you literally put them in a jail. You've already said that unhoused people are basically criminals by criminalizing their essential behaviors, and now, you jail them. The symbolism *alone* should tell you why this is a horrible idea. Not to mention how incarcerated individuals are also pushed out of sight, out of mind, which is another issue, but is deeply connected to this. Stop "othering" people. We are all people in this together. You all likely have systemic privilege, in one way or another, but you are not above an incarcerated person, or an unhoused person. Please show some real solidarity.

Think bigger. Get rid of the hotels, the gentrification, the AirBnbs. Give people homes, now-- not a prison.
I am ashamed. This is not a solution-- it is not sustainable, it is not humane, and all it does for *you* is reflect your lack of social awareness.

Please, please solve the housing crisis. Make housing available, for free, and right now.

Thank you for your time,
Annie

--

Annie Dodson '23 (she/her)
(207) 400-1806
ad7685@bard.edu
annedodson7@gmail.com

Preble Street

Annika Moltz <annikamoltz@gmail.com>

Oct 23, 2020 12:40 PM

Posted in group: **Planning Board**

Hello,

I am writing to ask that you please approve the Preble Street conditional use application to support Mainers experiencing homelessness.

Thank you,
Annika Moltz
20 Willis St
Portland

Preble Street Warming Shelter

Ashley Simmons <ash.bsimmons@gmail.com>

Oct 20, 2020 12:53 PM

Posted in group: **Planning Board**

To the City of Portland Planning Board,

I'm not sure why this requires an email, but Preble Street has asked for support, and support they will receive. Preble Street fights many battles people try to be blissfully ignorant of. Homelessness, sex trafficking, and food insecurities to name a few. Now they are fighting to make sure people do not freeze to death this winter because they are currently not a 24/7 designated wellness shelter. Preble Street has the capacity and has proven time and time again their ability to feed and house - as we have seen in their shelter programs and soup kitchens. In my personal opinion, the operation and tasks that Preble Street takes on are one of the best in all of New England.

As a resident of Portland, I ask you to grant Preble Street the authority to operate as a 24/7 wellness shelter to get those without proper shelter off the streets. We cannot leave people out in the cold.

--
Best,

Ashley Simmons

Resident concerns

Carmen Caterina <carmen.caterina3@gmail.com>

Oct 20, 2020 5:44 PM

Posted in group: **Planning Board**

Hi all,

I am a resident of Portland. I am concerned about the city's treatment of our unhoused neighbors and am worried about the city's plan to provide "housing" within the Community Corrections Center this winter. Please allow the reopening of Preble St and stop endangering and criminalizing our unhoused neighbors.

Carmen Caterina

24/7 Wellness Shelter

Carol Zack <czackatnefi@icloud.com>

Oct 23, 2020 9:10 AM

Posted in group: **Planning Board**

Dear Planning Board Members:

I urge you to vote in favor of the proposed wellness shelter as requested by Preble Street so that more people can be safe and warm this winter and do not have to sleep outside.
Thank you for your consideration of this important matter.

Sincerely,
Carol Zack, MSW

Sent from my iPad

Caring for our unhoused neighbors

Chelsea Pingree <chelsea.pingree@gmail.com>

Oct 20, 2020 10:12 PM

Posted in group: **Planning Board**

Dear Community Leaders,

I am writing to express my concern about the proposal to place our unhoused neighbors in the County Way property.

I recognize that the County Way property may appear separate from the jail, but regardless of the semantics, the message sent is disrespectful and dehumanizing.

I worry deeply about the dynamics that would be present if our unhoused neighbors found themselves in a facility in close proximity to the jail. To understand why I find this dynamic so troubling, please consider the book titled *The Protest Psychosis: How Schizophrenia Became a Black Disease* by psychiatrist Jonathan Metzl which outlines the transformation of Ionia State Hospital into Ionia Correctional Facility. Patients became prisoners with no crime committed and no trial.

Beginning with and following the deinstitutionalization of the Reagan Era, many vulnerable populations that had previously received services from said institutions found themselves without support and ended up on the streets or in prison. We are talking about human beings in need of help, not punishment.

It has been noted that the County Way property will be staffed by city employees but it takes little imagination to wonder what might happen or could happen if any of our unhoused neighbors weren't doing exactly as they were told. How easy would it be for tensions to rise? At what point would Cumberland County Jail staff feel required to step in, as this would take place on their property and they could be held be liable?

This is not an acceptable solution. It is certainly not a progressive or compassionate solution which are adjectives I imagine Portland representatives would like to apply to our city.

Ultimately and honestly, our prisons and jails are not suitable for the staff that work in them, the convicted inmates housed in them, or the innocents awaiting trial or deportation unjustly trapped in them.

We can do better and we must.

How we care for our fellow humans, especially those whose circumstances are more challenging than our own, will be the ultimate measure of our lives.

It is disheartening to think my words and the words of others in our community would be reaching closed minds and hardened hearts, but I fear that is likely the case. Please, prove me wrong.

Thank you for your time and your consideration.

Peace be with you,

Chelsea

Dear Chair Mazer and members of the Planning Board,

Christine Arsenault <carsenault3@gmail.com>

Oct 24, 2020 11:21 PM

Posted in group: **Planning Board**

Dear Chair Mazer and members of the Planning Board,

I attended the planning board meeting on Tuesday night. (All six and half hours) I was the last speaker from the public with their hand raised, I tried to speak but wasn't able to. This letter contains what I wanted to say.

I have been a homeowner in Bayside for 18 years. I am also the only parent of two teenage daughters. I have raised both my children here in Bayside. Their dad died ten years ago from substance abuse/suicide. After a relapse, time spent at a variety of sober houses, Milestone and a few nights at Cumberland County Jail their dad became homeless. He refused to stay at the shelter or go to Preble Street Resource Center (PSRC) for help. (Even though he had previously worked as a case-manager at Preble Street Teen Center) He told me he couldn't be near needles/drugs and active users, he said it was safer for him to sleep alone on a park bench.

Our neighborhood is in a bad way. My kids don't ever walk alone. Families with children have mostly all moved away. Multiple bikes, toys and tools have all been stolen from my residence. Even my car was taken and lived in for a couple of weeks. My mail/gifts around Christmas stolen. I have been followed and verbally attacked. People have tried to get in my home. People shoot up in driveway and pass out on my property. Last year someone was camping out in my basement. This person literally made a bed out of my old clothes, hung socks on my pipes and slept below my bedroom without me knowing. Do I need to say more? I certainly can since the bad behavior in the neighborhood affects my family directly and continues to.

I have worked at Bubba's Sulky Lounge for 13 years. Do you know drug dealers used to brag about how easy it was to sell drugs at PSRC? Bayside is so packed full of drugs that we actually make it easy for people experiencing homelessness to relapse, continue to actively use and/or sadly use for their first time. The unhealthy drug-dynamic on the streets of Bayside is clearly enabling our active drug users to remain addicted.

PSRC has been amazing in huge ways. Just the volume of food they give out is crazy. Their good intentions and dedication has clearly been an absolute blessing to thousands and thousands of people over the years. Sadly though, PSRC has ironically and directly contributed to the chaos on the streets. The years of mismanagement and neglect happening on the outside premises has turned Bayside into an active drug store for addicts.

I don't understand why another permanent shelter should happen right now in Bayside. We are broken as a community. I believe we need to help people who are experiencing homelessness by keeping them away from the ugly scenes of Bayside. We need to keep them away from their dealers and the streets that continually bring them down.

I can complain about the "not-so neighborly things" that have happened to me and my kids over the years but that's not the reason I am writing. We are the lucky ones. We have food and shelter. Moving forward though, I can't support another permanent shelter in Bayside. Everyday I see people suffering on our streets. It's time to make a dramatic change. A change for better outcomes, healthier options and ultimately more survivors. Maybe build the city's Riverton shelter and focus on smaller shelters spaced out throughout Portland and surrounding cities?

I'm still here in Bayside because I love my home and I love this city.

Thank you for your time,

Christine Arsenault
56 Parris Street

City Council Meeting 10/20

chloe brzowski <chloe.xbrz@gmail.com>

Oct 20, 2020 3:16 PM

Posted in group: **Planning Board**

Hello all,

I just wanted to voice my concern regarding the City Council meeting tonight. It is my belief - and the belief of many residents of Portland and Maine at large - that your plan to shelter unhoused people in the Cumberland County Jail is heinous. Unhoused people are not inherently criminals and we should not be treating them as such. "Out of sight, out of mind" appears to be the strategy you have been using to deal with homelessness in Portland, and it's not at all how we should be treating these humans. It's jarringly similar to arresting unhoused people to get them off the street. They are not criminals. It is not their fault they don't have access to the services they need to get back on their feet.

When the winter is over and the temporary shelter is no longer an option, these people will still have no option but to be on the street. Putting them in a makeshift jail will not fix the issue — it will only put it off. At the very least, we demand that you move your plan for temporary shelter to a different location. Dehumanizing innocent people by putting them in jail will *never* solve this issue; it just makes it easier for you to ignore it.

Best,

CJ Brzowski

Letter of Support for the Improvements at Preble St.

Shagoury, Dan <Dan.Shagoury@legislature.maine.gov>

Oct 20, 2020 2:28 PM

Posted in group: **Planning Board**

Hi All -

Rep. Brennan asked me to forward the attached letter of support for the proposed improvements and renovations at the Preble Street Resource Center from members of the Portland Legislative delegation. Please address any questions about this letter to Rep. Brennan at mfpbrennan@gmail.com or 939-6462.

Thanks you very much for your consideration.

Sincerely,

Dan Shagoury

Dan Shagoury
House Democratic Office
2 State House Station
Augusta, ME 04333
(207) 287-1430 office

Note that legislative correspondence is considered a public record and may be subject to a request under the Maine Freedom of Access Act. Information that you wish to keep confidential should not be included in email correspondence.

Unhoused Neighbors

Danny jordan <jordanda2014@gmail.com>

Oct 20, 2020 5:42 PM

Posted in group: **Planning Board**

Hello Mayor Snyder,

I find it shameful that the local government has worked with capitalists to manufacture a housing crisis in Portland. But I find it absolutely abhorrent that when a true crisis struck, the local government did nothing to protect our unhoused neighbors.

Now when faced with the reality of winter, and that covid-19 is not going to disappear, I find it irredeemable that the solution is to use the already crowded prison as a shelter when there is a giant empty stadium in the middle of town.

As a tax payer and citizen of Portland I implore that this decision not be seen through and that funds be diverted from police and be used to strengthen resources for the vulnerable.

Thank you,

Daniel



SURVIVOR SPEAK
USAdeeclarke@survivorspeakusa.org

info@survivorspeakusa.org
www.survivorspeakusa.org
[207-408-1778](tel:207-408-1778)
fb Survivor Speak

Good evening members of the City of Portland Planning Board.

I'm dee Clarke; founder and executive director of Survivor Speak USA; a survivor lead organization addressing sexploitation and recovery. SSUSA serves approximately 32 women, 2 men, and support 2 hired staff. Many of SSUSA clients have used both Oxford St and Florence House emergency shelters, as well as a few who presently are using both shelters. Also, some have used Joe Kreisler teen shelter a few years back. With that said, SSUSA has our finger on the pulse of homelessness and lack of low-income housing here in Portland. For years as an advocate with Homeless Voices for Justice I worked alongside 3 Portland mayors, and 2 police chiefs on housing homelessness and substance use disorder.

I have read and shared with Survivor Speaks Survivor Advocacy Leadership Team, Preble Street's Wellness Management Plan, and the Preble St. Evidence of Compliance with Specific Conditions paper. We agree Preble's Wellness floor plan and outdoor plan, is a holistic, thoughtful, humane, and holistic program. It would seem easy to support and advocate for. *What Survivor Speak USA does NOT SUPPORT is Preble's Wellness Center using CTO's.* **Survivor Speak USA will not support policing of homeless folks. We WILL SUPPORT crisis workers being called and respite beds for social and psychological breaks. NOT CTO'S NOT WARNING OUT NOT JAIL. SSUSA does not support the Oxford St shelter using CTO's either.**

SSUSA also will not support the immediate plan to close and possibly move the folks at the Expo to County Way to County Way. That is devastating and perpetuates the myths and stereotypes of homelessness is criminal. The past few years those in homelessness have been ostracized, neglected, and criminalized. Sheltering on jail property is not safe. Sending those in the Expo to County Way will cause more unsheltered homelessness due to stigma and fear.

Thank You

Dee Clarke

The mission of Survivor Speak is to provide education, advocacy and mentoring for exploited and sex trafficked women and the communities that serve them, in order to ensure sustainable, positive changes.

Do the right thing

Dory Anna Richards Waxman <mermaidst@gmail.com>

Oct 20, 2020 9:43 PM

Posted in group: **Planning Board**

Please do not be intimidated by the voices that have accused the BNA the City Manager and City Council of somehow staging a war on the Homeless . This is nothing but a concerted effort to portray those who are in opposition of this shelter proposal . We have all cared deeply about the homeless neighbors that live her in our city .

Vote your conscience . Trust your gut and remember that this conversation is important and valuable but honoring all voices is your charge .

I do not envy you .

This is VERY hard stuff and I thank you for all that you are doing to try and keep Portland and its neighborhoods , seniors , families and businesses in a vibrant and beautiful place to live .

Gratitude always

Dory Waxman

Always be kind and good to each other.

PLEASE keep the wellbeing of our most vulnerable community members at the front of your minds in the planning board meeting this evening!

Emma Liberty-Langlais <Emma_Liberty-Langlais@birthwisemidwifery.edu>

Oct 20, 2020 2:29 PM

Posted in group: **Planning Board**

Hello,

I'm reaching out for a second time just to reiterate how important it is to me that the Preble St. conditional use application is approved. This location is much better suited for people's needs and wellbeing than is the location at the Cumberland County Jail. Even if it is not the same building as the actual jail, that is not a safe space for people who need help. That is a place that puts people at huge risk of being criminalized for being poor, and for being mistreated by city workers who do not have adequate training.

I ask that you please do the right thing and make decisions that are in the best interest of the most vulnerable members of our community. And I ask that you please, do not even for a second, consider the viewpoints of Bayside business owners and others who may be advocating against the Preble St. wellness shelter--it is absurd and unacceptable to give equal care to their business needs as you would to the needs of people who are struggling to stay alive amidst poverty, homelessness, addiction, and mental illness.

Kindly,

Emma Liberty-Langlais

Misguided Effort!

Erin Anderson <aroundthewellfarm@gmail.com>

Oct 20, 2020 1:38 PM

Posted in group: **Planning Board**

I am appalled at the plan to send Portland's unhoused community members to the Cumberland County Jail for winter housing. This effectively removes them from their community in an effort to "make them go away" rather than offer the services that are required. Maybe you should put as much time, money, and resources into stopping gentrification and offering real help for all citizens instead of using the PPD to harass them and place them for all intents and purposes in prison. Shame on you!

Sincerely,
Erin Anderson

Sheltering the unhoused in jail complex

Ethan Moskowitz <moskowitz.e.m@gmail.com>

Oct 20, 2020 1:32 PM

Posted in group: **Planning Board**

To the Officials of The City of Portland,

I have just been made aware of the proposed plan to shelter our unhoused community members and residents in a section of the Cumberland County Jail Complex. This is unacceptable. I genuinely believe you all, individually and privately, understand why and therefore I will not waste my time nor yours using metaphor, analogy, bargaining or pleading. This is an inappropriate solution that must be taken off the table.

The stakeholders affiliated with the Expo Center and the Cross Insurance Arena seem to not understand why this is an unacceptable option for sheltering. It is your job to work with them on a compromise (might I suggest hosting Zumba classes and Red Claws games in the Jail Complex, as there is apparently adequate space and a basketball court?).

Make good choices, do good towards your community who needs it most, be well, stay safe.

Ethan Moskowitz

Please approve Preble Street's conditional use application

Frankie St. Amand <anne.st@maine.edu>

Oct 20, 2020 11:38 AM

Posted in group: **Planning and Urban Development**

Dear Planning Board,

I understand you are voting today to consider Preble Street's conditional use application for a new Wellness Shelter at their Resource Center location. I'm writing to urge you to accept this application in order to provide a safe place for dozens of currently homeless individuals for the winter. As you are well aware, Preble Street has worked with the city for decades to address issues concerning homeless, and has even in the past leased this location to the city for a similar use. We are facing unprecedented difficult times this year, and these circumstances call for action. As there are many individuals who cannot receive services at currently operating shelters (OSS, Florence House, etc.), it is crucial that we provide them a place to shelter during the winter months.

I'll be following this story over the coming weeks and really hope to see the city and Preble Street working together to address the needs of this community.

All best,
Frankie

Preble St. Shelter

Gail Fowlie <fowlie.gail@gmail.com>

Oct 23, 2020 9:52 AM

Posted in group: **Planning Board**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sent from my iPhone

Conditional Use

geoff tibbals <rgtibbals@gmail.com>

Oct 23, 2020 11:30 PM

Posted in group: **Planning Board**

"Dear Planning Board,

"I am asking that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations to create a 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold."

Respectfully

R Geoff Tibbals

Geoff Tibbals
Division Manager
ME/NH/MA
Heartland Payment Systems
<http://www.heartlandpaymentsystems.com>
A Global Company
207-409-9211-Cell
207-655-6772-Fax

PCI compliance is a requirement for all merchants. As a Heartland merchant, we have you covered with our *Merchant Protection Program*. Not sure if you're compliant? Reach out to Control Scan at 800-477-3590 to verify your compliance and avoid costly fees.

Unfair Housing Plan

Grace Abbott <gkmabbott@gmail.com>

Oct 20, 2020 4:32 PM

Posted in group: **Planning Board**

Hi,

I'm reaching out today to express my extreme concern and opposition of the current plan to house the homeless population in Portland. Using the jail/a building closely connected to and associated with the jail only further separates those in need from their communities and actual resources that can help get them back on their feet. This current plan only isolates them further and directly links homelessness and crime in a dangerously stark way. This isn't the path forward and we must work harder to find a more equitable solution to this major issue our community faces.

Thanks you,
Grace Abbott

Support for 24/7 Wellness Shelter

Hannah DeAngelis <hcdeangelis@gmail.com>

Oct 20, 2020 9:34 PM

Posted in group: **Planning Board**

To the members of the planning board,

I urge you to approve Preble Street's proposal to create a 24/7 Wellness Shelter. It is imperative that we support our community members who are unhoused in all months of the year and even more vital as winter approaches and the global pandemic continues.

We must continue to follow the leadership of unhoused community members in Portland and invest more resources in solutions that these leaders support.

Hannah DeAngelis
93 Pleasant Ave

Community Housing

Helen Sparks <hsparks19@gmail.com>

Oct 20, 2020 3:32 PM

Posted in group: **Planning Board**

Hello,

I have become aware of a proposition to use jail space as emergency housing for unhoused community members. This is ridiculous, as this proposition is unlikely to lead to cultivating a sense of safety or mental wellness within unhoused members. Our unhoused residents are not an afterthought and should not be treated as such. I strongly implore city officials to problem solve emergency housing in a way that leads to less trauma and with more consideration of mental and emotional safety in mind. I do not believe that jails have the capacity to care for people behind bars in a proper and entirely humane way, so it seems additionally reckless to attempt to expand their use without first addressing the issues inside. There must be a more appropriate solution.

Thank you.

Preble's 24/7 Wellness Shelter

Ian Bannon <bannonian@gmail.com>

Oct 23, 2020 11:07 AM

Posted in group: **Planning Board**

As a twenty-year resident and a landlord in Portland, I am writing you in support of Preble Street's conditional use application to open a 24/7 Wellness Shelter during the winter months.

Housing homeless individuals in a jail complex, even if you gussy it up like a "dorm room" is an unacceptable solution.

The City Manager's and City Council's desire to move these individuals off of the peninsula is clearly not going to work. This is evidenced by the tent camp that sprang-up in Deering Oaks Park. Homeless individuals do not wish to be brushed aside and out of mind, nor should they be.

It's time for Portland to begin working in collaboration with Preble Street—a venerable institution in the field—instead of at cross purposes with it.

Thank you,

Ian Bannon

bannonian@gmail.com
(207) 409-0643

Please no prison sites for unhoused Portland

Ian Hundt <ian.p.hundt@gmail.com>

Oct 20, 2020 7:12 PM

Posted in group: **Planning Board**

Hello all,

I urge you to please reconsider your plans for temporarily housing Portland's unhoused population in a Cumberland County prison building. There are countless reasons to consider more hospitable solutions, but please let me offer one briefly.

We all know that seven months of a global pandemic has been extremely hard on individuals' emotional health, each in its own particular way. If you or I have found ourselves complaining to friends about the circumstances of this time, we can be sure that those concerns and circumstances are infinitely amplified for those that have no sense of stability, no home to shelter and distance in. I truly cannot imagine the mental strain of having to cope with the daily needs of survival in this context, especially as winter approaches.

Now imagine that your city's solution to this problem is to house you with (or alongside) our community's criminal population. Imagine what effect that action would have on your mental state in what may be the most harrowing circumstances of your life - that your very existence is on a par with convicted criminals.

Please consider an alternative, more compassionate solution. This proposition speaks loudly of what Portland thinks of its unhoused population, and I personally think Portland is much better than this.

Thank you for your time,
Ian P Hundt
66 Cumberland Rd
South Portland, ME 04106

Wellness Shelter

Jenna Kapschull <jennakapschull@gmail.com>

Oct 20, 2020 2:21 PM

Posted in group: **Planning Board**

Hello,

Please convert the Preble Street day shelter into a 24/7 wellness shelter. As a resident of Portland I believe that our city needs to prioritize our vulnerable neighbors and make sure their basic needs are met. The temperatures are dropping and people need a safe, warm place to sleep as well as access to services that will help to keep everyone safe.

Thank you,

Jenna Kapschull
1719 Washington Ave

No to the jail for our unhoused neighbors

Jesse <j.c.newk@gmail.com>

Oct 20, 2020 9:25 PM

Posted in group: **Planning Board**

Dear Mayor, City Manager, City Council, Planning Board members and Directors of Health and Human Services and Social Services,

I am a Portland voter and I'm writing today to ask you to please find another option for our unhoused neighbors than the Cumberland County Jail. While I can appreciate that you may be trying to get creative with space and resources, a jail is not where they belong. There are so many structural issues facing so many of our neighbors and, given the continuation of the pandemic, we can expect more hardship ahead and many of our neighbors will be harder than others.

Please reconsider other places such as the Cross Arena or other more hospitable, more accessible, and less potentially triggering spaces for some of our people who are the most in need and most at risk. This is the time more than ever where it matters how we show up for each other and what we value as people and as a city. It can be a matter of life and death. Please support our unhoused neighbors.

Thank you,
Jesse Newcomb

Sent from my iPhone

5 Portland St – Please include in packet for next workshop

Jim Hall <mtjimhall@gmail.com>

Oct 24, 2020 9:17 PM

Posted in group: **Planning Board**

At the workshop for 5 Portland on 10/20, a planning board member asked for clarity on expected average duration of stay or turnover. A representative of the applicant did not provide any measures in their response, instead speaking at length to the uniqueness of each individual (similar to the way they discussed the unpredictable nature of their client agreement). I've often wondered why they seem constitutionally unable to apply this trauma-informed approach to neighbors, but that's another story...

I would like to point to a quantitative source on rate of placement. Portland's Emergency Shelter Assessment Committee (ESAC) publishes public reports of all shelter activity in the city, including intake and placement.

Preble Street staffed the temporary distancing shelter provided by USM with a max capacity for 50 people at any given time. In the four months where statistics exist for this location, 93 people passed through and 4 of those were permanently housed. In the same timeframe, the City's Oxford Street Shelter ran with a max capacity of 75, and permanently housed 24.

Normalizing to people housed per available bed-night – While operating the type of shelter they propose to replicate, Preble Street found people permanent housing at 25% the rate of city staff. I don't know if this is by design or due to aptitude. They are already steeped in all the mechanisms of placement processes, and intimately familiar with the community served, so the fact that this was a separately opened location doesn't seem like it would be such a limiting factor.

Extrapolating to a scenario where Preble Street imagines operating a 40 bed shelter with what they call a "fairly stable" population – that average placement would "round up" to 1 person housed per month (more precisely, four people over the course of five months). Viewed another way, that's a little over four years to "turn over" clientele of the proposed shelter to a new set of people. That seems to me more like a loophole to provide housing units that don't conform to housing laws.

Turning to a different angle – ESAC also records where people who seek shelter in Portland have arrived from. The latest published report (from September) lists: Augusta, Biddeford, Houlton, Kennebunk, Lewiston, Saco, South Portland, Standish, Westbrook, California, Florida, Louisiana, New Hampshire, New York, and Virginia. One place this list did not include was Portland.

I'm in no way saying that we shouldn't take care of people who are here now and need help. In fact, Maine State general-assistance statute requires that every municipality respond to the emergency where and when it happens. The problem is that no other town is operating legally, only Portland. This is what artificially inflates the crisis here.

It's extremely dishonest of Preble Street's advocates to claim that they need to locate here because that's where the need is. In fact it's the opposite. The emergency relocates here because this is the only place anyone ever considers providing emergency services.

The Bayside Neighborhood Association (BNA) advocates for more compassionate regional and local solutions, so that vulnerable people are no longer forced to make a pilgrimage to cluster in Portland just to find the assistance they need. We see through our windows every day how we are collectively failing the people we're supposed to be helping. I recently heard an anecdote about one person who was looking for GA assistance, and bounced from town to town in Maine until they ended up in a Portland hospital, and ultimately was only able to enter the system via Portland's GA office once they were discharged. We cannot accept any more of the same "build it and they will come" approach that Preble Street recommends. We advocate for systemic permanent solutions focusing on prevention and cure of homelessness – not a larger and larger pile-on of reactionary stopgaps. You'll run out of thumbs to plug the dike that way.

ESAC's intake / placement stats cannot really tell us who's still sleeping outside as the season turns. But at the October board meeting of the BNA, we asked a representative of the applicant's "street outreach" program to describe the aggregate population still camping in Deering Oaks. The answer they gave was that most sleeping out at this point are individuals who each have some unique set of reasons they haven't taken advantage of available shelter (such as GA funded hotels). Representatives attending from other local service providers agreed. I can provide minutes if that's helpful.

This sub-population of individuals experiencing homelessness is heartbreakingly difficult to shelter or house. Converting this building will not change that fact. The applicant's advertising campaign conflating denial of this application with killing people is dishonest emotional manipulation, and I'm glad the planning board understands its job is to assess applications against legal code, against city plans and policies, against Portland's comprehensive plan, against the professional

assessments of qualified staff who understand areas such as safety, security, CDC requirements, housing, etc. And I'm especially grateful the planning board understands how important it is to very carefully set a precedent with this first review of new ordinance, so it can be safely and confidently applied to all future such applications, whatever neighborhood that may involve.

I would truly welcome hearing some real answers and some real straight talk from Preble Street. But given the waffling and pivoting we heard at the last workshop, I felt someone should at least try to dig in and shed some light on the numbers. I'm not a statistician, and I'm frankly pretty firmly decided that this particular proposal is hogwash – so I'm aware I may be inserting some bias into the ways I parse these facts. If there's a more appropriate interpretation to these particular placement numbers, I'm entirely open to learning more, when and if the applicant provides concrete answers to the planning board's various informational requests.

I've provided links below to the ESAC reports I referenced, as well as my mathematical "working out".

Thank You,
Jim Hall
47 Cedar St

April - July 2020 ESAC reports, with intake / placement stats:

<https://www.portlandmaine.gov/Archive.aspx?ADID=1053>

<https://www.portlandmaine.gov/Archive.aspx?ADID=1056>

<https://www.portlandmaine.gov/Archive.aspx?ADID=1057>

<https://www.portlandmaine.gov/Archive.aspx?ADID=1064>

Sept 2020 ESAC, with latest shelter guest origin list:

<https://www.portlandmaine.gov/Archive.aspx?ADID=1120>

Number permanently housed from Sullivan Gym:

Apr: 0

May: 1

Jun: 3

Jul: 0

TOTAL: 4 people

50 beds available x 4 months = 200 "bed-months"

4 permanently housed ÷ 200 bed-months =

0.02 housed per bed-month

Number permanently housed from Oxford Street

(This is reported split between men and women)

Apr: 2 men + 1 woman = 3

May: 6 men + 0 women = 6

Jun: 7 men + 0 women = 7

Jul: 6 men + 2 women = 8

TOTAL: 24 people

75 beds available x 4 months = 300 "bed-months"

24 permanently housed ÷ 300 bed-months =

0.08 housed per bed-month

0.02 is exactly 25% the rate of 0.08

(Or: $0.02 \times 4 = 0.08$)

Assuming a "Sullivan-like" situation

40 beds available in a given month X an average 0.02 housed

= 0.8 persons permanently housed per month

0.8 housed per month X 5 months

= "4 people" housed in "5 months"

Assuming a start from 100% capacity

40 people = "4 people" X 10

Assuming the demonstrated average placement rate

"5 months" X 10 = 50 months

or 4 years 2 months to turn over all original guests

PrebleStreet resource center 24/7 shelter

Judi Doughty <mydtreecove@gmail.com>

Oct 20, 2020 7:05 PM

Posted in group: **Planning Board**

Please please please approve the shelter, imagine having no place to go, no food for your mouth, no food or shelter for your children please please give them the chance to help others, they have the space. They have already been approved for zoning left to go through. Thank you Judy

Preble Street Application for Expanded Housing

Julie de Sherbinin <jwdesher@colby.edu>

Oct 26, 2020 8:38 PM

Posted in group: **Planning Board**

To the Members of the Planning Board for Portland:

We trust that this note will be sent out to each of the Planning Board members, whose e-mails were not readily available on the Planning Board site.

We write to urge you in the strongest terms possible to grant permission to Preble Street Resources to open the proposed auxiliary lodging to accommodate Portland's unhoused citizens.

We live somewhat north of Portland, but from personal (extended family) experience can report that youth from all over Maine end up on the streets of Portland with no place to sleep. It breaks our hearts to think that someone like our granddaughter (now out of danger) could be the one turned away from a shelter this winter because residents near the proposed housing facility are fearful of harmless people who have, for any number of reasons, fallen through the safety net of family care and social protections.

"There but for the grace of God go we." This precept underlies our spiritual faith as Quakers. Whom do you see in the face of an unhoused Portlander? We hope that the answer is a human being in need of compassion and assistance.. Please vote in favor of Preble Street's application for expanded emergency housing.

Sincerely,

Julie de Sherbinin & Nat Shed
24 Cedar Street
Brunswick ME 04011
[Members of Portland Friends Meeting]

Re: Invitation to Provide Feedback on Preble Street Planning

s.morrison@myfairpoint.net <s.morrison@myfairpoint.net>

Nov 3, 2020 10:48 AM

Posted in group: **Planning Board**

Good day Joann,

In past years I would have welcomed participation in a community input focus group regarding Preble Street Resource Center's (PSRC) plans and operations in Bayside, but I must decline this specific invitation.

Asking for our thoughts on the appearance of your proposed fence is, frankly, an invitation for input way overdue. My wife Mary Beth and I have been owner/residents of a condominium in Bayside for nearly 11 years. We've found PSRC's Bayside operations responsible for serious negative dynamics in our neighborhood including property damage, loitering, littering, trespassing, drug use, drug dealing, verbal and physical threatening, vandalism, theft, and more. When confronted with accountability PSRC's management response is,...' what happens outside our walls is not our responsibility'. This is the first time we've actually heard of your organization requesting neighborhood input, but it comes after you have already submitted plans for this new shelter to the Portland planning board. This affirms our experience that PSRC is an inconsiderate neighbor. PSRC's overall communication to us regarding Bayside can be summed up by a posture of we're doing our thing, neighborhood be damned.

We are opposed to PSRC's plan to locate a new permanent emergency shelter in Bayside and request that PSRC sell it's Bayside property and locate this and any other PSRC operations in another Portland or Cumberland County neighborhood.

My wife Mary Beth, the Portland Planning Board and the Bayside Neighborhood Association are copied on this email so my input on PSRC's application will continue to be heard.

Sincerely,

K. Scott Morrison
9 Parris St.

Note: please update my email address to kscottmorrison2@gmail.com for any future communications

On Fri, 30 Oct 2020 21:24:08 +0000, Joann Bautista <jbautista@preblestreet.org> wrote:

Dear Sco,

As you know, Preble Street seeks to renovate its building at 5 Portland Street into a small, 24/7 Wellness Shelter for people experiencing unsheltered homelessness and complex health issues. We are currently hoping to collect feedback from our neighbors and the Planning Board. Would you be interested in participating in a community input focus group that would help our architects come up with the best design for the privacy fence to enclose the front of the shelter?

We anticipate that this will be at least an hour process and would welcome your participation for any or all of it.

If you cannot make it, but would like to send someone in your place, please let me know. We are hoping to convene a group next Thursday, November 5 at 4 p.m. Please let me know by the morning of Tuesday, November 3 whether you are available to participate.

Best,
Joann

--

Joann Bautista, J.D.
Advocacy Director
Preble Street
38 Preble Street
Portland, ME 04101
O: (207) 775-0026 x2089
C: (207) 420-0303
jbautista@preblestreet.org
Pronouns: she/her/hers



preblestreet.org

The mission of Preble Street is to provide accessible, barrier-free services to empower people experiencing problems with homelessness, housing, hunger, and poverty, and to advocate for solutions to these problems.

Confidentiality Notice: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy/delete all copies of the original message.

Re: utilizing Cumberland County Corrections complex for people experiencing homelessness

kathryn o'neil <kathrynelizabethoneil@gmail.com>

Oct 20, 2020 4:47 PM

Posted in group: **Planning Board**

Dear elected (and not) officials,

Do not use the Cumberland County Corrections complex as a way to shelter people. It is undignified and shameful. This practice was abandoned in 1987 and it's not one to reinstate. The criminalization of homelessness is real, and this is a horrible step back into blaming individuals for systems' failures. As a Portland native, I would be embarrassed and mortified if the city prioritized rich people's comfort over basic human decency. Did you know tourists already know homeless people exist, and that you won't shock them back into their white suvs with the sight of one? They'll still eat an overpriced lobster roll and consider buying a lux condo from Benchmark. I mean in my neighborhood they're still putting up condos faster than they can price out the poor people.

I also urge you to approve Preble Street's 24/7 wellness center. Did you know the more resources houseless people receive the less likely they are to remain unhoused?? Why are we omitting a key part of a formula whose results we want? Preble Street is one of the few landmarks I am so proud about in my hometown. The work and compassion is beautiful and more than worth supporting and continuing.

Best,
Kathryn O'Neil

Don't leave people out in the cold

Katie Seelen <seelen.katie@gmail.com>

Oct 20, 2020 12:28 PM

Posted in group: **Planning and Urban Development**

Dear City of Portland Planning Board,

I respectfully request that your Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you for your time and attention to this matter.

Best,

--
Kathryn M. Seelen
617 Forest Avenue, Floor 3
Portland, ME 04101
seelen.katie@gmail.com

Homeless Crisis

Katrina Jean Leedberg <katrina.leedberg@maine.edu>

Oct 20, 2020 12:57 PM

Posted in group: **Planning Board**

This email is in regards to the plan to house homeless people in the community corrections center for the winter.

I am deeply concerned with what is being done to help our community members. There is a better way, one that doesn't implicitly villainize some of the most vulnerable people in my community.

I'm asking you to treat my neighbors with the dignity and compassion that all humans deserve, regardless of their circumstances.

Please consider that everyone is doing their best. When people are not doing well, it is because they need help. I'm asking that you consider the psychological effects of housing people in a jail building. Consider how this plan will separate vulnerable people further from their community in a time when community is especially important.

Think of the message this sends not only to our unhoused neighbors, but to our housed neighbors as well. The message I am receiving from this plan is, "Homelessness is your fault," and "If you don't do well, you will be punished."

I believe we can do better to show compassion and acceptance in Portland.

Sincerely,
Katrina Leedberg

Approval Request for Preble Street Conditional Use Application

Kelley Sigovich <kelley.sigovich@gmail.com>

Oct 22, 2020 3:05 PM

Posted in group: **Planning and Urban Development**

Good Afternoon,

I'm a resident/property owner in bayside (24 Hanover St) and respectfully request that the city approve the Preble Street conditional use application. As a city, we need more housing for more people and Preble Street has stepped up to help. Please do not leave people out in the cold.

Thank you,
Kelley Sigovich

Shelter approval

Claudia Newell <claudianewell@gmail.com>

Oct 20, 2020 6:49 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Respectfully,

Claudia Newell

Please approve Preble St. plan.

Laura Lyons <lyons.laura@gmail.com>

Oct 26, 2020 4:41 PM

Posted in group: **Planning Board**

Thank you,
Laura Lyons
197 Pine St. Apt. 11
Portland, ME 04102

Invitation to Preble Street meeting

Laura S. Underkuffler <lu27@cornell.edu>

Nov 2, 2020 3:24 PM

Posted in group: **Planning Board**

Dear Joann,

Thank you for your message, asking if I would like to participate in the design of a fence to be erected around the rear of Preble Street's Resource Center property -- property that Preble Street proposes to convert into a 40-bed shelter for homeless individuals.

I am sorry, but I will have to decline this specific invitation. I would be happy to talk about other Preble Street operations in the neighborhood.

Unfortunately, there are many reasons why this Preble Street proposal is fatally flawed. They include the complete inadequacy of the building for 40 people even in normal times, with no indoor recreational or social space for residents other than sitting on their beds; the absurdity of the outside "courtyard space" as an alternative, which is wide open to wind, rain, sleet, and snow; the absence of required sight lines for at least seven beds, which are located behind 8-foot walls, and questionable sight lines for many more beds, which are behind 4-foot partitions; "storage" for residents to be provided by some kind of containers next to residents' beds, size unspecified, which must (practically) due to fire codes be small and inadequate for the serious storage needs of homeless persons; the absence of "grounds" surrounding the property for the use of residents, when weather is good, with the result that residents are either packed into the "courtyard" or relegated to the street; the continued refusal of Preble Street to accept responsibility for the externalities that its operations have caused surrounding neighbors for years, and its refusal to accept responsibility for the future externalities of this project; and more.

In addition, with the COVID epidemic now raging here and elsewhere, the idea of cramming these people together in this completely inadequate building should be disqualifying in itself. In this building, 8-foot social distancing -- unless everyone is confined at all times to their beds -- is impossible. No COVID-approved ventilation system is to be installed. Our zip code (04101) already has the second highest COVID infection rate in the State. The idea that this operation would be opened under these conditions is, quite frankly, incomprehensible.

Preble Street management must realize that this building in this toxic location is not a viable choice for a homeless shelter. The City currently has adequate space for the homeless population in Portland for the winter. Preble Street should abandon this project, and find a new site.

With best regards,

Laura

Unhoused Community sheltering proposal concern

Liza Miller <liza.victoria.miller@maine.edu>

Oct 20, 2020 5:52 PM

Posted in group: **Planning Board**

Hello Portland City Officials, I'm contacting you today because I need to say that I have become very concerned and upset over learning that Portland City officials are about to propose a temporary shelter for unhoused people in a former part of the Cumberland County Jail. I think it should be clear the message this sends to those who will be most in need of care this winter. It's a message of making someone who is vulnerable a criminal component of a community, when they have committed no wrong. A jail or an extension of jail is not a correct replacement for adequate shelter provided by a city that cares and takes care of it's community and it's vulnerable.

I am asking sincerely that you do not move forward with this proposal and that you instead consider the proposal of the Preble Street Emergency Shelter instead. I do believe emergency shelter is needed but this is not the way. And this is not the right move to ensure that the unhoused community of Portland feel safe and cared for and have the resources they need. I also fear that affiliation in proximity so close to a jail by nature suggests law enforcement will be nearby and involved in these communities that are already so evidently, overpoliced, and in a time when being without housing presents some of it's greatest challenges to date because of the pandemic. These are my concerns and I hope that they and other concerns about this matter will be taken seriously, and with heart.

Thank you,

Liza Miller (Mainer and Community Member)

Sent from Mail for Windows 10

Winter shelter

mhikida@verizon.net <mhikida@verizon.net>

Oct 23, 2020 7:53 PM

Posted in group: **Planning Board**

Hello!

I would like to express my support for Preble St's plan to open a 40-bed winter shelter. I think that this is a bipartisan solution that makes a lot of sense. If you value your constituents over your money, I see no reason why you wouldn't support this plan.

Best,
Maddie

Continued support for Preble Street's application

Maggie Nelson <nelsonmargaret92@gmail.com>

Nov 2, 2020 11:32 AM

Posted in group: **Planning Board**

Dear Portland Planning Board,

I am a youth minister, local artist, and concerned neighbor residing in Parkside at 94 Park Avenue. I urge this board to approve Preble Street's application for a permit to transform into an emergency shelter as soon as possible. In the four years I've lived in this neighborhood I have never seen so many of my unhoused neighbors in desperate need of shelter. This board has the power to listen to their voices, the stakeholders most affected by this decision and least listened to, and therefore the most in need of your support. My roots as an artist are in Bayside-- I've rented studios there, I've sold work at its many festivals, I've contributed to its cultural vibrance. The Bayside Neighborhood Association does not speak for me, nor the many young creatives and makers who make Bayside what it is, and what it will be. We instead stand with our unhoused neighbors, and we will continue to do so in order to get them what they need.

As a planning board with the future of Portland in your hands, I urge you to keep unhoused Portlanders a part of that future so that they may become housed and keep contributing to this community. If you want young artists like me and members of my community to stay here and keep making and keep drawing people to experience culture in this neighborhood, you're going to have to shift this city's values towards protecting all of its people, rather than just a few. The voices of my neighbors who urged you not to approve this, at the Planning Board meeting on October 20th, were those of a few who choose not to see unhoused people as fully human, and use their complaints against them and against Preble Street to slow the immediate creation of more shelter that is needed.

I look forward to hearing when you plan to vote on this application, and I implore you to approve it. Thank you for your time and work on this matter.

Maggie Nelson

--

she/her/hers
@maggienelson.studio
[Website](#)
[Etsy Shop](#)

Housing our neighbors in jail

Maizie Hummel-Logee <mhummellogee@gmail.com>

Oct 20, 2020 1:46 PM

Posted in group: **Planning Board**

Hello,

My name is Maizie Hummel-Logee and I live in downtown Portland ME. I work to help support our houseless neighbors and in light of your meeting today with the planning board I felt the need to express my concern over your plans to house people in a jail building this winter. It is in-humane to make people sleep in jail just because they don't have access to proper housing, which is not their fault. It can and will be traumatizing for many and it is not a suitable solution. Even so the jail is far away from any services and downtown Portland for people without access to transportation, keeping people out of sight and out of mind will not mitigate your problem of insufficient housing. You have the power to create more safe spaces for our friends and neighbors, it is in your hands.

Thank you for your time,
Maizie and Carrie Hummel

Winter is deadly for the homeless

Mallory Coleman <mallory.coleman@gmail.com>

Oct 20, 2020 1:41 PM

Posted in group: **Planning Board**

We can't leave people out in the cold. Please give Preble Street the permission to covert their day shelter into a 24/7 wellness shelter.

Do the right thing.

Sincerely,
Mallory Coleman
149 Cumberland Ave, Portland, ME 04101

Preble Street Conditional Use Proposal

Mary Murphy <mtmurphy121@gmail.com>

Oct 20, 2020 8:16 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board members,

I am writing in strong support of Preble Street's conditional use application to renovate 5 Portland Street to create a new 24-hour wellness shelter. I am very familiar with Preble Street programs and staff and know what a thoughtful, compassionate, and well-informed approach they take to delivering essential services. I find it very sad that so many comfortable people in our supposedly progressive city are opposing a proposal to provide humane, safe, and well-supervised shelter and life-saving services to our most vulnerable neighbors during the winter in the midst of a pandemic.

We know how many people have been sleeping outside all over town over the last few months. Please support Preble Street's well thought-out proposal to provide a humane, supportive place for them to go as the weather turns colder. On the one hand, Preble Street is condemned for closing the day shelter even though it wasn't safe during the pandemic; on the other hand, it is condemned in some quarters for proposing a small-scale, well-supervised 24-hour shelter to meet the dire need during this public health emergency.

Please support this proposal.

Thank you,
Mary Murphy
42 Pitt St.

Shelter

Melissa Ayotte <mvayotte@gmail.com>

Oct 24, 2020 8:19 PM

Posted in group: **Planning Board**

Attention Planning Board,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely
Melissa Ayotte

Sent from my iPhone

Writing in support of Preble Street

Mira Ptacin <mira.ptacin@gmail.com>

Oct 23, 2020 12:21 PM

Posted in group: **Planning Board**

Dear board,

I'm a Peaks Islander and am writing to request approval of the Preble Street conditional use application so that *more people do not have to sleep outside this winter*. I urge you chose compassion and care.

Thank you,
Mira Ptacin

Sent from my iPhone

Winter shelter

Nadia Prupis <nadia.prupis@gmail.com>

Oct 20, 2020 12:47 PM

Posted in group: **Planning Board**

Dear Mayor Snyder, City Councilors, and illegitimate Manager Jennings,

Whether or not you've deluded yourselves into thinking that stuffing a bunch of human beings into a jail counts as "shelter" or "doing enough," it's not, and you haven't. Your plan is inhumane and insulting. With the exception of Councilor Ali and Councilor Cook, not one of you is capable to make decisions on behalf of this city; your shameful response to the demands of the encampment this summer (like promising to deliver portable toilets and then not doing so) was already all the necessary proof of your shocking lack of empathy, and this latest plan continues to confirm your utter bullshit. I'm a Portland resident whose taxes get unwillingly used to fund the police and jails you're using to continue harming and oppressing the most vulnerable population in this city. How can you call yourselves representatives when you have done nothing but betray your constituents?

When you hear testimony today from people who oppose your awful, cruel idea, before you move to impose your plan anyway, do remember that money can't buy you a soul.

Don't leave people out in the cold

paul cayot <koshoppingacct@gmail.com>

Oct 20, 2020 9:47 AM

Posted in group: **Planning and Urban Development**

We need to show that Mainers are human and care for other humans.

This is a very difficult time in our country's history....let's go down in history as standing up for human dignity and helping others less fortunate...

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Paul Cayot

Preble Street's Request for Temporary Shelter

Paula Rossvall <paula.rossvall@gmail.com>

Oct 27, 2020 11:41 AM

Posted in group: **Planning Board**

We know that the discrepancy between those who have a great deal of resources and those who have little are huge in the US. If we see ourselves as part of a just and moral society, we must care for those who do not have adequate income, for housing, food and health care. PLEASE APPROVE of the TEMPORARY EMERGENCY SHELTER THAT PREBLE STREET HAS REQUESTED WHILE ITS FACILITY AT 5 PORTLAND ST. IS BEING RENOVATED.

Paula Rossvall

41 Delaware Court,
Portland

Preble Street

R Fo <rachelefowlie@gmail.com>

Oct 23, 2020 9:29 AM

Posted in group: **Planning Board**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Don't leave people out in the cold

Raheema Mohamud <raheema.mohamud@gmail.com>

Oct 21, 2020 11:37 AM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

kind regards
raheema mohamud

5 Portland Street Conditional Use Permit - Maine Equal Justice Public Comment

Rob Liscord <rliscord@mejp.org>

Oct 20, 2020 9:23 PM

Posted in group: **Planning Board**

Good Evening members of the Planning Board,

Thank you all for your attention to this crucial conditional use application. Attached please find Maine Equal Justice's full public comment regarding the Preble Street, 5 Portland Street Conditional Use Permit Application.

Sincerely,

Rob

--

Rob Liscord

he|him|his

Housing & Homelessness Advocate

Maine Equal Justice

(C) 603-554-7731

www.maineequaljustice.org



Public Comment of Rob Liscord, Maine Equal Justice, Regarding 5 Portland Street Conditional Use Permit

Good evening members of the Portland Planning Board.

My name is Rob Liscord and I am the Housing and Homelessness Advocate for Maine Equal Justice. We are a civil legal services organization and we work with and for people with low income seeking solutions to poverty through policy, education and legal representation. Thank for the opportunity to offer our comments in support of the proposed conditional use approval for an emergency shelter at 5 Portland Street.

This proposed shelter provides crucial emergency shelter capacity in a manner consistent with homeless shelter best practices and the city's conditional use requirements. Given that the proposal meets these requirements, approval by the planning board would ensure that those experiencing homelessness are treated equally under the zoning code in meeting crucial basic needs for shelter, food and supportive services.

Maine Equal Justice identifies three reasons why the conditional permit should be approved.

(1) Shelters are a permitted conditional use in the B-3 Zone and residents experiencing homelessness have a right to rely on Portland's zoning laws.

Fundamentally, this conditional use permit presents a straightforward legal standard that the applicant has met. Shelters are a permitted conditional use in the B-3 zone when the use does not result in increased negative impacts on the neighborhood.

The space in question has been used as a day shelter and an emergency overflow overnight shelter for years. The facility served approximately 400 people per day and up to 75 individuals at night. Forty beds with adequate support services and meals represents a substantial decrease in use.

Residents experiencing homelessness and poverty have the same rights as other Portland residents to rely on the zoning ordinance to access housing and shelter. Failure to approve facilities that on their face meet the zoning requirements denies individuals experiencing homelessness the right to equal protection of the law. Given that people of color are disproportionately represented among Maine's homeless population,¹ a decision to deny the permit will also have a disparate impact on people of color who experience homelessness.

(2) The 5 Portland Street proposal provides crucial shelter capacity for the surge in homelessness that results from the pandemic's economic fallout.

Portland can expect and should plan for an increase in homelessness caused by the economic fallout from the pandemic based on two indicators.

First, Homelessness increases as the unemployment rate increases and experts predict up to a 45% increase in homelessness based on the spike in unemployment caused by the pandemic. The unemployment rate is currently more than double what it was this past January – and could be higher by January 2021 and beyond. This past January, the Portland Emergency Shelter Assessment Committee monthly report showed 547 individuals staying in shelter. A 45% increase in homeless would result in 246 additional individuals needing shelter for a total of 793 individuals.

Second, a report commissioned by the National Council of State Housing Agencies, projects that between 20,000 to 40,000 of Maine renters will struggle to make rent and face eviction and risk of homelessness.² Conservatively, even if only 1% of these households fall into literal homelessness that represents between 200 to 400 households.³ Since the average household size in Maine is 2.28 people, this would result an increase of the homeless population of between 456 and 912 people. Absent an immediate expansion of shelter capacity, even a modest increase in homelessness would exceed existing community capacity. Furthermore, the need for shelter capacity is greater as shelters across Maine, including those in Portland, report that it is taking longer and is harder to find permanent housing. Simply, more people will need emergency shelter and for longer.

¹ Analysis of the 2020 Maine Continuum of Care Point In Time Count Survey shows that 466 of the 1514 persons experiencing homelessness on a single night in January reported non-white or multiple races or ethnicities, <http://www.mainehomelessplanning.org/2020-mcoc-pit-hic-reports-posted/>

² "Analysis of Current and Expected Rent Shortfall and Potential Evictions in the U.S." Stout (Sept. 25, 2020), <https://www.ncsha.org/resource/current-and-expected-rental-shortfall-and-potential-eviction-filings/>

³ "Protecting Tenants, Prevent Homelessness." National Law Center on Homelessness & Poverty, <https://nlchp.org/wp-content/uploads/2018/10/ProtectTenants2018.pdf>

Any economic recovery will come slowest to the most vulnerable in our community, especially those experiencing homelessness. Given these dire projects, the city should welcome any effort to increase its capacity to meet the need as it presents.

(3) The proposed shelter will serve a population of long-term homeless that would benefit from a smaller facility that allows for targeted support.

Preble Street's experience at the Wellness Shelter highlighted in their conditional use application mirrors that of providers across the state and country. When clients have access to small scale, de-densified congregate and non-congregate shelter, their wellbeing improves. Penobscot Community Healthcare reports a similar experience at their comparable facility in Bangor.

Some people who are experiencing homelessness are in need of the additional and focused support to achieve success moving from homelessness to permanent housing. This is especially true among individuals experiencing unsheltered homelessness. The Preble Street's proposal for 5 Portland Street, will provide the crucial first step for the homeless system's redesign towards a system that adopts the lessons learned during the pandemic and provides adequate targeted to supports to those that are most vulnerable.

Conclusion:

Approving the 5 Portland Street emergency shelter conditional use permit is a crucial proactive step to ensure that Portland has adequate, safe shelter capacity to meet this long-term increase in demand for shelter that will result from the economic consequences of the Pandemic. Thank you.

URGENT: Dignified Shelter for Unhoused Portlanders

sadie o <sadieouillette.sjo@gmail.com>

Oct 20, 2020 4:05 PM

Posted in group: **Planning Board**

Hello Councillors,

My name is Sadie Ouillette, and I live in Portland. I am a recent graduate from Portland Public Schools' very own Casco Bay High School, and I am now a first-year college student.

I am writing to demand that Portland's unhoused community is given dignified shelter for this winter. We all know that Maine winters are atrociously cold; Sometimes I can't even handle being outside for the duration of the walk from my apartment to my car, and I'm sure many of you can relate.

Bearing this in mind, you must ensure that Preble Street's resource center will be made into a 40-bed shelter. I am also asking you to not house folks in the Cumberland County Jail Complex. The city has already criminalized and policed houseless people enough — 85 CTOs have already been ordered, and the Portland Police have been harassing and policing the community for decades. Housing folks in the jail will only encourage further policing and criminalization. Portlanders deserve to have shelter without being criminalized.

I demand that you all step up to care for our houseless neighbors. Now is a time that we must care for each other more than ever, and the city of Portland has failed our houseless neighbors for far too long. You must ensure that our community has a safe place to stay this winter. You must step up.

With solidarity,
Sadie Ouillette

Don't+leave+people+out+in+the+cold

Sally Bowden-Schaible <1sallybs@gmail.com>

Oct 20, 2020 12:08 PM

Posted in group: **Planning and Urban Development**

Dear Portland Planning Board:

As a Portland resident and concerned citizen, I urge you to approve Preble Street's application that would allow for the needed renovations for a 24/7 wellness shelter for persons experiencing homelessness. Preble Street has the knowledge, the experience and the will to provide much needed assistance to the homeless population. And, something needs to be done now, without delay. It is the compassionate thing to do.

Sally Bowden-Schaible

Sally Bowden-Schaible, LCPC, CCMHC
1sallybs@gmail.com
207.939.3254

27 Birchvale Dr
Portland, ME 04102

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Emergency shelter

Sam Saucier <samksaucier@gmail.com>

Oct 20, 2020 4:06 PM

Posted in group: **Planning Board**

Dear Planning Board Members,

I am writing to express my concern for my unhoused neighbors and their increasing needs during the cold winter months. I understand that the Board is undertaking an effort to deal with finding emergency shelter for these folks as there is inadequate shelter space for them. It is absolutely vital that emergency shelter be granted during the pandemic.

However, it is also vital that this shelter be adequate and humane. I have gotten news that the city is considering housing these people in a section of the county's correctional facility. This is completely inappropriate, inhumane, and unjust. Is there no other facility that may be of use than one such facility that already disproportionately affects people who have experienced homelessness?

Regardless of how the Board plans for this shelter to be staffed and run, this decision is symbolically important in addition to being essential for the local community. Unhoused people are already vulnerable to incarceration and putting them in a facility so aligned with that institution feels like an unnecessary and intimidating tactic that is disrespectful to the social environments they are already forced to bear.

I strongly urge the Planning Board to find dignified space for the unhoused community that is separate from the carceral system.

Thank you for your time and consideration,

Sam Saucier
Resident of Portland

Hello Councilors

Shay Wilcox <shwilcox07@gmail.com>

Oct 20, 2020 12:35 PM

Posted in group: **Planning Board**

Hello Portland City Councilors,

My name is Shay Wilcox, and I am a resident of the city of Portland. I have been informed that the city's plan for desperately needed shelter space for our unhoused members of the community is to place them in the Cumberland County Jail for the winter. The facility you plan to use is the Community Corrections Center, which is a part of the Cumberland County Jail complex. Is this better than keeping our unhoused neighbors outdoors to freeze? Yes. Is it still jail? Yes. This decision you are considering is against everything this city stands for, and we as community members do not accept this as an option. It is undignified, and is a poor attempt to sweep the housing/substance crisis under the rug, rather than attacking the root causes of these issues. Preble Street is proposing to turn their day center into a 24/7, 40-bed shelter. This is an appropriate use of our tax dollars, and our efforts.

Placing members of our unhoused community in jail for the winter is communicating a loud message to the city of Portland that you as a council do not care about your most at-risk and vulnerable community members. Please do better for your city.

Sincerely,

Shay Wilcox (He/Him)

Please support Preble Street

Shelby Mc Donnell <shelbyjmcdonnell@gmail.com>

Oct 21, 2020 5:51 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

Shelby Mc Donnell

Portland, ME resident

Another Proposed Bayside Shelter

stjohnvalleyneighborhood <stjohnvalley@live.com>

Oct 20, 2020 3:14 PM

Posted in group: **Planning Board**

Dear Planning Board Members,

I believe that tonight you will hear from Preble Street of their intent to put a strong management plan in place to mitigate possible negative impacts their proposed shelter may have in Bayside.

As a long time resident of Valley Street, I can attest to the failings of Preble Street when it comes to their ability to manage the negative impacts a shelter has on a neighborhood.

This summer and fall, the impact of the Florence House on our neighborhood has been worse than any other in the ten years since they opened their doors.

On a daily basis all summer long, Florence House clients and their associates set up chairs and blankets on both sides of Valley Street smoking and drinking, blocking sidewalks, eliminating parking spots and forcing neighbors walking on the sidewalk to head out into the street to pass.

In addition, neighbors have walked by cars in front of Florence House and witnessed open IV drug use, as well as drinking.

Trash, shopping carts, discarded clothing and personal belongings accumulate daily on the sidewalks, the retaining wall on Valley and directly in front of the building on Avesta/Florence House property.

We have witnessed both men and women sleeping outside on the grass slope next to the building or passed out on the benches in front of the parking area. Lately a woman has been camped out directly in front of the building wrapped in blankets with her personal belongings in a pile next to her.

Last night, at 11:35 pm, she was wrapped up and appeared to be sleeping right there. I called and spoke with the front desk attendant and asked if he knew there was someone sleeping out front and what the Florence House policy was on such behavior.

He was very nice, as are all the people we have dealt with at Florence House, but he wasn't sure what he was able to do about the situation.

Before FH opened, we met with Preble Street leadership and were assured of things like men not being allowed to loiter around the facility, that the outside behaviors would be monitored, that rounds would be conducted to ensure that the grounds were maintained and safe.

That just hasn't happened and now, it's as if the toothpaste is out of the tube. Men and people who are not clients of the shelter are hanging around the facility at all hours, drinking and drugging is out in the open and the staff isn't even aware that there are people sleeping outside, **on their property** at 11:35 at night.

Our biggest concern was that Valley Street would end up looking like Oxford Street between Preble and Portland when Preble Street was operating the resource center down there.

There are days when that concern has become a reality.

Those of us living in the vicinity of the Florence House will continue to work with Preble Street and Avesta to try and find solutions to the problems that so negatively impact our neighborhood.

But please don't buy the idea that at their proposed Bayside shelter, Preble Street can magically manage the fallout of their client's behaviors by presenting you with a "strong management plan".

It certainly did not work for those of us living on Valley Street.

The city of Portland has worked long and hard to determine the correct route to address the needs of the homeless community. After years of discussion, it was agreed that a single facility providing shelter, counseling, health care, meals and security was in the best interest of those in need and the community at large.

The previous best practice of packing shelter services into one neighborhood has proven to be a failure.

Whether it's because of poor management or the simple bad logistics of so many services packed into one area, Bayside has suffered long enough.

Simply put, based on their track record both on Valley Street and elsewhere, , another shelter, managed by Preble Street in the Bayside is a very bad idea.

Sincerely,

Tim McNamara

251 Valley Street



Virus-free. www.avast.com

Preble Street Request - Please approve

Steve Papaccio <steve.papaccio@gmail.com>

Oct 20, 2020 5:26 PM

Posted in group: **Planning and Urban Development**

Hi - I'm a resident/property owner in bayside (24 Hanover) and respectfully request that the city approve the Preble Street conditional use application. As a city, we need more housing for more people and Preble Street is doing this. Please do not leave people out in the cold.

Thank you,
Steve Papaccio

Preble Street Resource Center

Steve Whittier <stevewhittier@eastendcorp.com>

Oct 20, 2020 3:56 PM

Posted in group: **Planning Board**

To The Portland Planning Board,

My name is Steve Whittier and I represent East End Corp., the owner of 320 Cumberland Avenue, the original Portland Public Market.

We have invested a huge amount of time, energy and capital to make our property inviting to our tenants and customers of our tenants. It has not been easy and Covid has made it it even harder.

We appreciate what Preble Street does. We understand there is a need for what they do. That being said, it is not fair to put more shelters in this neighborhood where people are already adversely affected by the addictions and mental illnesses of their clientele. The city needs to license shelters and do the required analysis of the real impact of the shelters on the neighborhood.

The City must accelerate it's plan for the homeless, addicted and mentally ill, but do not rush it at the expense of the Bayside Neighborhood. Use the money from the unbuilt Parking Garage meant for Bayside- petition the government. A shelter will continue to adversely affect the neighborhood.

I have personally experienced the darker side of the issues, I was shot at with a pellet gun(it looked real) by one of the their clients, and this past weekend one of my tenants was threatened with physical violence. I know this is not the norm but it is getting worse.

We cannot attract good tenants (Commercial or Residential) if people do not feel safe, plain and simple. More and more people do not feel safe.

It is not fair to put this burden on a neighborhood that has been home to it far too long and is finally seeing the investment it deserves.

This is not a good option to resolve this problem.

Sincerely,

Steve

Don't leave people out in the cold

Teri Conley <t.conley11@gmail.com>

Oct 21, 2020 8:04 AM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sent from my iPhone

40- bed shelter at preble st.

Tori E. <errington.tori@gmail.com>

Oct 24, 2020 7:30 PM

Posted in group: **Planning Board**

To whom it may concern:

Please support preble streets effort to make a 40-bed shelter. Our city needs this.

Support for 24/7 Wellness Shelter

Tracie Reed <traciejeanreed@gmail.com>

Oct 20, 2020 4:13 PM

Posted in group: **Planning Board**

Planning Board Members, I'm writing in support of Preble Street's effort to create a 24/7 Wellness Shelter.

As a bike commuter and walker I feel the seasons without comfort of heat and air conditioning of a car traveling the city. Moving through the city at a slower pace also puts me in closer contact with the unhoused in our community, some of whom I've gotten to know by name on my morning walks.

When riding my bike through the rain or snow or taking my dog for a walk on a chilly morning I'm often struck by my discomfort with the elements and reflected on the temporary nature of that discomfort. Riding through a storm I've got dry socks, a hot shower, heat, warm food and coffee waiting for me. Not everyone is so lucky.

Today I am amongst the housed but the safety nets sheltering our most vulnerable are few. It is not beyond reason to imagine our own lives upended by an accident. Preble Street provides a much-needed, safe and supportive environment for our most vulnerable citizens. Their efforts improve the lives of all Portland residents and business people.

We should do everything in our power to support Preble Street's efforts. A 24/7 Wellness Shelter would provide a critical, life saving resource in our city. I strongly urge the board to support the 24/7 Wellness Shelter and our most-vulnerable residents.

Respectfully,
Tracie J. Reed,
Newbury Street

PS I reside on Newbury Street two blocks from the Milestone Shelter. Each morning I see residents from the shelter as they greet the day. These men are always polite, friendly and we sometimes chat about the weather or my dog's shenanigans. As the weather grows cold I find myself worrying about these fellow humans and Portlanders. They are fathers, sons, friends and deserve our empathy and support.

Preble street conditional use application

Vincent Curtin <vcurtin2002@gmail.com>

Oct 23, 2020 12:11 PM

Posted in group: **Planning Board**

I support the application to let Preble Street switch their resource center into a shelter. Because of the covid-19 pandemic, the City Oxford shelter has half its past capacity, Winter is very near, I would hate to hear that one of our poor brothers and sister froze to death sleeping outside. Portland has stood up for the most vulnerable persons so I trust you will allow this new opening of a shelter by Preble street.

--

Vincent Curtin SJ
Our Lady of Hope Parish
492 Ocean Ave.
Portland, ME 04103
O: 207-3587577
H: 207-7753032 x203

Homelessness

jerry berke <jerryhberke@gmail.com>

Nov 6, 2020 8:41 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Preble St

Bryce Barnes <snowboy551@gmail.com>

Nov 15, 2020 3:45 PM

Posted in group: **Planning Board**

As a human being I highly recommend support for at least a 40 bed shelter for people experiencing homelessness. Thank you for your consideration.
Bryce Barnes

Sent from my iPhone

Preble Street

Etta O'Reilly <ettajo81@gmail.com>

Nov 15, 2020 9:35 AM

Posted in group: **Planning Board**

To whom it may concern,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

Etta Jo O'Reilly



Buell Heminway <bheminwa@ghi.net>
to planningboard@portlandmaine.gov

Nov 27, 2020, 12:49:51 PM (5 days ago)



Dear Portland Planning Board,

Winter is coming and you need to act favorably re Preble Street Resource Center's plan to provide beds for homeless residents of Portland at 5 Portland Street.

Sincerely,

Buell Heminway
98 Clark St.
Portland

Proposed Preble Street Wellness Shelter

Assign...

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Cate Stevenson <cate.e.stevenson@gmail.c...
to planningboard@portlandmaine.gov

Nov 27, 2020, 1:51:19 PM (5 days ago)



Portland Planning Board,

I am writing to urge you to move more quickly in moving the proposal of the Preble St 40 bed wellness center forward to the public hearing and vote. I understand that some believe this is a complex issue, but it is not. In today's extreme circumstances with the coronavirus pandemic raging and unemployment continuing to increase it is our duty to help our fellow women and men of our community no matter the situation.

Please take my thoughts into consideration and be well,

Cate Stevenson - Peaks Island resident



david ericson <gmusky@hotmail.com>
to planningboard@portlandmaine.gov

Nov 27, 2020, 5:29:55 AM (5 days ago)



I understand there are a number of issues involved but the two guys sleeping or rather trying to sleep in the lot behind my house, are out of time.

Nobody wants a shelter in their neighborhood but they need to exist and be strategically located, ideally next to a job center which for some reason was moved out to the middle of nowhere. Having Social Services moved out to areas where they are less inconvenient pretty much screws the people they are intended to help. Sometimes you just have to suck it up and just help people even if it hurts.

Please add beds to Preble street immediately or just consider dissolving the city government due to the inability to act when necessary. Thank you.

concerned citizen



Emma Flinn <emmaflinn@icloud.com>
to planningboard@portlandmaine.gov

Nov 27, 2020, 11:08:38 AM (5 days ago)



To the Planning Board:

You need to vote to approve the 40 beds for the homeless at Preble Street.

Everyone deserves a home.

Emma and Tom Flinn

Preble St Emergency shelter

 Assigned to...

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James Melloh <jmelloh@roadrunner.com>

Nov 27, 2020, 1:23:02 PM (5 days ago)



to planningboard@portlandmaine.gov

To Planning Board members,

Please look into your hearts and find compassion for those out in the cold this winter. There is something you can do to make a huge difference. The entire community benefits when we take care of those who are struggling.

Please expedite approval of Preble Street's proposed emergency shelter at 5 Portland St.. Covid makes this action even more pressing. Lives are at stake.

Thank you,

James Melloh MD



jplumm4@aol.com <jplumm4@aol.com>
to planningboard@portlandmaine.gov

Nov 27, 2020, 11:24:52 AM (5 days ago)



Hello,

I'm responding after reading Liz Peavey's editorial in today's paper.

I have lived in Portland since 1978.

On a daily basis I drive Forest Avenue and am heartbroken to see the homeless folks just hanging around. They have garbage bags holding their only belongings.

Their clothing is insufficient for the weather and on a daily basis getting more challenging.

And as Liz suggested, for many reasons, some of us are luckier than others in our life.

I implore you people to find a means to house and help these people survive in this little world, Portland Maine.

It has always been a wonderful community and we need to reach out at this time and care for everyone. Please expedite your process and house and feed these people as we wait slowly for our covid world to cease,

Thank you for listening,

Jody Plummer

Everyone needs a home 0 views

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Martha Vrana-Bossart <mrvbossart@icloud....
to planningboard@portlandmaine.gov

Nov 27, 2020, 11:16:37 AM (5 days ago)



Please support the transition to a shelter for 40 on Prebble street.
Now is the time to act and fulfill our promises to humankind.
Martha

Preble Street Shelter approval

 Assigned ...

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Tiki Fuhro <ksunsetlane2@gmail.com>

Nov 27, 2020, 8:45:18 AM (5 days ago)



to planningboard@portlandmaine.gov, ksnyder@portlandmaine.gov

To The Members of the Planning Board,

We are writing to you today on behalf of the men and women in this city who have no place to go on any given night. I strongly advise you to pass approval for the building of Preble Street's Twenty-Four Hour Shelter plan.

As a citizen of Portland,

We would prefer to have services for the homeless remain accessible and downtown.

We would far prefer that the homeless have a foot in the door for services and the opportunity to set a path to end their homelessness.

We would far prefer to see the homeless inside this winter rather than in downtown doorways.

We are disappointed that plans did not materialize for shelters at the Barron Center (Near where we live) or at Riverton.

We are deeply disappointed to see this decision for shelter approval at Preble Street deferred after the October meeting.

As citizens of Portland it appears, based on your lack of decisiveness around this important issue, that your allegiances are to folks who can self advocate and those with real estate interests in the Bayside neighborhood.

Please pass approval for a forty bed shelter at Preble Street at your December 8th meeting. Please decide to assist in meeting the basic needs of the people that you serve.

Thank you,

Tiki Fuhro and Kevin O'Leary
20 Sunset Lane
Portland, Maine
04102



Sue Butler <sueskutr@gmail.com>
to planningboard@portlandmaine.gov

Nov 27, 2020, 5:06:51 PM (5 days ago)



I urge you to take action - without further delay - on converting the 5 Portland Street day shelter to a 40-bed overnight shelter. I appreciate the concerns of the immediately local residents in the area. Homelessness is never pretty, and those suffering are rarely "nice people". That does not make them any less human or deserving of the basic necessities of existence, including safe, warm shelter.

Do not abandon those most in need as the temperature drops for another Maine winter. Move the decision making process forward with all possible speed.

Please.

Susan Butler

Portland should stop stalling, approve new wellness shelter

 Assi...

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0 views



Ruth Mlotek <rmlolek@comcast.net>
to planningboard@portlandmaine.gov

Nov 27, 2020, 7:35:07 AM (5 days ago)



What she said

https://newspaper.pressherald.com/infinity/article_popover_share.aspx?guid=5f268da4-f72d-4add-920c-f14d13ffefe0

Portland should stop stalling, approve new wellness shelter

MAINE VOICES

People need places to sleep. Preble Street can provide them. Let's move ahead before winter.

I have never been on the street, but I've been down and out.

Somewhere in my misguided youth, I bought into the romantic (to me) notion of the starving artist. I thought occasionally sleeping on trains or in my car was necessary to my education as a writer. An easy notion to entertain when each time I dragged myself back to Maine, broke and homeless, my family patiently bailed me out.

In 1990, after three years of bumming around San Francisco and Boston, I once again limped home. As I couch surfed my way around Portland, my brother quietly pulled me aside at a family function and handed me a check – enough to cover the first and last month's rent. "You need a home," he said.

As I got to know my town again, I couldn't believe homelessness had become a thing here. I was used to it in larger cities, but in my Portland? One morning I wandered into a church basement, was handed a spoon and told to take over stirring the oatmeal. That basement was on Preble Street, and the person who handed me the spoon was Mark Swann. I have been a friend and supporter of Preble Street ever since.

A lot has changed at Preble Street since that morning. It now serves all of Maine with over a dozen programs and 250 staff.

Central to its mission has always been coordinating hunger relief with health care and social services, and, ultimately, a transition to permanent housing.

Preble Street has proposed to convert its day center at 5 Portland St. into a 40-bed shelter, targeting those who cannot or – for myriad reasons – do not access city shelters. It will replicate the same safety practices it successfully implemented last spring at its temporary Sullivan Wellness Center at the University of Southern Maine. Preble Street is not requesting any city funds. The building is already zoned to allow for emergency shelter. With the city's approval, construction could begin immediately and potentially start housing people in a matter of weeks.

Yet, progress is currently in limbo. The Planning Board held a workshop Oct. 20, but instead of moving the proposal forward to a public hearing and a vote, the board requested a second workshop, which will take place Dec. 8.

Clearly, calls for urgency are not being heard.

There is resistance to the shelter. The homeless situation can be chaotic, messy and, yes, disruptive to area residents and businesses. But let us not forget the humans who make up what we call a "situation." Sure, some made bad choices. But just as many have had misfortune – illness, job loss, an accident – rain down on them through no fault of their own. Regardless, they are our neighbors, and each one of them has dreams and desires and demons, just like the rest of us. And while easy solutions are few, one – providing beds to 40 of the most vulnerable during this crisis – is right at our fingertips.

I rarely see a person on the street without thinking, "That could've been me." The only difference is that when I danced too close to the edge, someone always pulled me back. Even playing at poverty takes a toll on the soul. You quickly learn the fine line between fragility and stability, and how quickly one can slip.

The pandemic is raging. Winter is coming. The need for shelter will only intensify as unemployment runs out and evictions increase. Beds are needed now.

Lives are at stake. Preble Street has a solution ready to launch. It only needs the city's OK.

Please contact the Planning Board at planningboard@portlandmaine.gov before Dec. 8 and let them know that everyone deserves a home.

— Special to the Press Herald

ABOUT THE AUTHOR

Elizabeth Peavey is a longtime Portland author, columnist and speaker.

While easy solutions are few, one – providing beds to 40 of the most vulnerable during this crisis – is right at our fingertips.

Approve Preble Street now!

 Assigned to...

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0 views



whitstheatre@hotmail.com <whitstheatre@hotmail.com>
to planningboard@portlandmaine.gov

Nov 28, 2020, 8:20:24 AM (4 days ago)



Dear Planning Board,
I am a resident of Portland, Maine. I urge you to approve the 40 bed shelter on Preble Street. Winter is coming and any warm place to sleep is greatly needed for the most vulnerable in our city. There should be no question...there is a space and there is a In agency willing to do the work. Sure, there are problems with homelessness and all that comes along with it. But why don't we try to lift these people up instead if creating one more barrier for them. Don't be part of the problem...be part of the solution...and quickly.

Whitney Brown

Place to eat, rest and be warm

 Assigned ...

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0 views



peter ericson <peterericsoncelebration33@gmail...
to planningboard@portlandmaine.gov

Nov 28, 2020, 9:18:53 AM (4 days ago)



Please don't wait till it's too late.

Preble street wellness center

Assigned t...

Subscribe ☐

0 views



christine arsenault <carsenault2@icloud.c...
to planningboard@portlandmaine.gov

Nov 28, 2020, 10:28:17 AM (4 days ago)



Dear Panning Board,

Any chance you can tell me what the liability issue for the building next to the Cumberland County Jail? Or, how I can get an update on why this place can't be a temporary shelter for people living with homelessness during the pandemic?

Also, I'm curious if you know how many empty beds there are currently in the shelters around Portland? (If there are any)

I read an article in the Portland Press yesterday about the "Preble Street Wellness Center" and it said it would house the homeless people who "refuse to seek" other shelters. I'm assuming if this is the case, we are speaking about the people hanging out at Deering Oaks, Portland Street, outside of Dyers and throughout the Bayside neighborhood. I have lived and worked in Bayside for eighteen years and it's my opinion that the people who refuse to go to the shelters located outside of these few blocks are here because this is where they buy their drugs. (These are the same people who didn't go to the Sullivan Gym over the summer)

To house the city's "most vulnerable homeless" because they refuse to go to the other shelters at a wellness center in the middle of the neighborhood they've been trashing and disrespecting for years seems odd to me.

I'm raising my two daughters on my own because their dad died ten years ago and even at his lowest point of addiction he never mirrored the daily behavior I see on the streets of Bayside. (this is not a pandemic thing) The folks that are grateful for help and a bed out of the freezing weather are trying to better their lives. They are trying to stay sober and get a jobs. Those on the streets of Bayside, are so messed up on heroin, crystal meth/crack and cocaine that the only thing they see in front of them is their next fix and how they're going to get it. They need something far more intensive than a "wellness center" in their drug dealers backyard.

Thanks for reading this. I would love if someone could get back to me on the questions I asked about.

Kind Regards,
Christine

Converting Preble St Resource Center to a Shelter

Subscribe ☐

0 views



Ginny Schneider <ginnyschneider@hotmail...
to planningboard@portlandmaine.gov

Nov 28, 2020, 7:14:46 AM (4 days ago)



Dear Planning Board Members,

Imagine that you were homeless in Portland. What would you do about moving a project along to increase the availability of shelter to people without it?

Please approve the project to convert the Preble Street Resource Center into a shelter as quickly as possible.

Thank you,

Ginny Schneider

A person who works in a job deemed an essential service

J G Lewis <jgl265300@gmail.com>

Nov 28, 2020, 9:23:46 AM (4 days ago)



to planningboard@portlandmaine.gov

Please. I have been homeless since April. Never been homeless before. I'm not a drug addict, alcoholic or felon yet getting help has been a nightmare. The only option has been GA and that assistance takes all my money leaving me with the only option of GA. How do I get back on my feet now without GA. MY PHYSICAL AND MENTAL HEALTH have taken a huge hit because of being forced to live on the streets. Back on GA again but I'm on SSDI and have auto deductions that GA doesn't allow therefore will be back on the streets. How can you justify your delay in help. Please stop this cruel and unjust delay. PLEASE!!!

Judith G Lewis
[207-739-9720](tel:207-739-9720)

40 beds for the homeless 0 views



Logan T <gratefullydedicatedfarmer@gmail.com>
to planningboard@portlandmaine.gov

Please take action with opening up that new facility to house 40 homeless people. They need our help,put the money as sleep. Its not right to just keep pushing the dates back knowing that the harsh maine winter is setting in. Thank you for y

☐ Reply all

☐ Reply to author

☐ Forward

Homeless wellness center

 Assigned to...

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0 views



Pat <patlin900@aol.com>

Nov 28, 2020, 10:00:30 AM (4 days ago)

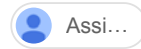


to planningboard@portlandmaine.gov

It is past time for you to allow Preble Street to renovate for a homeless shelter. A Dec 8 th meeting guarantees that 40 people will be freezing on the streets this winter. Do your job and take care of the people of Portland.

The people of Portland should show love for their vulnerable neighbors! Take action!

URGENT: A shelter for homeless people at 5 Portland St.,Portland, ME



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Michie ODay <michieoday@gmail.com>
to planningboard@portlandmaine.gov

Nov 29, 2020, 4:41:27 PM (3 days ago)



To the Planning Board:

Please proceed with haste to allow the Prebble St. Facility to become a 40-bed shelter for homeless people. We've already had our first snow; real winter weather is a matter of days away, and COVID-19 is exploding here in Maine. Your quick action will save lives.

Is another hearing on December 8th really necessary? If so, can't you move up the date? Let's get the show on the road and help these people.

Sincerely,
Michie S. O'Day

Preble Street 0 views



blinsc9002@aol.com <blinsc9002@aol.com>
to planningboard@portlandmaine.gov

Disappointed that the hearing on Preble Street was put off. People are in desperate need of housing due to the pandem
Burt Linscott, Kennebunk

Sent from my iPhone

☐ Reply all

☐ Reply to author

☐ Forward

Please don't put more money into the Preble Street Resource center building!

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1 view



Lorry Schwellenbach <lorryschwell@gmail.co...
to planningboard@portlandmaine.gov

Dec 1, 2020, 2:29:45 PM (yesterday)



To the planning board,
My understanding is that a new shelter has been approved on Riverside. Let's get going on that and not be putting money into the Preble St. resource center building. Use that money to put homeless in hotels if the shelter is full.

The last thing we need is another band-aid in Bayside.

The area is already a slum, there is garbage everywhere, tossed out clothing and blankets, needles and drug paraphilia.

No one who lives or works in the city dares walk those streets....

I live in the city, just a few blocks from there, yet I walk blocks out of my way to avoid that neighborhood.

I pay almost \$5000 a year in property taxes, yet my property is encroached upon by folks from those buildings **every day**, leaving their litter, making noise, scaring those around them with unpredictable drug induced behavior, peeing in public etc.

And now you want to spend \$700,000 on this latest project?

I've read that this is to provide services to the folks who have been living in Deering Oaks Park, but I doubt most of them will use it. There seem to be people who take advantage of the social services provided in Portland to get themselves to a better place, a place where eventually they have housing and possibly even a job.

And then there are those, many of whom came here from somewhere else, who have no intention of bettering themselves. This \$700,000 band-aid is not going to make a difference for them.

If you lived in this neighborhood you would not even consider funding this! We are already overburdened with a problem that belongs to the whole state, not just the Bayside neighborhood.

Thanks for reading this!

Lorry Schwellenbach



Jim Hall <mtjimhall@gmail.com>

2:41 PM (20 minutes ago)

to Jim Hall, Andrew Tufts, planningboard@portlandmaine.gov, cityclerk@portlandmaine.gov, Bayside Neighborhood, Christine Grimando

“Agenda content has not been published for this meeting.”

In less than a week the Planning Board will hold its next public workshop on this application, which I believe the has generated more public interest and involvement than any previously seen.

The board asked for many types of additional information and collaboration from the applicant in order to form a submission.

- Specific management responsibilities.
- Process for resolving neighborhood concerns, including information about what mechanisms have worked and
- A showing that the proposed use will not create greater impact than surrounding uses, not prior uses (staff spillage & noise)
- Review of completed management plan by PPD and DHHS, and municipal staff with expertise in areas such as security, CDC requirements, housing, policing, etc.
- Information on context (public health criteria, criteria for reopening bathrooms & showers as previously used, need right now given conflicting interpretation of readiness for winter from city staff vs applicant, etc)
- A Comprehensive Plan review by staff, specifically regarding Equitability.
- Staff summary of council & committee policies, actions, short & long range plans (including HHS committee to force goals, policy guidance, best practices)
- Info from staff about what code says regarding capacity / density of people being served, and how the board conditional use with a numerical cap.
- Better information about prior uses of the property (resource center, day shelter, soup kitchen, overflow shelter; these were historically permitted in the zone.
- Staff summary of tools the city currently has to enforce accountability.
- Details of intended mixed use of site (pantry / kitchen / delivery uses at this property), including staff circulation, storage, waste management, lighting levels.
- Staff determination as to whether the food delivery model is being proposed as a continuation of something or something else.
- Rationalization of the required “central administrative office” showing its sight-lines to all guest cots, as well as of actual intended office layout.
- Details of how client agreements will be reinforced and enforced to control client behaviors outside facility.
- Written details of intake screening process, and how it will prevent crowding and viral contagion.
- Information about planned communication to potential clients regarding when the site is at capacity vs. acceptance and processes when having to turn someone away.
- Covid-safe day-space protected from the elements, dining area for 40 people.
- Specifics of which parties will provide which services (the applicant mentioned case management, life skills training, health care, mental health & substance council, access to rent smart programs, help applying to IDs, help applying

permanent housing, help with employment related programs, access to public benefits, access to rental / housing educational and training programs, referrals for counseling, community health partners). Specifically which services provided onsite, and where.

- More details about the required onsite laundry.
- Written specifics on transit assistance protocols, including additional on-site bicycle storage.
- Intended capacity and use after Covid given potential for “scope creep”. (an applicant representative verbally distancing protocols for the pantry “through the end of the pandemic”).
- A board member requested a couple of iterations with the design firm on the required privacy fence to better uniqueness of the building and quality of the neighborhood.
- Additional landscaping to incorporate vegetation into the hard-scaped courtyard.
- Specific plan for monitoring by and reports to the city, and staff information regarding which city entity would lead and how it would interact and react as needed.
- Numbers relating to anticipated placement rates and client turnover of the intended “fairly stable population”.
- Information about how this proposal conforms to best practice of smaller shelters providing targeted demographic services.
- Data from applicant on BIPOC & LGBTQ populations served.
- Some kind of peer review once management plan is completed.

I may have actually missed a few, but the point is:

When will the public have a chance to digest any of this new information that they may comment intelligently?

In the mean time, I'm copying my recent LTE on this topic below.

Thank You
Jim Hall
Cedar Street

Letter to the editor: Put the brakes on proposed new Portland shelter

The Planning Board has justifiable questions and should take no action until Preble Street provides answers

Preble Street proposes yet another shelter in Bayside. Their justifications amount to simplistic emotional appeals – winter is cold, an option exists; therefore, this exact proposition is a moral imperative.

But crucial questions remain whether they can produce a valid management plan satisfying code.

Portland’s Planning Board rightly [asked](#) for additional information where the submission was inadequate, also requesting more collaboration with the city (which coordinates outreach among 16 providers, and continues to offer hotels when existing shelters overflow).



The courtyard at Preble Street Resource Center is currently fenced off and closed. It's unclear whether Preble Street can produce a plan to manage a proposed new 40-bed wellness shelter that satisfies code. *Ben McCanna/Staff Photographer*

The Planning Board “implements and ensures consistency with Portland’s [Comprehensive Plan](#),” which requires equity in sharing costs and benefits across the city. The vast majority of Maine’s homeless services had previously been gerrymandered into Bayside, segregating the state’s lowest socioeconomic bracket into a single “skid row.”

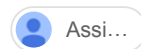
So why this particular location, shoehorned in between several other shelters grandfathered in illegal zones? How would this project coordinate with the Statewide Homeless Council, which is deliberately [outlining](#) local and regional solutions throughout the state? Why [a new adult shelter](#), when municipal ordinance calls for partners to aid subpopulations with unique needs? Why a permanent shelter in response to a virus with vaccines rapidly progressing? Why the desire to fast-track this decision ahead of licensing specifications that the city’s Health & Human Services and Public Safety Committee intends to vote on in January?

Homelessness in Maine deserves strategic and coordinated solutions. The Planning Board must “plan” – not indulge knee-jerk emotion. Anyone who agrees should contact the Planning Board at planni...@portlandmaine.gov before Dec. 8.

Jim Hall

Portland

Emergency wellness shelter at Preble Street Resource Center



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Ann Dodd-Collins <doddco@gmail.com>
to planningboard@portlandmaine.gov

Dec 2, 2020, 5:18:47 PM (2 days ago)



Dear Planning Board Members,

I am urging you to approve Preble Street's application for converting the Resource Center on Oxford Street into an emergency wellness shelter. I began volunteering in the kitchen at the Resource Center shortly after I moved to Portland five years ago. Three days a week I walked from the bus stop on Congress to the kitchen. Yes, when the resource center was open there was litter. Yes, there were people strung out on drugs. Yes, there were fights. And yes, there were people who cleaned my windshield after a snowstorm or held my hand as I walked down the icy sidewalk. We aren't talking about 100s of people returning to the Resource Center. We are talking about a wrap around wellness shelter for 40 human beings. We are talking about providing an opportunity for 40 people to get their lives back on track. Please approve Preble Street's application for converting the Resource Center into a 40-bed shelter.

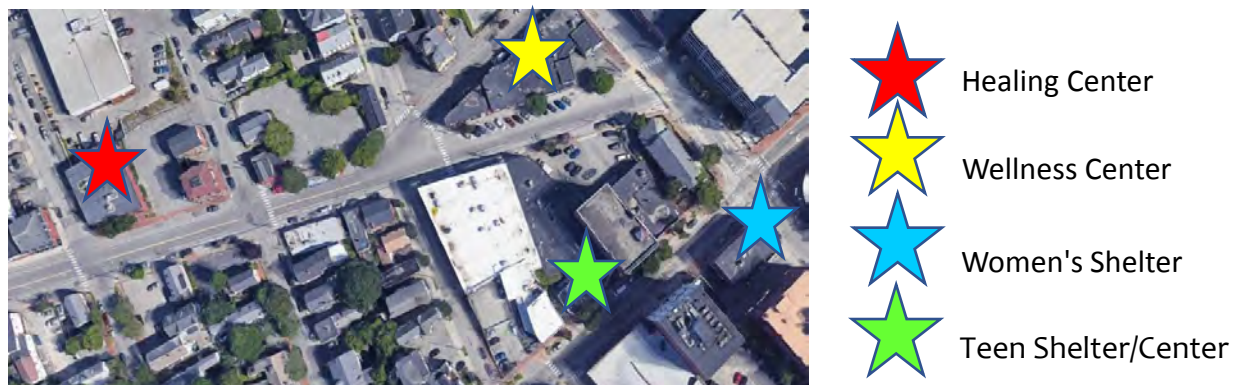
Sincerely,
Ann Dodd-Collins

Ann Dodd-Collins
Phone: [207-232-9576](tel:207-232-9576)
Address: 120 Pleasant Ave, Apt 3
Portland ME 04103

Date: December 4, 2020
To: Planning Board of the City of Portland, Maine
Planning staff of the City of Portland, Maine
District 1 Councilor Belinda Ray
City Manager Jon Jennings
From: Deborah Van Hoewyk, Bayside resident
Re: Can we cut the "scrappy little agency" crap?

Preble Street has come to the Planning Board with, of course, a plan – and now a revised plan – for a "permanent, spacious, full-service," 40-bed Wellness Shelter at 5 Portland Street in the center of Bayside, with the majority of occupants expected to stay from three months to a year.

The Preble Street "Vision" also says they will also open a 30-bed women's shelter at 38 Preble Street (238 feet from the Wellness Shelter), currently the site of the Joe Kreisler Teen Shelter. Preble Street will consolidate the teen shelter and teen services at the Teen Center at 343 Cumberland Ave (195 feet from the new Women's Shelter). Preble Street is planning to open a Healing Center to support survivors of human trafficking, presumably at 55 Portland Street (607 feet from the new Wellness Shelter, and 600 feet from the consolidated Teen Shelter/Center as the crow flies). Note that Preble Street purchased 55 Portland Street in a deceptive process that contravened the City of Portland's intent for the property.



The Wellness Shelter is to be located in the former home of the day shelter portion of the Preble Street Resource Center. The day shelter no doubt reminds Mark Swann, Preble Street's executive director, of the "scrappy little agency" he's so fond of mentioning, attempting to offer all sorts of help to all comers.

Make no mistake, Preble Street is big business these days. The Wellness Shelter is about money and real estate. Real estate specifically located in Bayside. Preble Street could not be the \$12 to \$13 million dollar operation it is without exploiting Bayside. Although Preble Street participated in designing the 2000 *New Vision for Bayside*, it is now a key player in why the *New Vision* did not, and cannot, work. East Bayside looks great, is a thriving destination

that still offers affordable housing. There's vibrant development in Bayside over by the pioneering Bayside Bowl, including workforce housing – as far as it can get from the sinkhole that is central Bayside.

Preble Street is only one of about 30 social service agencies located in central Bayside, but Mark Swann portrays his agency as doing the lion's share of caring for Portland's homeless, hungry, and poverty-stricken. He – quite rightly – points out that Preble Street picked up the ball as other shelters and programs have closed over the years. And now, so has the day shelter portion of the Preble Street Resource Center, and the pandemic is but a small part of why that space is now available for the Wellness Shelter.

The day shelter portion of the Resource Center (main floor) closed in March of this year, but not, as Preble Street says, because of COVID. Preble Street had been reducing the day shelter hours, and thus services, since 2014. Up until November 2014, it was open 50 hours a week; from then until July 2017, it was open 45 hours a week. From July 2017 to September 2017, it was open 31 hours a week. That's a 38% reduction in services by 2017, when the City's Oxford Street Shelter started staying open 24 hours a day to pick up the pieces). Preble Street then reduced the day shelter hours to 20 hours a week in September 2018 until it closed. In a 2015 interview I conducted with Mark Swann for the Bayside Neighborhood Association newsletter *The Baysider*, he pointed out that the Resource Center, at that point 13% of their \$12,190,156 budget (or \$1,584,720), had to be paid for by donations, as few or no grant makers were willing to fund the services offered. The day shelter is becoming the Wellness Center because it benefits Preble Street's budget.

To address the issue of whether Preble Street's real estate dreams also serve the homeless who are drawn to Bayside, let's take a minute to think. We have no evidence – through professional evaluation – of the effectiveness of Preble Street's Services. As they have grown from that "scrappy little agency" into a big-budget independent homeless services provider, the number of homeless people suffering on the streets of Portland has grown in tandem. Have they argued that taking in 40 people, referred through street outreach to long-term, fenced-in seclusion, will reduce the number of people on the streets? Given that according to ESAC, 85% of Portland's unhoused folks suffer from substance use behaviors and co-occurring mental health issues, does Preble Street – which does not provide either of these services – need a Wellness Center to make referrals to those agencies that do?

The City of Portland is developing standards and licensing requirements for shelters. Given the clear intention of Preble Street to swamp central Bayside with shelters, they should be required to wait until the City's requirements are complete.

Don't leave people out in the cold

 Assigned...

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Susanne Kane <susiekane7@yahoo.com>
to planningboard@portlandmaine.gov

2:02 PM (21 minutes ago)



Please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

There are elderly and so many unfortunate people right now. I'd like to see some of them have shelter.

Thank you.

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Cara Brown McCormick <caramccormick@gmail.com>
to planningboard@portlandmaine.gov

2:02 PM (22 minutes ago)



Dear Planning Board,

I hope you are willing to approve the conditional use application for Preble Street.

Thank you for your public service.

Sincerely,
Cara McCormick
[207-310-4527](tel:207-310-4527)

--

Cara Brown McCormick
(207) 310-4527 mobile

Robin Carter <robinbcarter@gmail.com>

2:05 PM (21 minutes ago)



to planningboard@portlandmaine.gov

Please consider all the good turning the Preble Street day center into a shelter for 40 people before winter would provide. This is only a conditional use permit - not permanent.

Robin Carter
Robin B. Carter
1739 Washington Avenue
Portland, ME. 04103
[207-899-1963](tel:207-899-1963)

Stephen Blattner MD MBA <sblattner@exagomd.com>

2:13 PM (16 minutes ago)



to planningboard@portlandmaine.gov, Becca Watson

To the Planning Board:

I understand you will be considering Preble Street's conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

As a strong supporter of the Center's efforts to serve the homeless in Portland, I would like to urge you to approve the application at your meeting on December 8.

In this time of universal crisis due to covid-19 there are those who are more vulnerable than the rest of us – this population certainly fits such a description.

Thanks for your favorable consideration.

Stephen Blattner

Alex Vivian <alexvivian7590@gmail.com>

2:11 PM (17 minutes ago)



to planningboard@portlandmaine.gov

Please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

Betsy Smith <betsysmith429@gmail.com>
to planningboard@portlandmaine.gov

2:21 PM (9 minutes ago)



Dear Planning Board:

I only know one side of this equation, so I have no idea why the city of Portland would oppose the idea of a Wellness Center. But what I do know is that far too many people spend the Maine harsh winters outside. I think of it as I'm lying in my warm soft bed at night, and it breaks my heart.

No one, regardless of how they got there, should have to ensure a Maine winter (or summer, for that matter) outside without a hot meal everyday. It's inhumane and for those who can't provide for themselves, we must provide for them.

We need the Preble Street day shelter to be converted to a 24/7 Wellness Center. The concept seems very straightforward. I hope the City doesn't look for technicalities or other reasons to oppose this simple concept.

Don't make people question how you can sleep at night, knowing it was your vote that kept homeless people outside on a cold Maine winter night.

Please do the right thing.

Betsy Smith
63 Stroudwater Rd, Portland

dennis mclaughlin <old_bull69@hotmail.com>
to planningboard@portlandmaine.gov

2:09 PM (18 minutes ago)



approve the shelter

Elaine Rosen <edr.rosen@gmail.com>

2:20 PM (10 minutes ago)



to planningboard@portlandmaine.gov

I urge the Planning Board to permit Preble Street conditional use for a 40 person shelter at 5 Portland St. No funds are being requested. 40 people will have warmth, safety and shelter and food. We all need that and deserve that.

Thank you

Elaine Rosen

Don't leave people out in the cold

 Assigned...

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0 views



Elizabeth Rosen <ejrosen712@gmail.com>
to planningboard@portlandmaine.gov

2:17 PM (12 minutes ago)



To whom it may concern,

As a Portland resident and monthly supporter of Preble Street, I ask you to help support our neighbors by approving Preble Street's conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

Thank you for thinking of all Portlanders this holiday season.

Sincerely,
Elizabeth Rosen

126 Eastern Promenade
Portland, ME 04101

Ellen Corson <ellenbcorson@gmail.com>

2:11 PM (17 minutes ago)



to planningboard@portlandmaine.gov

Dear Hard Working People,

Please can you approve Preble St. Conditional use application to turn its shelter facility at 5 Portland St. Into 24/7 wellness shelter?

I implore you to allow them to provide services and keep people sheltered and served as much as possible.

Thank you, thank you, thank you!

Sincerely,

Ellen B. Corson



Emily Carville <eccarville@gmail.com>
to planningboard@portlandmaine.gov

2:03 PM (23 minutes ago)



Please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. Too many people are struggling, and this is one way the City of Portland can make a meaningful difference.

Thank you.

Emily & Gregg Carville, Freeport

Gina MacVane <wingmac0929@gmail.com>

2:10 PM (17 minutes ago)



to planningboard@portlandmaine.gov

This seems like a no-brainer. The building is there and they don't require any additional funds. Let's make this happen.

Gina MacVane

Grace Flynn <graceflynn73@gmail.com>

2:10 PM (17 minutes ago)



to planningboard@portlandmaine.gov

Hello,

My name is Grace Flynn, and I'm a senior at Gorham High School. I have many friends in Portland, love to visit the city as often as I can, and have worked with several groups based in Portland—including the Telling Room and Maine Youth Court.

The idea that the City of Portland could have such a significant impact on the lives of at least 40 citizens of Portland by providing them with such a basic necessity as housing inspires me. I've consistently looked to the City as a place that takes the right steps forward for its people, and cares deeply for those living in it.

Preble Street's proposed Wellness Shelter is certainly a step in the right direction. I think of the potential that the people the shelter supports could have—whether they are given the tools to find housing and then help others, and/or becoming functioning members of Portland's economy as they are given the chance to pursue job opportunities.

As a young person who has grown up loving Portland, the Wellness Shelter is not only a fantastic example of priorities for the City to set for young people but a truly kind step forward for the community as a whole.

Please approve Preble Street's 24/7 Wellness Center.

Best,
Grace Flynn

Don't leave people out in the cold 0 views



Jennifer Frick <jfrick47@gmail.com>
to planningboard@portlandmaine.gov

Please approve the conditional use of 5 Portland St. as a 24/7 wellness shelter. Thank you, Jennifer Frick

- ☐ Reply all
- ☐ Reply to author
- ☐ Forward

Jennifer Kastelic <treehouse5@me.com>

2:17 PM (12 minutes ago)



to planningboard@portlandmaine.gov

Dear planning board members,

Please, please, please approve the Preble Street conditional use application to turn the facility at 5 Portland St. into a 24/7 wellness center. We must protect our most vulnerable or we are heartless. Please do not be heartless and allow Preble St. do do what it does best and care for those in need of real help.

Best to you,
Jennifer Kastelic
Portland, ME
Native of Portland



Jessica White <jessicapwhite@yahoo.com>
to planningboard@portlandmaine.gov

2:03 PM (22 minutes ago)



City of Portland Planning Board,

I am writing to urge you to **approve** the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

Sincerely,

Jessica White

Kim Case <casebkim@gmail.com>
to planningboard@portlandmaine.gov

2:03 PM (22 minutes ago)



Dear Planning Board

We don't want more people to endure sleeping outside this winter, please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

**thank you so much,
Kim Case**

Linda Suitor <lindacampt@gmail.com>

2:03 PM (23 minutes ago)



to planningboard@portlandmaine.gov

As our first winter storm approaches, I am writing to ask that you please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. It is important to get people off the streets and give them a roof over their heads. Thank you for your consideration and good luck.

Sincerely,

Linda Suitor
[207-751-1018](tel:207-751-1018)

Dow, Robert A. <Robert.Dow@anthem.com>

2:34 PM (18 minutes ago)



to planningboard@portlandmaine.gov

Good Afternoon:

As a supporter of Preble Street. I'm asking for your support to pass the request of the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

Thank you in advance for your good work and your consideration.

Bob Dow

Robert Dow, FHPS Trainer, FGS Talent, Growth, & Engagement

2 Gannett Drive, South Portland, ME 04102

O: (207) 822-5230

rober...@anthem.com

Sarah Dodgin <sarah.dodgin@gmail.com>

2:22 PM (28 minutes ago)



to planningboard@portlandmaine.gov

Dear planning board,

Please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. This is something our community desperately needs and will ensure the safety of at risk individuals through the winter. We are truly facing an emergency with COVID-19 and by not providing a shelter with trained staff to support shelter guests would be negligent and complicit in any sickness or death that occurs among this population. Allowing Preble Street to open their doors to people at risk of or currently facing homelessness will provide mental and physical security to survive this winter. Many of us who do have jobs and a safe place to live in Portland are very fortunate, yet are not too far from social and financial insecurities themselves in the face of COVID-19. Please consider this critical need and take the necessary action to protect Portland's citizens.

Sincerely,

Sarah

Sarah Dodgin, MS (she/her)

[Website: The Bog Blogger](#)

[215 -622-4421](#)

Sonia Robertson <robertsonsonia336@gmail.com>

2:31 PM (21 minutes ago)



to planningboard@portlandmaine.gov

Please approve the transition of Preble St to 24/7 wellness shelter- winter coming- too many homeless- please give at least 40 people shelter.

Thanks for doing the right thing.

Best, Sonia Robertson

Sent from my iPhone

Susan Schraft <sems_54@yahoo.com>
to planningboard@portlandmaine.gov

2:25 PM (26 minutes ago)



Please approve PrebleStreet application on Dec 8. Thank you. Susan Schraft

Sent from my iPad

Aidan Mirisola-Sullivan <aidanboy@gmail.com>

2:35 PM (17 minutes ago)



to planningboard@portlandmaine.gov

To Whom It May Concern:

Please approve the 24/7 Wellness Shelter at 5 Portland Street so that as few humans as necessary need to sleep outside during our brutal Maine winters.

Kindly,

Aidan
61 Kellogg Street #2
Portland, ME 04101

To the Planning Board, Christine Grimando and Andrew Tufts:

During the last meeting to discuss Preble St's application to open a 40 bed shelter, you heard from a number of people speaking in favor of the proposal. Additionally you heard the Preble St Board President as well as many other citizens accuse Bayside residents as NIMBYs- Not in my Backyard. This rhetoric is not only inaccurate, given that Bayside serves as home to over 25 shelters but also underscores Preble St's lack of understanding of their neighbors. (The claims of NIMBY feel equally absurd coming from Board members and Preble St supporters who do not live in Bayside.) As a major stakeholder in Preble St's plan, I'm writing to ask that you hear the concerns of the Bayside neighborhood; we are small in number and do not have the budget and power to publicize our concerns about the project. We ask you to hold Preble St accountable for their practices and to represent and uphold Bayside residents equally in your deliberations.

It is discouraging and challenging to have our narrative not heard against the public machinery that is Preble St. We don't have the funds to counter Preble St's emotional campaigns and thus can't raise questions as to whether their work truly effects change.

It is discouraging that we are accused of wanting to gentrify the neighborhood when many of us have lived here for over 10 years and commit to a diverse neighborhood, socially, racially, economically and culturally. Many of us work in social services.

It is discouraging that as the smallest neighborhood in Portland, we house the largest number of social service organizations and as such address a number of daily stressors that other neighborhoods do not. We are happy to do our part but not to carry the entire weight.

It is discouraging that Preble St, an organization that has continually failed to communicate with their neighbors, may receive approval to continue with their policies without any checks or licensing standards in place to hold them accountable.

In their proposal, and in recent publicity campaigns, Preble St suggests that they embrace all their stakeholders - neighbors - in their program development. Simply, this is not true. There is no formal channel for Bayside residents to air their concerns. Repeatedly, we've asked to be represented on their Board so that we can offer our voice and input. We know the neighborhood better than any other individual or organization with stake in this project. The current proposal may make nod to the neighborhood but this language was only put in place after hearing our remarks at the last Planning Board meeting. No Preble St person reached out to us to truly listen. In a city where businesses and landlords are regularly penalized and fined for breaking code regulations, it seems absurd that a similar set of standards aren't put in place for the licensing of all shelters. Respectfully, Bayside residents ask that you deny Preble St this permit and that the city put in place licensing standards.

During the next Planning Board meeting you will hear that since the last Planning Board meeting to discuss the shelter proposal, Preble St reached out to Bayside residents to discuss the fencing for the new proposal. Many residents refused to be a part of these discussions and thus you will also hear, no doubt, that Preble St attempted to work with their Bayside neighbors to no avail. Simply, discussing the shelter's fencing was not an in-road for meaningful dialogue and instead felt to Bayside residents as a publicity stunt. Too little too late. You may also hear that the BNA did not renew/vote Preble St's community member status in Board meetings. Simply, BNA wants to work with organizations like Amistad which now has a seat at our Board meetings.

Amistad offers services to homeless, addresses drug and mental health issues and recognizes that some individuals do not want to be in a shelter. Amistad welcomes our input and works as a partner. Bayside residents are compassionate, caring and are equally concerned about the social issues the city and specifically, our neighborhood addresses. It is why we live here, though Preble St supporters may argue differently. Why wouldn't any organization seek out the residents input and concerns?

We ask that we be included in the process and that the Planning Board consider the weight we carry as a small neighborhood. We ask that you not grant Preble St the permit to build a new shelter and that the city move ahead with establishing licensing standards to hold all social service organizations accountable. Any Portland neighborhood deserves these protections and it is your charge to represent all Portland voices.

With respect,
Carolyn Megan

Chloe Dowley <chloedowley77@gmail.com>

2:33 PM (19 minutes ago)



to planningboard@portlandmaine.gov

Please allow Preble St Resource Center to offer temporary shelter to those in need at the Resource Center. We must uphold basic human rights and support those working to meet their needs.

Thank you,
Chloe Dowley

Erika Chadbourne <erika.chadbourne@maine.edu>

2:26 PM (25 minutes ago)



to planningboard@portlandmaine.gov

Hello,

I love the work that Preble Street does, and I believe that they portray how Portland does not let their community go without heat and a roof over their head! Please approve the 24/7 Wellness Shelter!

Cheers,

Erika Chadbourne

Don't leave people out in the cold 0 views



Gabrielle Perry <gabrielle.perry@yahoo.com>
to planningboard@portlandmaine.gov

**Please approve the Preble Street conditional use application to turn its facility at 5 Port
Thanks for your help!**

☐ Reply all

☐ Reply to author

☐ Forward

Jennifer Willis <jwillis57@gmail.com>

2:42 PM (11 minutes ago)



to Planningboard@portlandmaine.gov

Hello,

As a past volunteer at the teen center, i know first hand what a valuable resource Preble Street is for so many homeless people, young and old, in the Portland area.

I'm writing to ask you to please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

Thank you,
Stay well and stay safe

jennifer willis

--

jennifer willis

kelly nibayubahe <nibayubahekelly@gmail.com>

2:23 PM (28 minutes ago)



to planningboard@portlandmaine.gov

Dear City of Portland planning board,

I'm here on behalf of Preble Street to ask you guys if you can admit the purpose that was made by them. Please and thank you

All the best,
Kelly N

pparee2011@gmail.com <pparee2011@gmail.com>
to planningboard@portlandmaine.gov

2:22 PM (28 minutes ago)



I'm writing to ask you to approve Preble Street's request to add 40 beds for the homeless.

Best,
Pat Taub
Portland

Don't leave people out in the cold

 Assigned...

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0 views



Paul Allen <paulsallen3@gmail.com>
to planningboard@portlandmaine.gov

2:46 PM (7 minutes ago)



To the Portland Planning Board,

We need to grant people without homes the opportunity to renew themselves provided by the Preble Street plan to turn the site of its Resource Center into a Wellness Shelter.

This service to our neighbors in the most desperate circumstances should not be a problem to residents in the neighborhood, since the services will be provided indoors.

Those who will benefit could be ourselves, if circumstances were different. Any one in America can become homeless these days--if they lose a job, lose the ability to pay the rent, and find themselves out on the street as winter approaches.

People without homes deserve our attention and care. Our humanity calls us to respond to fellow humans. Our faith makes them of special concern. Jesus said that to serve them was to serve him.

Let's approve the Preble Street plan and move on.

Paul Allen
Pastor Emeritus Winnetka Congregational Church
Winnetka, Illinois

Vivian Harris <vivian@vmhqualitative.com>

2:53 PM (4 minutes ago)



to planningboard@portlandmaine.gov

Please approve Preble Street's conditional use application to turn the site of the Resource Center into a new, best practice 24/7 Wellness Shelter.

This homeless problem is not going away. We need to take steps to help those who are within the city limits, and who are in the most dire circumstances. Let's help Preble Street do what it can.

Thank you,
Vivian Harris
9 Fox Street
Portland, ME

Mair Honan <pauleandpal@gmail.com>

2:50 PM (6 minutes ago)



to planningboard@portlandmaine.gov

Please let the plans go ahead for the 40 bed shelter at Preble. The staff know how to help .i t can only pave the way for some of the wanderers to get back into society. It's right action. Sincerely, Rev Mair Honan

Peggy MacWilliams <peggyacwilliams@gmail.com>
to planningboard@portlandmaine.gov

2:58 PM (2 minutes ago)



PLEASE!!!!

**approve the Preble Street conditional use
application to turn its facility at 5 Portland
Street into a 24/7 Wellness Shelter.**

Preble Street's application

 Assigned to...

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0 views



Ruth Elkin <relki3@yahoo.com>
to planningboard@portlandmaine.gov

3:57 PM (1 hour ago)



To planning board members:

Please approve Preble Street's conditional use application to turn the 5 Portland Street facility into a 24/7 wellness shelter. Thanks.

Ruth Elkin
Portland, ME 04103

New shelter proposal 0 views

 Assigned to me

Subscribe 



Sean Kerwin <cairdhubain@gmail.com>

3:20 PM (1 hour ago)



to planningboard@portlandmaine.gov

Greetings Planning Board. My name is Sean Kerwin - I own a home on Parris St. in Bayside that I now rent to tenants, but until recently lived in for ten years. During my decade of living there, I had a front row seat to the centralized provision of social services and shelter space that currently exists in Portland. Most of the organizations involved are doing great work under trying conditions, but it became clear that both they and the neighborhood were overwhelmed. That overload not only made their jobs difficult, and the impacts on the neighborhood untenable, but it was harmful to the population being served.

I am very enthusiastic about the new homeless services center being built by the city - not because it is "going away" but because it is being designed appropriately in terms of both scale and resources, and because it is not being sited in an area already overwhelmed with such services.

Preble Street's proposal for an emergency shelter in Bayside is problematic in a number of ways.

First, even with the city shelter moving, the neighborhood is still deeply out of balance. There is a stated intention to spread the burden of social services more evenly; approving a new shelter in the middle of the already overwhelmed Bayside neighborhood does not achieve that aim. It is time to move beyond verbiage and actually see that new shelters in Portland are not built in an already overwhelmed and struggling neighborhood.

Second, Preble Street has said that this shelter will be aimed at individuals who are barred from accessing the city shelter. This population that exhibits antisocial behavior is exactly the population we should be trying to separate from our city center and from other vulnerable individuals trying to access services. Colocating in the middle of Bayside is particularly inappropriate for the purpose described.

Third, Preble Street has not been a good partner in managing the impacts of their business. While they likely will ascribe such an attitude to NIMBYism, I would point out that the Bayside Neighborhood Association has a good relationship with most other providers and with the Oxford Street Shelter. It is true that many of the impacts *are* a function of demand swamping capacity (see point one above). But beyond that, we have never been able to develop a productive or responsive relationship with Preble Street. Our concerns and complaints have either been diminished, dismissed, or we've been told there is nothing to be done. When pushed, their response is usually to ignore us and mount a public relations campaign. While there is room for targeted smaller shelters around Portland, I do not believe that Preble Street has demonstrated themselves to be an effective partner for such a delicate project *anywhere* in our city.

Thank you for hearing my concerns.

Sean Kerwin



Steven Urkowitz <surkowitz@aol.com>
to planningboard@portlandmaine.gov

4:14 PM (20 minutes ago)



Portland Planning Board:

As a Portland resident **I ask you to approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.**

Of course, this shelter won't be the end of the Homeless problem. But we aren't talking about end-of-world solutions. We do indeed need the City to use its wisdom and resources to build more needed housing.

But we can't go ahead while we are burying those citizens who can't get the kinds of aid that the 5 Portland Street facility will provide.

**Prof. Steven Urkowitz
100 Spruce Street
Portland ME04102**

Jeanette <jog@maine.rr.com>
to planningboard@portlandmaine.gov

3:39 PM (1 hour ago)



Hello Portland Planning board,

Our family is asking you to approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

We have been volunteering for many years at Preble Street and know the benefits it gives to those in need.

This facility is greatly needed and will serve the community well.

We do not want the homeless left to the streets especially in the harshness of winter.

Please support this outstanding endeavor.

Thank you for your consideration. I wonder how many of you have volunteered and experienced the sadness of those in need?

The Guglielmetti Family

Don't leave people out in the cold

 Assigned...

Subscribe 

0 views



toufiq fekkak <touf63@yahoo.com>
to planningboard@portlandmaine.gov

3:37 PM (1 hour ago)   

Hello. From a volunteer at Preble street. Please approve application, the shelter is really needed, thank you in advance

Sent from Yahoo Mail for iPhone

Please allow Preble St. to provide 24/7 shelter

 Assign...

Subscribe 

0 views



adinah <adinah.barnett@gmail.com>
to planningboard@portlandmaine.gov

3:00 PM (1 hour ago)



Hello Planning Board members,

I write today to urge you to please allow Preble Street Resource Center to turn their building at 5 Portland St. into a 24/7 covid-safe shelter.

Please approve the conditional use application needed to make this transition.

From what I understand, Preble St is not asking for money from the city, they simply need permission to transform their building into a 24/7 shelter with best practices in place.

Preble St has been serving the homeless population in Portland for a long time. I trust them to know what is needed most for that community and I support them in this.

If you do not want to approve the conditional use application, please respond and let me know why you do not.

Thank you,

Adinah Barnett
17 Atlantic st. #2
Portland, Me. 04101

Don't leave people out in the cold

 Assigned...

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0 views



Ann Kaplan <annkaplanphotos@gmail.com>
to planningboard@portlandmaine.gov

3:09 PM (1 hour ago)



Dear Sir,

Although I do not live in Portland I understand that there is an issue on the table for The Preble St organization to turn it's facility at 5 Portland St into a shelter to keep people out of the elements this winter.

I urge you to consider granting this application. We are living in dark times and it really would be a kind act of humanity to keep some of our most vulnerable safe during the cold weather.

Sincerely,

Ann Kaplan

--

Photography by Ann Kaplan
5 Winding Way
Cape Elizabeth, ME 04107
[207-799-8052](tel:207-799-8052)
www.annkaplanphotos.com

Preble Street wellness center

 Assigned to...

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0 views



Bryan O'Connor <bryanoc222@gmail.com>
to planningboard@portlandmaine.gov

3:33 PM (1 hour ago)



Good afternoon and thank you for your service to the city of Portland. I write today asking that the planning board approve Preble Street's conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. With the pandemic raging and winter nearing, my heart breaks at the thought of hundreds of Mainers left out in the cold all night and day.

Thank you for your consideration.
Bryan O'Connor

Don't leave people out in the cold

 Assigned...

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0 views



Charlotte Vadas <charlottevadas123@gmail.com>
to planningboard@portlandmaine.gov

3:35 PM (1 hour ago)   

Please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. Homeless people need our help!
Thanks!

Sent from my iPad

In support of Preble St 0 views

 Assigned to me

Subscribe 



Elsa Rowe <elsacharlotte@gmail.com>
to planningboard@portlandmaine.gov

4:04 PM (29 minutes ago)



I'm writing to voice my support of Preble St using their building to create a 24/7 Wellness Shelter.

Times are especially tough right now. Do the right thing, and help our most vulnerable neighbors.

**Thank you.
Elsa Rowe**



Gabriella Bermeo <gabriella.bermeo@maine.edu>
to planningboard@portlandmaine.gov

3:48 PM (1 hour ago)



Good evening,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,

Gabriella Bermeo

Please Please approve Prebble street's application

 Assi...

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0 views



Gloria Aponte Clarke <gloriaapontecclarke@gmail.com>
to planningboard@portlandmaine.gov

3:45 PM (1 hour ago) ☐ ☐ ☐

Hello,
Please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.
Thank you for your service.
Gloria Aponte Clarke. Munjoy street.

Gwyneth Jones <gjones@bowdoin.edu>

3:06 PM (1 hour ago)



to planningboard@portlandmaine.gov

To the Portland Planning Board,

I am a long term resident of Portland ME and very disturbed by the amount of homeless people here which has grown so much over the last few years. Please approve the the Preble Street conditional use application to turn its facility at 5 Portland St. into a 24/7 Wellness Shelter.

Thanks for your consideration,
Gwyneth Jones

Don't leave people out in the cold

 Assigned...

Subscribe 

0 views



Hannah Johnson <hjohnson@preblestreet.org>
to planningboard@portlandmaine.gov

4:15 PM (19 minutes ago)



Hello planning board,

I am emailing you today in support of the Preble Street resource center being used as a wellness shelter. This decision could change the lives of many people who will endure a harsh winter on the streets of Portland. They will be provided with support including food, shelter, and case management that will eventually lead to more stable lives. Not only will the wellness shelter drastically improve the lives of these individuals it will have a lasting positive impact on our community here in Portland. We need to help people get off the streets and the wellness shelter is a step in that direction. Preble Street is committed to improving the lives of some of the most vulnerable people in our community and we need your help to make it happen. Thank you for taking the time to read through people's stance on this.

Best,

Hannah
Preble Street Caseworker



Ian R. Buenaventura, J.D. <buenaventura888@sbcglobal.net>3:05 PM (1 hour ago)
to planningboard@portlandmaine.gov



Good afternoon,

This is to request that the resource center of Preble Street be allowed to be used as a 24/7 wellness center. This item is included in the board agenda slated on December 8th. This action of facility conversion will assist in providing shelter and meals to some of those who are most vulnerable.

I appreciate your time. On behalf of these individuals who are in need, thank you for your consideration and I look forward to your feedback.

Be healthy and well,

Ian R. Buenaventura

Don't leave people out in the cold

 Assigned...

Subscribe 

0 views



Jane Kremer <jkremer@maine.rr.com>
to planningboard@portlandmaine.gov

3:59 PM (1 hour ago)



Please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7Wellness Shelter.

Thank you
Jane Kremer
Sent from my iPad

Jenna Carey <jennaacareyy@gmail.com>

2:57 PM (2 minutes ago)



to planningboard@portlandmaine.gov

As someone who was once homeless at the age of 16, with very few resources, I am please asking that we do not leave people out in the cold. Homeless people still deserve to eat, be warm, and survive. A lot of people are counting on Portland to make the ethical choice to help keep them warm while they navigate life.

Warm regards,
Jenna Carey

Don't leave people out in the cold

 Assigned...

Subscribe 

0 views



John Tetreault <john.tetreault777@gmail.com>
to planningboard@portlandmaine.gov

3:03 PM (1 hour ago)



I think the wellness shelter would be a great idea, simply because i am a mentally ill person myself and when I went off my medications I utilized preble st and the soup kitchen for a short period of time. They really care about the poor and they do a great job at what they do best -caring.
Please approve the shelter at 5 portland st.

sincerely,

John Tetreault

Don't leave people out in the cold

 Assigned...

Subscribe 

0 views



Judy O'Donnell <jodonne123@yahoo.com>
to planningboard@portlandmaine.gov

3:38 PM (1 hour ago)   

Please don't leave people in the cold. They need to use Preble Street as a 24 hr shelter to save this from happening. Have a heart.
Judy O'Donnell

Sent from my iPhone

Don't leave people out in the cold



 Assign...

Subscribe 

0 views



Karen Luse <luse.karen@gmail.com>
to planningboard@portlandmaine.gov

3:20 PM (1 hour ago)



Dear Planning Board,

I know homelessness is a difficult and complex problem. I appreciate how the City of Portland is grappling with how to meet the needs of the surge of homeless people, and keep residents and businesses happy. The bottom line is that we need more shelters NOW. I ask you to approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. We can't leave people out in the cold as we work towards a full solution.

Thank you,

Karen Luse
121 Ashmont St.
Portland, Maine

Approve the permit - please!

 Assigned to...

Subscribe 

0 views



Katy Finch <katy_finch@hotmail.com>
to planningboard@portlandmaine.gov

3:11 PM (1 hour ago)



Hello -

I am writing to you as a resident of Portland and clinical social worker who has been actively working in the Bayside neighborhood for a few years now. My understanding is that Preble Street is waiting for a conditional use permit to be approved by the City Council for a building that they own and have been having people sleep over in as overflow shelter for years. It is with the upmost urgency that I implore you to please allow Preble Street to do the work they are asking to take on and approve the permit as soon as possible. As you know the unsheltered population is a challenging one to engage, and although the city provides robust support through the Oxford Street Shelter there is more need than what the current shelter can provide in space, but also in resources and outreach.

The neighborhood is understandably exhausted by the presence of so much suffering and poverty in Bayside, but with an additional space where people can gather and be safe there will be less of a presence in the street and less people going to the hospital and becoming police involved - ultimately saving tax dollars. I believe that the answer to meeting the needs of people experiencing homelessness does not lie in creating more shelter beds - it is a comprehensive housing first initiative. Until that can become a reality, please provide Preble Street with the permit they need to continue to do the vital work they have been for decades.

Sincerely,
Katy Finch LMSW-cc
Portland, Maine



Leah Rush <girl6767@icloud.com>
to planningboard@portlandmaine.gov

3:52 PM (1 hour ago) ☐ ☐ ☐

Dear planning board,

Please approve the Preble St conditional use application to turn its facility at 5 Portland St into a wellness shelter. I don't think any of us want more people to freeze or be unsafe. These are human beings we are talking about helping.

Thank you,
Leah Rush

Don't leave people out in the cold

 Assigned...

Subscribe ☐

0 views



Lois Flaherty <loisflaherty@ymail.com>
to planningboard@portlandmaine.gov

4:12 PM (22 minutes ago)



I am writing to ask that you please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

Thank you!
Lois

Don't leave people out in the cold

 Assigned...

Subscribe ☐

0 views



Lynn Abbott <labbott300@gmail.com>
to planningboard@portlandmaine.gov

Please approve Preble Street!

3:01 PM (1 hour ago) ☐ ☐ ☐

Don't leave people out in the cold

 Assigned...

Subscribe 

0 views



Maddie White <mwhite2562@yahoo.com>
to planningboard@portlandmaine.gov

4:09 PM (24 minutes ago)   

Please pass the referendum to turn the resource center into a shelter, at least for the winter,
Thank you!
MadelineWhite

Don't leave people out in the cold 0 views

Subscribe 



margaret smith <mjsmith295@gmail.com>
to planningboard@portlandmaine.gov

3:30 PM (1 hour ago)



I would like to approve the Prebble Street use application to turn its facility into a 24/7 Wellness Shelter.
Thank you,
Margret Smith

Don't leave people out in the cold

 Assigned...

Subscribe 

0 views



megan dauphinais <mndauphinais@gmail.com>
to planningboard@portlandmaine.gov

3:03 PM (1 hour ago)



Growing up in Portland I have watched how the issue of an overabundance of unhoused people has shifted and grown over the years.

This year proving to be the worst the situation has ever been.

I work on Portland street and I interact with unhoused folks daily. I have seen how easy it is for this city to turn away from facing the hardships these people face constantly. I stress the word PEOPLE. Please approve the prebble street resource center's conditional use application to turn their facilities into a 24/7 salvation. To save lives, and to get the ball rolling on building a better community inclusive of all people. Thanks you.

Meg Dauphinais

MOC Hospitality

The Maine Oyster Company
38 Portland Street - Portland, ME
www.themaineoystercompany.com

Don't leave people out in the cold

 Assigned...

Subscribe ☐

0 views



dennis evans <rninl8@maine.rr.com>
to planningboard@portlandmaine.gov

3:58 PM (1 hour ago)



PLEASE approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. Many homeless people need to be sheltered this winter and kept protected from the streets, the COVID pandemic and the weather.

Nancy Evans

please approve Preble St application

 Assigne...

Subscribe ☐

0 views



Liz Duffy <duffy.el@gmail.com>
to planningboard@portlandmaine.gov

4:39 PM (now)

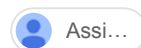


Hello,

I'm writing to you today to advocate for and ask that you approve the Preble Street conditional use application to turn 5 Portland Street into a 24/7 Wellness Shelter. Now is the time more than ever to help those in need in our community. Preble Street is an amazing group and this will allow for more people to be off the streets, get a warm meal and survive the winter.

Thank you,
Liz Duffy
Portland Resident

Please-- approve Preble Street to give people a warm place to sleep and feel safe this winter



Subscribe ☐

0 views



Aaron Hoffman <aaron.hoffman@opportunityalliance.org> 4:43 PM (9 minutes ago)

to planningboard@portlandmaine.gov



Good Evening,

I would be finished my work day this Friday, but I felt that I needed to send this email to advocate for the people who desperately need the most basic of comforts: shelter from the cold, a safe place to get out of the cold and find some rest. I wish we lived in a world where we didn't need Wellness Shelters, where everyone had a loving home to come home to at the end of the day—but, unfortunately, we have not achieved that dream yet—

Please approve the Preble Street Conditional Use Application to turn its 5 Portland Street building into a 24/7 Wellness Shelter—

I know so many individuals who would directly benefit from this space. Every winter there are those whom we read about in the paper, who literally freeze to death outside on cold December, January, and February nights, shivering under leafless trees, huddled under park benches. I've known some of them personally in my work as a social worker. It breaks my heart. But the good news is that we can help to reduce the death and indignity—we can do things like give a 'green light' to the Preble Street Wellness Shelter—

Thank you for considering my experiences and perspective—

Take Care—

Sincerely,

Aaron Hoffman

0 views



Margaret Zall <margaret.zall@opportunityalliance.org>

4:43 PM (10 minutes ago)



to planningboard@portlandmaine.gov

Hello!

I'm a community case manager, and I know there is an upcoming meeting of the planning board to discuss the Preble Street 24/7 Wellness Center. I ask that you please, please consider approving this site – so many of our clients are already managing sleeping outside, and with the increase in COVID cases, many are facing a potentially fatal winter. This would be life changing to them. Please consider utilizing the facility at 5 Portland Street into a 24/7 Wellness Shelter for this winter. Thank you.



Maggie Zall, MHRT/C

Care Coordinator

Behavioral Health Homes

{pronouns: she/her/hers}

190 Lancaster Street, Suite 310

Portland, ME, 04101

margar...@opportunityalliance.org

cell: (207) 653-0946

fax: (207) 842-3634

www.opportunityalliance.org

Legal Failures - Revised Preble Street Proposal for Conversion of 5 Portland Street

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0 views



Laura S. Underkuffler <lu27@cornell.edu>
to Planning Board, Christine Grimando, Andrew Tufts

4:45 PM (9 minutes ago)



December 5, 2020

Re: Applicaon of Pr eble Street Resource Center: Conditional Use P ermit for Conversion of 5 Portland Street

To: Members of the Portland City Planning Board

I am wring r egarding the revised proposal of Preble Street for a condional use permit t o convert its Resource Center building into a permanent homeless shelter for 40 people (increased number a. er COVID crisis unknown.)

I presumed, when sing do wn to read this revised proposal, that it would attempt to address the myriad legal failures of Preble Street's prior applicaon. In f act, it leaves all of the most serious deficiencies unaddressed. These are legal deficiencies, under COVID rules, General Conditional Use Standards, and standards newly established by the City of Portland for any shelter to be approved within City limits. Astonishingly, in most cases, Preble Street does not even attempt to address the merits of the issues of noncompliance.

Preface: The Newly Arcula ted Target Populaon: Making the E ffects of Tacitly Acknowledged Deficiencies Worse

In this proposal, Preble Street has shi ed the populaon t o be targeted for this proposal. Previously, Preble Street's proposal was criciz ed for ignoring the City's recent rejecon of thirty - year-old thinking: that homeless people should be packed into physically inadequate shelters on cots only feet from other people. Now, in an attempt to respond to this objecon, Pr eble Street tries a new approach: this will be a "specialty" shelter, to exist as a "complement" to the new state-of-the-art shelter that the City is building in Riverside. Now, Preble Street says that it is going to take only those with severe medical/mental-health/substance abuse or severe behavioral problems that make them allegedly unsuitable for the City's "future, [state-of-the-art Riverside] Homeless Service Center or the current Oxford Street Shelter ... or General Assistance motel stays." (Revised Management Plan, p. 1).

In other words, Preble Street now proposes that they will only take people who are *particularly unsuited* -- by needs and/or dispoion -- t o the outdated model of packed human beings in an unadorned confined space, and will pack them into precisely that space: on cots eight feet apart, with no day room, radically inadequate on-site services, a very small concrete outdoor (open-to-the-elements) courtyard for "recreaon," ... and so on. With this mo ve, Preble Street only digs the proposal into a deeper hole.

In evaluating this proposal, the Planning Board must look through the flowery protestations of caring and "warm hand-offs" to what this proposal actually means. This proposal is grossly inadequate under anyone's conception of best practices in the year 2020 -- that is true for any homeless population, let alone one which contains people with serious substance abuse, mental health issues, and demonstrated inability to accept close confinement and adherence to rules when packed together with other human beings with the same issues. Preble Street's stated assumption is that residents will want to stay in the shelter all day, and thus the physical deficiencies of the building -- such as no lawns or buffer zone, 3 feet from the street -- are irrelevant. However, what will these people be doing all day while trapped in this building? Where will they physically "be"?

The purported "day shelter space with table and chairs" (id. p. 7) is a tiny area in the lobby containing four tiny round tables, each with four chairs within about two feet of each other - no room for 40 people here (NB: this area is also listed as where "engagement [with outside vendors of services] and casework" will be done - id. p. 15). That is all of the indoor space. Where will the 40 residents, who (as discussed below) are expected to stay in the building all day, sit - eat - or do anything in the way of daytime activities? The only answer is, they must sit on their beds. This is both an inhumane assumption and a completely unrealistic one.

It does not take a sophisticated planner to see that the building chosen for this project fatally flaws this proposal from the get-go. No amount of discussion of "trauma informed spaces" and "warm hand-offs" (see id. p. 1, 9) can obscure the brutal limitations of this physical plant. In actuality, residents will have two choices: sit on their beds all day, or sit in the "open air courtyard" in the rain and snow.

Federal and State COVID Requirements: Once Again Ignored

We are in the middle of a deadly pandemic, the worst that the nation and Maine has ever seen. Today, the nation passed a total of 14 million cases and 2,800 deaths. Yesterday, Maine reported 346 new COVID cases, the highest number since the pandemic began. Catastrophic predictions are being made by state and national authorities about shortages of critical care hospital beds and the medical staff to man them. Social distancing and mask wearing are mandated across the state, as the only way to stop infections and deaths.

In this revised proposal, Preble Street makes seemingly concerned references about COVID-19: the soup kitchen was closed because it was "deemed unsafe due to high risk for COVID-19 transmission by medical professionals" (id. p. 2); the shelter "will only allow clients who have been screened through an intake and COVID-19 prevention process and accepted into the Shelter" id. p. 6); and "Wellness/Health screenings ... [will] includ[e] hand cleansing, temperature taking, and COVID-19 prevention questions" (id. p. 6). Residents will be lectured during the intake process about "social distancing" and "mask wearing" (id. p. 7).

All of this is intended to create the impression that Preble Street management has assured us that COVID requirements will be met. In fact, this facility will violate COVID orders from the moment it opens. Because of the cramped nature of the building, with no day space for its 40 residents, minimum state- and federal-mandated social distancing requirements of 6 feet *can be met -- physically -- only when the residents are sitting on their beds*. There is no ability or intention for legally mandated social distancing within the facility, as soon as residents begin to walk around, because there can be none. There is no plan for COVID-eliminating filters on air circulating units; no provision for rigorous resident testing.

Hand cleansing, temperature taking, and "prevention questions," slipped in to the proposal with an assumption of adequacy, are NOT what state and federal requirements for mandated congregate living demand. Hand cleansing is immaterial, in a sense with 40 persons confined indoors like this; primary transmission of the virus is through the air, not surface touching. As for temperature taking, it is notorious that many infected individuals have no fever; and asking "prevention questions" is likewise not what existing government orders demand. There is no guarantee that individuals will answer "prevention questions" honestly, even if they know that they are infected -- which homeless people, like all people, rarely know.

Indeed, the revised proposal's treatment of COVID requirements is one of the many bizarre contradictions that characterize this project. For instance, the proposal takes great credit that under this shelter's model, clients will no longer have to line up outside; and this will mean that "clients [will be] able to safely socially distance [outside], with short lines and less waiting." (Id. p. 3). Keeping a social distance when waiting in line is nice. What is left out is that clients will be forced to violate social distancing as soon as they pass through the front door.

The Planning Board cannot approve a congregate living facility, housing (as Preble Street itself admits) the most vulnerable individuals from the streets, which will violate COVID mandates the moment it opens. The proposal's request that it do so is completely irresponsible.

Connuing Legal Deficiencies: General Conditional Use Standards

Impact on surrounding neighborhood

As previously pointed out by the Planning Board and other parties, General Conditional Use Standards require that the impact of the proposed use be evaluated as compared with other uses in the surrounding neighborhood. Preble Street's prior proposal contained no discussion of this at all. Rather, it simply argued that because it believed that the proposed use would decrease the prior negative impacts on the neighborhood from its operations, this standard was met. As discussed previously, this is not the test established by court in Maine. An applicant cannot say "Yes, we previously operated deplorable conditions for ten years, but this should be approved because our impacts will be less."

In this revised proposal, this approach is stubbornly retained. Preble Street's opening argument on impact tracks the same language: it should be approved because it "will result in substantially reduced impact on [the] surrounding neighborhood" from its prior operations (Revised General and Conditional Use Approval Standards Document, p. 3).

In an effort to beef this up, Preble Street has now added a general description of the surrounding neighborhood and a cursory discussion of impacts. It acknowledges that many small businesses, such as restaurants, hair salons, and others, are within feet of the proposed project building. It is falsely stated that there are [only] "a few residential units nearby" (id. p. 4) -- in fact, an examination of aerial Google Maps shows that there are 30 residential buildings within a two-block surrounding area.

In its discussion of neighborhood impacts, Preble Street dwells on vehicular traffic, expanse of pavement ("no changes to the exterior of the building"), noise ("a 9 pm curfew"), sewage disposal ("facility is connected to public sewers") and others that are not at the core of the problems with this use. Critical is left out -- historically, there has been "trash everywhere -- bottles and cans, empty cigarette packs and coffee cups, discarded blankets and dirty syringes, rotten food and human waste." (The Mainer, 11/2019).

Preble Street's response to this issue is revealing. It states that "to the extent that shelter residents generate any trash during the day in the neighborhood surrounding the shelter, Preble Street will continue daily trash collection procedures around the entire shelter building, up to and around the Kreisler Teen Shelter at 38 Portland Street [another of Preble Street's buildings], to Cumberland Avenue in front of the Teen Center and down past 55 Portland Street on both sides of the street." (Revised General and Specific Conditional Use Standards Document, at 7).

A few observations at this point need to be made. Preble Street will not be "continuing" daily trash collection procedures around the building at 5 Preble Street, as there have never been any in the past and now are none. The area around this building and for two blocks in every direction are continually strewn with trash and have been for weeks and years.

In addition, this "commitment" to trash elimination are carefully hedged. First, this statement only commits to address trash "generated by shelter residents". The meaning is clear: neighbors or city officials or others who complain must prove that the trash, used needles, human waste, discarded food, and so on was discarded by shelter residents, *not* by others that the shelter attracts. Indeed, lest there be any mistake about Preble Street's expressly limited undertaking, the document continues:

"We would remind the Planning Board that many people come to this neighborhood as employees or visitors, to receive professional and social services and to visit commercial establishments. So while Preble Street is committed to maintaining as [sic] litter free environment around the shelter facility as feasible, given the nature of the proposed changed use, it is quite likely that any litter collected outside the shelter will not be generated at 5 Portland Street, but by other uses in the neighborhood." (Id. at 8 - emphasis added).

Translated: We will accept responsibility for trash and litter immediately around the shelter facility only, and only if it can be traced to our residents by the complaining party. We have and will accept no general responsibility for the condition of the neighborhood.

In other words, nothing in Preble Street's attitude has changed. Ready acceptance of responsibility - or any acceptance of responsibility -- is not and never has been a part of management's world view.

Violations of Specific Conditions for Emergency Shelters

Adequate space for conducting security searches and other assessments

In comments on the last iteration of this proposal, it was observed that the "security area" for conducting searches and determining whether 40 entering residents present a danger to themselves or others (ill, inebriated or under the influence of drugs, exhibiting anger/hostility or other socially dangerous attitudes or behaviors) was to be conducted in a front door "check in" area of approximately 12 feet x 6 feet. In this revised proposal, Preble Street's response is only that "people who have been screened and accepted for admission to the shelter, and who have gone through intake procedures, will be allowed to enter the facility." (Id. p. 8)

This completely misses both the requirement and the problem. The obvious need for security searches and other assessments every time an individual enters the shelter is not eliminated by the fact that someone was "screened for admission" last week or last month or six months ago. *The need is for rigorous and complete security searches and other comprehensive assessments every*

me that someone enters the shelter. Indeed, dangers are even higher in view of the population that Preble Street now says it will target for this shelter: people with serious mental and physical health issues, chronic alcohol and drug issues, and prior anti-social and harmful acts that caused them to be excluded from other City shelters. With this extremely difficult and volatile population, "pre-screening" someone is obviously no substitute for the complete screening upon the entry of every person that the Specific Condition requires. Simply having "[a] front desk staff person ... monitor[ing]" those entering will not do it. Nor will external video cameras. (Id. p. 8-9) This proposal fails to contain the kind of security that the Specific Condition requires.

Required sight lines to all sleeping areas

This Specific Condition *requires* that all staff members, from their seated locations, must have unobstructed lines of sight with a view of all beds. In my prior response to the initial proposal, it was observed that:

Staff member #1 (desk outside of lavatories): this staff member is located at the far western part of the floor. He/she is responsible for the entirety of Zone 2 - a total of 19 beds down the length of the building (Zone 2), which totals more than 104 linear feet. All of the beds except for the closest one to the monitor's desk are behind 4-foot walls, through or around which the monitor is apparently supposed to see while seated. *In addition, and completely prohibited, one bed in the eastern far corner of the building, which is behind the 8-foot walls of the Water Closet (toilet), is completely obscured from view by this staff member or any other.*

Staff member #2 (desk in the opposite end of the building, next to the stairs to the lower level): This person is to monitor 7 beds in Zone 3. To see one of the beds, the monitor must look through or around a 4-foot half wall.

Staff member #3 (desk in the opposite end of the building, next to the stairs to the lower level): This person is to monitor 6 beds in Zone 1. Two are in direct line of sight. The others are behind 4-foot half-walls.

Zone 4 (6 beds): These beds are completely hidden and out of the line of sight of all staff members. They are bracketed on three sides by 8-foot walls. They are not even purported to be in the line of sight of anyone.

Preble Street's response to these facts is jaw-dropping. It does not argue with what "lines of sight" required by the Specific Conditions are. Nor does it argue that it meets them. Instead, it talks about how the Sullivan Wellness Shelter at the USM gym had "clear lines of sight" -- obviously irrelevant to this project -- and then simply states that "staff areas have been marked on the floor plan with sight lines to all sleeping areas. Refer to floor plan." (Id. p. 9). What?????

If the Planning Board looks at the floor plan, it is obvious that this statement of "lines of sight" is false. No court, or any rational observer, could say that this requirement is met. Preble Street must either eliminate the 7 obscured beds, or accept that it is in violation of this Specific Condition set by City ordinance.

Adequate Management Plan

All of the issues above implicate this Specific Condition requirement. An additional concern that has been expressed is Preble Street's professed commitment to deal with neighborhood concerns. On this, the draft talks about "mechanisms ... to receive and respond to any concerns or questions

raised by neighbor or other shareholders." (Revised Management Plan, p. 11). However, the only substantive commitments it makes to address such concerns is that there will be trash pickup around the building if demonstrated to have been caused by its residents (see above) and that it will ask loiterers around its building to move down the block (Id. p. 12). It also proposes the creation of some kind of "advisory group" (note: *advise*, not *participate* in decision making) which includes community members and is chaired by a senior representative of Preble Street (Id. p. 13). It is proposed that this will meet monthly for a year, then be phased out to meet only four times a year. (Id. p. 13).

Regarding neighbors, with whom relations have been terrible for years, Preble Street's attitude is revealed in the following statement: the expressed job of management, regarding neighbors and neighborhood associations, is to have "helpful and positive communications that *inform them [the neighbors]* of changes in operations. (Id. at 6).

In other words, all of the language in the revised proposal about relations with neighbors is nice, but underneath the attitude of Preble Street remains unchanged. It is accountable to no neighbor or other community member. There is no intention to allow others to influence policy or actions; rather, the intention is to go through "moons" and "forms," and then to inform others of the decisions that Preble Street unilaterally makes.

On-Site Services

The Specific Conditions adopted by the City specifically require that comprehensive on-site services be provided at any homeless shelter established in the City after the adoption of the new City standards.

The prior proposal described no specific on-site services to be provided. In the revised proposal, there is no change in the paucity of on-site services that are to actually be offered. Indeed, it would be difficult to have such services offered in this building, as there is no physical space for them. The building has only 2 tiny "client consultation rooms" of about 8 x 10 feet for this purpose on the lower level. The revised proposal states that these offices will be the site for "client intakes, case work appointments, supervisor sessions, and administrative work ...". The offices will also be used for "collaborative partners to meet with shelter clients to provide casework, health, employment, treatment, ..." (Id. p. 10). This description is implausible on its face.

In fact, in the revised document describing how the General and Specific Conditional Use Standards are met, the actual services to be provided on-site are very, very limited. When the statements about this are examined, the result is this: case management will be on-site. Housing referrals, securing IDs for clients, and applying for rental subsidies will be on-site. That is it. (Revised General and Specific Conditional Use Standards document, p. 10). Everything else will be provided off-site by other agencies or vendors. ("Clients will receive referrals and linkage support" for everything else. Id. p. 10).

This is not what the City Specific Conditions require.

Adequate Storage for Shelter Residents

After this inadequacy was previously raised, it was anticipated that this would be addressed. Instead, the sum total of the response in this revised proposal is the following: "Each resident will have a covered storage tote at their cot for personal items." (Id. p. 11).

What is this? There is no more important element for a homeless person than an *adequate* place to store belongings - which is why the Specific Conditions particularly assert this requirement. Suitable storage is not some tiny container on the floor that can accommodate almost nothing. In fact, the entire idea of placing storage containers on the floor between beds in a congregate living facility is conceptually flawed. Fire code requirements prohibit the obstructing of walkways between beds in congregate living buildings. In the revised proposal, no mention is made of fire codes, or how these will be met; what size the purported totes will be; or anything else about this plan. Frankly, this plan seems to be simply a throw-away statement, as if the applicant does not believe that it should have to deal with it. How will these "totes" be secure? How will residents avoid having their possessions -- mere feet from others -- being stolen when they are not present? This answer to the Specific Use Standard -- to the extent that it is in fact a serious answer -- is completely inadequate.

In summary, this proposal fails in multiple dimensions.

Sincerely,

Laura Underkuffler
215 Oxford Street, Portland

work:
J. DuPraw White Professor
Cornell University Law School

Don't leave people out in the cold



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Delene Perley <deleneperley@gmail.com>
to planningboard@portlandmaine.gov

4:47 PM (9 minutes ago)



I agree with supporting Preble Street in their effort to provide a place for 40 homeless people to be -- sleep, laundry, shower, etc. I used to prepare dinner regularly when there was a soup kitchen. Mark Swan and his staff are good people. We need to listen to them -- they have a handle on what is best to do.

As I drove near Forest and the Post Office the other day I noted the "island" of grass some were using. Let's get them inside before the snow falls!

Thanks,

Delene Perley
15 Middle Street, Unit 302
Portland.



zoemaewolf@gmail.com <zoemaewolf@gmail.com>
to planningboard@portlandmaine.gov

4:53 PM (4 minutes ago)



To whom it may concern:

I am writing to express my support for a wellness shelter at 5 Portland Street. This resource is vital for the most vulnerable in our community. The strength of our city depends on how we care for those who are in need, and this shelter is an opportunity for our community to grow stronger.

Thank you,
Zoe Wolf

Preble St Housing - Need

 Assigned to...

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Justin Park <Justin.Park@opportunityalliance.org>
to planningboard@portlandmaine.gov

4:55 PM (2 minutes ago)



Dear Planning Board of Portland,

Please consider the opportunity to further support deep need for more housing for the homeless by offering Preble St a permit to build needed emergency shelter for our homeless members of our community.

Sincerely,

Justin Park, PhD, LSW, MHRT

Care Coordinator

Behavioral Health Home

190 Lancaster St, Portland, Maine 04106

Fwd: Preble St.

jmy <jmy@portlandmaine.gov>

Fri, Dec 4, 2020 at 4:59 PM

To: "jmy@portlandmaine.gov" <jmy@portlandmaine.gov>

----- Forwarded message -----

From: Christine Arsenault <carsenault3@gmail.com>

Date: Friday, December 4, 2020 at 4:53:26 PM UTC-5

Subject:

To: planningboard@portlandmaine.gov <planningboard@portlandmaine.gov>

Hi again,

(plz look at the picture I attached. It is 20 steps from my front door)

My name is Christine and I have written about Preble Street few times.

Last year a homeless person took up residence in my basement and I had no idea they were down there. I kept hearing things but never caught them until I found a bed they made out of my clothes and the place where they crawled in. Aside from that, things have been stolen. (Even my car for a week. The York police found it with a homeless person living in it) Here comes my question, what's the plan if the "wellness center" happens and the crime continue to happen? Will my family be protected? Maybe we can start a fund to compensate the families who repeatedly get things stolen?

Also, what do you recommend I do when I walk down the street with my mask on and I encounter the mask-less people experiencing homelessness who get in my face? Those who are angry and get off on scaring me and my kids? Do you recommend I ignore them? Do I walk faster or even run? And then listen to them laugh at me? What do I do?

I read something that Mark Swain wrote about "displaced anger" and him being a "punching bag" for it? Am I not allowed to feel angry that I have taken huge precautions to protect my high risk kid from contracting the corona virus only to have to deal with homeless people purposefully getting close to me on the street I live on? And, they literally just want to be a jerk. Seriously? This is justified anger. The scene is chaos and it needs to stop. Why do I have to sacrifice for people who disrespect me daily? Plz tell.

Thank you for listening. Please help my neighborhood.

Christine Arsenault



Comments on Preble Street plans

 Assigned...

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Demian Trask <demiantrask@yahoo.com>
to planningboard@portlandmaine.gov

4:57 PM (4 minutes ago)



In addition to past comments I have submitted, with regard to why I am opposed to any further activity of Preble Street Resource Center, please note that I am hereby adding to my list of concerns.

West Bayside is not a healthy environment for homeless people; crowding all shelters and resources into one neighborhood makes the homeless coming and going the favorite target of drug dealers, which has become my neighborhood's problem. The drug problem was brought to the neighborhood by those hosting the endless street party: Preble Street Resource Center.

The festival atmosphere of rampant drug use, especially of needle drugs in broad daylight on people's property, with alcohol consumption, defecation, littering that is more like what you see at the garbage dump.

There is the question who is permitting sale of alcohol to homeless people who have nowhere to legally drink it, and how is enabling homeless people to party every day, all day in the streets, with no enforcement of loitering laws, doing any good for the homeless population?

Portland should not sacrifice the healthy upbringing of children in West Bayside, as well as those in other nearby neighborhoods of the peninsula, many of whom are immigrants, people of color, who deserve as much as children in any other Maine neighborhood to have a secure, healthy environment, simply in order to profit from serving the homeless, who crowd out any other sense the neighborhood has of its own identity other than being the rejected homeless region of Portland.

Thank you very much.

Demian Trask-Annies
50 Alder Street, 04101

Don't leave people out in the cold

 Assigned...

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Barbara Groth <barbarahgroth@gmail.com>
to planningboard@portlandmaine.gov

4:59 PM (2 minutes ago)



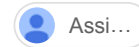
Hello,

You have an important decision to make in the next few days and it won't cost you a cent. As a former tax paying Portland resident of 33 years I ask you to make a decision from the heart and allow Preble Street to move forward with building the shelter for the homeless on the property that they already own.

It's the right thing to do snd deep down you know it.

Kindly,
Barbara Groth

Conditional Use Permit application for 5 Portland Street



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Sarah Michniewicz <sarahmichniewicz@me.com>

4:59 PM (2 minutes ago)



to planningboard@portlandmaine.gov, Christine Grimando, Andrew Tufts, cityclerk@portlandmaine.gov, Jon Jennings, Kate Snyder, Belinda Ray, Frank Clark, kjd@portlandmaine.gov

To Chair Mazer and Members of the Planning Board,

Thank you for your thoughtful and thorough consideration and discussion at the previous workshop on this item. Board members asked all the right questions and seemed to fully grasp the importance of getting this right. Unfortunately it's still, as you often say, not there yet.

I'm writing to again express my concerns with and continued opposition to Preble Street's desire to add yet another permanent shelter to Bayside. Please note that the evolving rationale for this project consistently includes, among other things, the justification that it's a vital response to the (ultimately temporary) COVID-19 epidemic, for which an effective vaccine is imminent, and will be prioritized for vulnerable populations such as those in congregate care settings like homeless shelters. Winter IS coming, it's true. It always comes. And like every other winter, the City of Portland will rise to its commitment to safely shelter all who come looking for it. Better solutions, shelters and above all, housing, is necessary, and in development.

There are many other reasons why this shelter is ill-reasoned and a permit should be denied, but the main focus of this letter is the unenforceable management plan/process for resolving neighborhood concerns. The Board rightly, and to the relief of many community members, immediately recognized its weakness and requested improvements. Some have materialized, and yet are ultimately unenforceable and should be examined with extreme skepticism.

Firstly, they are an afterthought. Certainly the Planning Board process involves a series of refinements to an initial proposal. But Preble Street walked into the initial meeting a month ago with an exceptionally anemic management plan and absolutely NO process for resolving neighborhood concerns, which are legion, legendary, and well-documented by both casual observation and detailed data. They didn't bother to proactively develop these ideas even though they have been well-aware of their need for at least a decade; the BNA's many similar management suggestions over the years have been ignored or derided as unnecessary or impracticable; and they have apparently been planning for this moment since the start of the pandemic.

One could say well, that may be, but the plan is more appropriate now. Isn't that enough? No. Because there remains zero mechanism to ensure or enforce adherence to it. None. There is now at least somewhat of a process for addressing neighborhood concerns (though not necessarily resolving, which is the required standard), but what's conspicuously lacking is mention of HOW they will self-police or whether they will accept direction from the City to remediate deficiencies.

Reporting to the City is well and good, but Preble Street has been, and continues to this day to be notoriously uncooperative with the City. Recent events have been particularly illuminating of that reality, and management had made many documented comments in the past that underscore this point.

Given Preble Street's historical lack of self-auditing or genuine responsiveness in the face of blatant and mounting evidence of failure to operate effectively within the community, allowing this project

to move forward solely on what amounts to the applicant's pinky swear remains unacceptable. It is essential, and incumbent on this body, in the absence of strict and enforceable licensing, to deny a permit at this time. As others have noted, there is no question of operating bars, distilleries, restaurants, tasting rooms, etc without appropriate licensing. There's even licensing to make sure hairdressers don't go rogue. All of those permits are for the health and safety of clients as well as community.

The revised application states Preble Street is now, suddenly, committed to the well-being and safety of the neighborhood. I sincerely wish that were true. But...

- They recently convened a meeting and invited neighborhood members to discuss their hopes for the appearance of the proposed fence, a topic that no-one who last spoke against this project suggested was a point of contention.
- A couple of weeks ago, in the face of community opposition to this proposal, Mark Swann was quoted in the media saying that Preble Street is merely a "punching bag" for "misdirected" anger, that a broken system is to blame for the monumental impacts neighbors have experienced.
- Just today Preble Street sent a carbon copy of the emotional email appeal for support letters that was blasted out in advance of the last meeting, despite the Planning Board chair making it clear that this project would be judged on its merits. The call will no doubt be answered again by the hundreds, including some very influential people, and only a vanishingly small percentage written by people who actually have a stake in the neighborhood or have to live with the short and long-term ramifications of continued clustering of shelters.
- Despite such demonstrations of reach, influence, power and capital, Mark Swann stated in a recent radio interview that in their mind's eye Preble Street is still a small, scrappy agency, perpetuating the Preble Street against the world narrative. That has not been true for a long, long time, but is still successfully used to garner sympathy and foster suspicion, if not outright hostility, toward anyone who dares raise concerns about their community impact.

Does any of that sound like an organization that's ready to accept responsibility for their actions, to judiciously enforce a management plan simply on their own recognizance?

Let me be clear: Preble Street tried to flesh out this management plan because they in the end they *had* to, because they want something from the City. It nods at community suggestions but is not a genuine response to neighborhood concerns, and is ultimately unenforceable unless the applicant chooses to make it so. They have not earned the right to that trust. Licensing must come first. If they are confident in their plans, and committed to the neighborhood they are in, that should not be a problem.

Thank you for your continued attention,

Sarah Michniewicz

Bayside

Comments to the Planning Board
Regarding 5 Portland Street

My name is Thomas Blackburn and I live on Hanover Street with my wife.

1. PS received a limited permit to operate a temporary womens' shelter at 5 Portland Street when the YWCA closed its facility. I understood this permit was to not exceed 3 years or until Florence House was completed. However, once Florence House was finished PS continued to provide a space for the Oxford Street overflow. PS has been operating illegally since that time.
2. Food pantry, I am not aware that PS has received a permit to provide this service. In the first workshop they stated they would be going to a 5 day food pantry. The effect of this brings many more individuals to Portland Street. Can't they find another venue, get a permit where they can design a space more appropriate where the impact is not so noticeable
3. Adequacy of the floor plan. It appears that there is no internal space for the residents to hang out and congregate, which means the residents will be outside in the courtyard or on the street. More people on the street is exactly what we are trying to reduce.
4. There is a shelter licensing and shelter standards percolating through the city council. It seems to me that before PS moves forward they should have a shelter license in hand and demonstrate adherence to the new standards. before they break ground. If not they will at least become grandfathered as to the standards.
5. Relations with the neighborhood. PS ignores or disregards the complaints of the Bayside Neighborhood Association and has done so for many years. Showing a plan that says they will listen to and heed the neighborhood complaints is really of no value, given 20 years of arrogance. If this site plan is approved having PS implement several pages of just words does not change history. There is no consequence to the PS if they do not follow the plan. Someone will have to pay legal fees to challenge their no compliance. I feel it will be almost impossible to force compliance if a site plan is approved. If a site plan were approved having PS place \$100,000 in escrow for legal fees to fund actions to force compliance or to cause the permit to be revoked would go a long way toward ensuring compliance. This fund should have a sunset provision of 10 years.
6. I served on the Homeless Taskforce several years ago which recommended to the council who adopted the recommendations that NO NEW shelters be built in Bayside and the fact that Bayside already has the teen shelter, the family shelter is enough saturation of this population in our small neighborhood. The Task force recommended that zoning be expanded to include other areas of the

city. That is where PS should site a new shelter. PS stated they looked and were not successful in securing another site. They were outbid. Perhaps they did not offer enough!. Clearly they have resources if they were able to pay 1.8 million dollars for 55 Portland Street which will need many tens of thousands to fit it up to their grand plan.

7. Bayside is just starting to emerge from years of neglect caused in large part by the concentration of all of the social service agencies in a few square blocks. More concentration is not the accepted best practices for providing social services today.
8. Many housing units are being built and Bayside has earned the chance to prosper. Bayside is the last of the underdeveloped areas of Portland. Bayside with Preble Street and Forest Ave are 2 of the gateways to downtown Portland. Is a crowd of folks hanging out on the street the optics the city wants its visitors to experience.
9. Portland is in large part driven by the hospitality and food industries these survive because guests from away come to Portland to enjoy the superlative food, craft beers, ambiance of an old city, friendly residents and proximity to the ocean and mountains. Lets make this a memorable experience that will result in visitors wanting to return.
10. Finally I have not read the latest 10 year comprehensive plan, but I have been told that the vision for Bayside does not include the current concentration of social service agencies. I will be curious as to how this PS plan fits into those recommendations.

Don't leave people out in the cold

 Assigned...

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Dacosta Ndahayo

<ndahayo@preblestreet.org>

5:13 PM (2 minutes ago)







to planningboard@portlandmaine.gov

Kindly, don't leave people out in the cold.
As many people in Maine stay in heated houses during the winter time, we wish none would sleep outside in the cold. Please do something to people who may stay in the cold.
DON'T LEAVE PEOPLE OUT IN THE COLD.

Dacosta Ndahayo

Don't leave people out in the cold

 Assigned...

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Barbara Conroy <bconroy712@hotmail.com>
to planningboard@portlandmaine.gov

5:15 PM (1 minute ago)



To the Portland Planning Board:

Like many Portland residents I am deeply troubled by the homeless situation in Portland. The offer to turn Preble Street into a 24/7 wellness shelter with staffing to meet the health needs of its occupants seems like an offer far too good to refuse.

The protests held at City Hall should have prompted concrete action on the part of the city. It's unconscionable that so many of our neighbors will face the holidays on the street when help for 40 is right there for the taking.

Jesus was asked by an expert in the law, "And who is my neighbor?" In the well known parable of the Good Samaritan, Jesus is able to guide that expert to answer his own question: "The one who had mercy on him."

Jesus then told him, "Go and do likewise."

It seems to me, our directive is simple: Open the Preble Street Wellness Shelter.

Sincerely,

Barbara Conroy

State Street Church Missions chair

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 Assigned...

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Bev <ldunton5@roadrunner.com>
to planningboard@portlandmaine.gov

5:19 PM (14 minutes ago)



Hi,

I know I have written before but as the temperature drops and snow is in the forecast, my heart breaks knowing that there are people living on the street. Honestly I never gave this too much thought, that is, until my own son was living on the street. The fear, anxiety and heartache for a loved one in this situation is unimaginable. Every day I prayed that he had shelter for the night. A safe place. Warm food. He's now in a group home, but so many others haven't found an open door, a place to sleep and to be safe from the elementals.

Please approve the 24/7 Wellness Shelter. For those who are homeless and for those who love and worry about them.

Thank you,

Beverly Dunton

Approval Preble St conditional use permit

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Emily N. Kelly <ENKelly@mmc.org>
to planningboard@portlandmaine.gov

5:24 PM (10 minutes ago)



To Whom it May Concern:

As a physician at Maine Medical Center, I treat adults and children every day whose health is negatively impacted by homelessness and the innumerable negative effects it has on all aspects of their lives. Approving Preble Street's conditional use permit to house and provide services for 40 community members at 5 Portland St would create opportunities for them to focus on getting their lives back instead of worrying about where to find a warm place to sleep.

Do not abandon these members of our Portland community in the middle of pandemic, in the middle of winter.

Sincerely,

Emily Kelly, MD

Fwd: Proposed Preble Street Shelter, 5 Portland Street

Andrew Tufts <atufts@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Thu, Oct 15, 2020 at 2:40 PM

----- Forwarded message -----

From: **Anne Pringle** <oldmayor@maine.rr.com>
Date: Thu, Oct 15, 2020 at 2:24 PM
Subject: Fwd: Proposed Preble Street Shelter, [5 Portland Street](#)
To: Tufts, Andrew <atufts@portlandmaine.gov>

Submitted directly, below. FYI..

Anne

----- Forwarded Message -----

Subject: Proposed Preble Street Shelter, [5 Portland Street](#)
Date: Thu, 15 Oct 2020 12:26:14 -0400
From: Anne Pringle <oldmayor@maine.rr.com>
To: [planning@portlandmaine.gov](#)

FRIENDS OF DEERING OAKS

PO BOX 10416

Portland, ME 04104

To Portland Planning Board

Re Proposed Emergency Homeless Shelter

[5 Portland Street](#)

October 15, 2020

I am writing on behalf of the Friends of Deering Oaks to oppose Preble Street's proposed homeless shelter.

This proposed shelter must be considered in context:

~~The Bayside Vision (2000) was cited as supportive of this effort because **twenty years ago** it was considered "vital" to concentrate social services in that neighborhood. What was created, however, in the words of a prominent social services provider, was an "Open Air AMHI". For at least the last decade, it has become clear that there are myriad negative impacts of such concentrations, especially homeless shelters: drug-use, assault, public drinking, etc. The continuing pattern of excessive police calls to this one small neighborhood simply must be recognized and addressed. Absolutely no one -- homeless, neighbors, or the City -- benefits from this pattern of concentration

This is exactly why, after an 18+ month public planning process, the City of Portland decided to locate a new, best practices Homeless Service Center on Riverside Street. Please review the rationale in the City Council's Policy Resolution, **attached**. Notwithstanding the twenty-year old "Bayside Vision", a new "Wellness Shelter" does not belong in Bayside, which is already home to three shelters, two of which will that will remain and one of whose future is uncertain, as well as many other social services.

~~In response to the increasing challenges of serving the homeless during the pandemic, the State has formed a Homeless System Re-design Initiative to: 1) look at "statewide needs and gaps related to supportive housing", 2) "design a holistic response system to meet the needs of the most vulnerable in Maine and promote efficient use of resources; and 3) "begin to build a housing pipeline by creating 200 affordable and 40 supportive housing units through innovative, flexible methods". The focus appears to be on housing placement ("housing first"), not more "emergency" shelters. This **statewide planning effort** is expected to conclude in June 2021.

~~Preble Street has been operating a variety of homeless services at the proposed location for many years, offering essential services not offered by others: on-site meals, day room, bathrooms, showers, storage, counseling space, etc. Over the last few years, it began restricting the hours of some of these services, reducing and terminating many in the spring of this year. Take-out food delivery was initiated and Deering Oaks saw an immediate impact of increased trash. We requested a site walk to "problem solve" what could be done and were told that Preble Street leadership was "too busy" and that the "Director of Community Engagement" was unavailable for a masked, socially-distanced sitewalk.

On June 18, Preble Street announced its own "New Vision", including that the take-out service at the soup kitchen would end and there would be mobile food delivery to various sites, including Deering Oaks. When we heard this plan, we specifically asked that Deering Oak should not be a delivery site. We received no answer and twice-daily delivery started three days later. Dozens and dozens of Preble Street "clients" were drawn to the park by this poorly-planned and poorly-executed initiative.

Serious problems followed, just as they had long been experienced in Bayside: drug-use, drug-dealing, assaults, public sex, urination and defecation, smoking, trash, etc. Many drug overdoses and one overdose death occurred. In addition, a survivor of the Rwandan genocide, innocently watching a baseball game, was mowed down and killed by a driver high on drugs he likely purchased and ingested in Deering Oaks. This is the **cost of poor planning**.

~~As you may be aware, the Council's Health and Human Services/Public Safety Committee (HHS/PS) is currently considering the "small shelter" issues that the Planning Board considered when it tabled the topic in 2017, noting that many elements needed further examination. The HHSPS Committee is currently considering these issues, including potential licensing requirements for lodging houses and shelter operators. This is an extension of the City's **multi-year planning effort** to assure efficient and accountable homeless services.

To summarize:

~~As the City's Planning Board, you are responsible more than project approval. This application should be evaluated, not in the context of outdated City plans, but in response to recent City planning, the Council's policy resolution regarding homeless services, current State homeless planning efforts, and current Council HHS/PS Committee planning. There is no rush to approve this proposed shelter, as the City has a multi-faceted plan to house the homeless over the winter.

~~Preble Street has a long history of being unresponsive and dismissive of its impact on neighbors: Bayside, Deering Oaks, and St. John/Valley (where Florence House is located). When the City offered flexible and creative ways to continue the services provided at the Resource Center, Preble Street dismissed all suggestions. As noted, immediate and serious impacts ensued in Deering Oaks (**see attached images**) and elsewhere. This track record cannot be ignored as you evaluate Preble Street's management plan, which contains many promises that have never been honored in Bayside. They have not earned the trust the Planning Board would convey if you approve this plan and this proposal.

Please table this application indefinitely.

Anne Pringle, President

Friends of Deering Oaks

--
Andrew Tufts
Planner
Planning and Urban Development Department

389 Congress Street 4th Floor
Portland, ME 04101
atufts@portlandmaine.gov
(207) 874-8724

2 attachments



Shelter Policy Resolution 2.3.20.pdf
117K



Images to PB.docx
3214K

Resolve 7-19/20

Motion to postpone to December 16, 2019: 6-2 (Batson, Ray) on 11/18/2019

Motion to postpone to February 3, 2020: 9-0 on 12/16/2019

Motion to amend to add statistics and additional content to the "Be it resolved" paragraphs 3, 8 and 14: 8-0 (Ali absent) on 2/3/2020

Passage as amended: 6-2 (Cook, Costa opposed, Ali absent) on 2/3/2020

Effective 2/13/2020

KATE SNYDER (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
TAE Y. CHONG (3)
JUSTIN COSTA (4)

CITY OF PORTLAND
IN THE CITY COUNCIL

KIMBERLY COOK (5)
JILL C. DUSON (A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

**RESOLUTION OUTLINING POLICY GOALS FOR THE CITY OF PORTLAND'S
SINGLE-ADULT SHELTER FACILITY**

WHEREAS, for the past 30 years a residence located at 203 Oxford Street, which was built in the year 1900 and originally designed as a two-family dwelling,¹ has been leased by the City of Portland to serve as a single-adult shelter facility, namely the Oxford Street Shelter; and

WHEREAS, the Oxford Street Shelter, which opened in December of 1989 with 50 beds has since expanded as follows²:

- to 62 beds in October 1994, due to an increase in homelessness;
- to 80 beds in 1996, due to an increase in homelessness;
- to 108 beds in 1998, due to an increase in homelessness;
- to 127 beds in 1999, due to an increase in homelessness;
- to its current maximum capacity of 154 beds as set by the Fire Department in 2000, due to an increase in homelessness; and

WHEREAS, in 2001, when the Oxford Street Shelter reached its maximum capacity of 154 beds, a plan for emergency shelter overflow was developed; and

WHEREAS, in April of 2003 the Salvation Army gym was used for the first time to accommodate overflow from the Oxford Street Shelter; and

WHEREAS, since that time alternative overflow options for the Oxford Street Shelter have been developed, including 75 mats at the Preble Street Resource Center and a limited number of mats at the City's General Assistance office; and

WHEREAS, the average nightly bed counts for the last three years, along with high and low censuses by month are as follows³:

	2019			2018			2017			
	AVG	HIGH	LOW	AVG	HIGH	LOW	AVG	HIGH	LOW	
January	241	271	212	227	248	208	222	238	185	January
February	240	271	212	227	238	211	225	247	178	February
March	239	261	199	219	246	184	228	239	212	March
April	227	257	204	222	240	202	227	243	207	April
May	203	217	178	201	220	177	224	245	204	May
June	203	222	181	199	222	172	221	235	185	June
July	191	211	171	201	221	185	213	227	187	July
August	171	188	135	207	229	186	204	222	182	August
September	155	176	141	201	215	185	206	226	181	September
October	156	166	144	207	223	188	201	225	184	October
November	159	178	120	211	248	182	204	227	169	November
December	179	203	155	228	254	199	208	244	165	December
ANNUAL AVG	197			213			215			ANNUAL AVG

WHEREAS, the only physical expansion of habitable space at the Oxford Street Shelter over the 30-year period from 1989 to 2019 occurred in 1995 when the City began leasing the adjacent property, a former auto body shop located at 197 Oxford Street; and

WHEREAS, each increase in the number of beds was recommended by the Emergency Shelter Assessment Committee (ESAC), which was jointly established in August of 1987 by the City of Portland and the United Way to monitor shelter beds in the City and serve as an advisory board to the City regarding homeless issues, with staff from the City Social Services Division serving as staff on ESAC²; and

WHEREAS, the City of Portland is currently working through a process to replace the Oxford Street Shelter with a new facility; and

WHEREAS, in conjunction with this process, the City Council's Health & Human Services and Public Safety Committee has held a series of meetings to examine and discuss the City's current single-adult shelter policies in order to ensure this City service is being provided in accordance with Council priorities and goals and in the best interests of the City and all of its inhabitants; and

WHEREAS, for the past three years the Oxford Street Shelter has served a population that generally comprises 28% stating they are from Portland, 40% stating that they are from other communities in Maine, and 32% stating that they are from out of state or out of country; and

WHEREAS, the Council recognizes that in operating the Oxford Street Shelter for these past 30 years, the City of Portland has been providing a regional service that benefits communities and individuals far beyond the City's boundaries; and

WHEREAS, the Council recognizes the need to bring together more resources from other municipalities as well as the State and Federal governments to encourage a more regional approach to addressing homelessness; and

WHEREAS, addressing homelessness was identified as a 2017 priority by the seven communities comprising the Greater Portland Council of Government's Metro Regional Coalition, or MRC (Cape Elizabeth, Falmouth, Gorham, Portland, Scarborough, South Portland and Westbrook); and

WHEREAS, on October 8, 2019 the MRC updated its Fiscal Year 2020 workplan goals under the heading of "Homelessness" to add the following:

1. To house more of the homeless in the Greater Portland area;
2. To more equitably distribute the responsibility of caring for the homeless across municipalities; and

WHEREAS, the Council recognizes the need to balance competing priorities in the City budget in order to best serve all of Portland's residents; and

WHEREAS, there is no prior written record of Council guidance regarding its policy goals for the City's single-adult shelter services aside from annual approvals of the municipal budget;

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby proffer the following policy goals to provide staff with guidance on Council objectives as the City plans for its new homeless services center for single adults:

1. Continue to employ a housing first approach, using the homeless services center as a place to help stabilize people experiencing homelessness as they transition to more permanent housing;
2. Continue the excellent work of the award-winning Long-Term Stayer Initiative⁴, which seeks to focus resources on housing those people with the longest stays in homelessness in the City;

3. Look into Diversion and Prevention tactics such as the Pine Street Front Door Triage program, a program staff reports has successfully diverted “nearly 20% of individuals from ever entering homelessness and spending a night in a shelter”⁵, and consider establishing a separate triage facility on the peninsula or in another convenient location where individuals experiencing homelessness can present to determine their best path forward;
4. Along with diversion and prevention tactics, seek other methods to decrease the average nightly census at the City-run facility;
5. Continue to work with other cities and towns to develop a regional strategy for addressing homelessness and more equally distributing the responsibility of caring for the homeless across municipalities;
6. Continue to work with community partners and local and national experts to determine national best practices that will ensure the safety of staff, clients, and community members;
7. Continue to pursue partnerships to help to address the needs of specific homeless populations, increase the supply of permanent housing for the chronically homeless, and reduce the average nightly census at the City run facility;
8. Ensure the new facility is built with ample capacity to handle our current average annual nightly census, which, for the last three years (2017-2019) has been approximately 200 individuals per night;
9. Ensure the new facility has adequate capacity to handle overflow onsite as needed;
10. Over time, as the average nightly census regularly and on a year-round basis comes in below 200, consider establishing an appropriate cap on city services at the facility, with sufficient advanced notice to other communities and the State government regarding when said cap will go into effect;
11. Develop clear transportation guidelines to assist clients in reaching the facility and accessing outside services in the City as necessary;
12. Develop a clear policy for Criminal Trespass Orders and other cases in which a suspension of services may be merited so that clients can easily see how specific behaviors will impact their ability to stay at the facility;

13. Develop clear guidelines establishing that services provided by the shelter, including meals, are only for shelter clients who have completed or are completing the intake process; and
14. Work to diversify revenue streams both for the construction and operation of the new facility, involving as much as possible other municipal, state, and federal funding sources as well as contributions from community partners, individuals, and the private sector.

ATTACHMENT A

References

1. Maine Memory Network, <https://www.mainememory.net/artifact/67713>, accessed on October 17, 2019.
2. *Oxford Street Shelter History*, City of Portland Department of Social Services, circa 2004, <https://www.portlandmaine.gov/DocumentCenter/View/2288/Oxford-Street-Shelter-History>, accessed on October 17, 2019.
3. Chart created on 10/22/2019 by Belinda Ray and based on Emergency Shelter Assessment Committee Monthly Shelter Statistics for the Oxford Street Shelter on the City of Portland website, <http://www.portlandmaine.gov/Archive.aspx?AMID=61>, accessed on October 17, 2019.
4. *National Alliance to End Homelessness Honors Pioneers in Innovation and Excellence at Annual Awards Ceremony*, National Alliance to End Homelessness Press Release, Washington D.C., October 10, 2017. <https://endhomelessness.org/wp-content/uploads/2016/10/Awards-Ceremony-FINAL-101017.pdf>, accessed on October 22, 2019.
5. DHHS Staff Memo to HHS & PS Committee from Sarah Fleurant, Oxford Street Shelter Director, dated September 23, 2019. Available in the HHS & PS Committee packet from October 8, 2019.
<https://portlandme.civicclerk.com/web/UserControls/DocPreview.aspx?p=1&aoid=608>

Images Posted by the Public of Impact on Deering Oaks



Preble Street shelter application

Avery Yale Kamila <avery.kamila@gmail.com>

Oct 15, 2020 2:42 PM

Posted in group: **Planning Board**

Dear Planning Board members,

I'm writing to urge you to deny the application from Preble Street to create a new shelter at its resource center property.

Preble Street allows people to congregate illegally on the sidewalks and streets surrounding its property and has done so for decades. As a result, human and drug trafficking flourish, creating an unsafe neighborhood for housed and unhoused residents and anyone who works in or travels through the area. Preble Street has refused to address issues raised by neighbors and the organization is NOT viewed as a community partner.

While the City of Portland has responded to concerns from residents about its nearby Oxford Street Shelter, Preble Street has not. Instead they've created a disorderly building that attracts human traffickers across from a child care center and surrounded by a residential neighborhood. This is not a safe place to house vulnerable individuals. Preble Street is not a reliable manager.

I urge you to deny their permit application.

Thank you for considering my concerns.

Sincerely,
Avery

Avery Kamila
PO Box 4242
Portland, ME 04101
207-780-0915

5 Portland St

Chris Aceto <chrisacetomiami@gmail.com>

Oct 14, 2020 11:52 AM

Posted in group: **Planning Board**

Goor Morning

I own 47 Portland St in Portland and am opposed and encouraging the planning board to oppose 5 Portland Streets desire to expand in this neighborhood.

I could go ver the " talking point" to oppose (re liscences conditional use for 55 Portland st etc) but the bottom line for my desire to block it is simply because Preble St is a terrible neighbor. What you have recently seen spill out into the Deering Oaks is what we deal with daily.

People having sex in my parking lot. Drugs being used out in the open. People begging for money. People accosting and abusing folks who frequent my office building

I thought we had a plan to build a new large shelter at Riverton.?

The preble st issue is now spreading up to Monument Square where I also own two buildings. Its so out of hand, I am at the tail end of having the energy to complain to Jon Jennings, counsilors etc.

I invite though, any planning board member to spend a couple hours with me to walk around my property. We can pick up needles together and wait to get into an altercation simply for " being" out on the sidewalk. This is the norm down there and its getting worse

CHRIS ACETO

Preble Street Resource Center Conditional Use application

Dan Hayes <DHayes@rockriverco.com>

Oct 6, 2020 1:53 PM

Posted in group: **Planning Board**

To the Planning Board of the City of Portland, ME and Belinda Ray,

I own three apartment buildings on Alder Street in the first block south of Portland Street in the Bayside District; 32 Alder Street (3 units); 36 Alder Street (3 units) and 40 Alder Street (14 units). I have owned these building for about 10 years.

I strongly oppose the Preble Street Resource Center application for an emergency shelter at 5 Portland Street.

In the ten years I have owned these properties I have spent hundreds of thousands of dollars upgrading my buildings so that they are clean, safe, secure and in full compliance with all building codes. However, I can only control my properties and the neighborhood has long been out of control – overrun with drug addicts, alcoholics, homelessness, mental illness, crime and drug trafficking. For the safety of my residents, I have a security guy that lives on site. I have cameras to record the junkies shooting up and openly having sex in public in the parking lots behind my buildings. We have hoses to hose down the drunks and addicts that pass out on the lawns and parking lots. I have a private trash hauling service to haul away the tons of garbage and debris that are dumped on my properties and Alder Street by the hordes of zombies that have taken over the streets. Children play hopscotch and foursquare in the parking lots behind my buildings where we daily pick up dozens of hypodermic needles, broken beer bottles and other trash left by trespassers. We have thought about streaming the footage from our security cameras to make people aware of the outrageous public behavior that occurs, unabated by the police or social workers.

The City has ignored the Bayside District for too long. Most of the residents in my buildings are people of color, many with children. The City's practice of concentrating services for the addicted, homeless and mentally ill in Portland's only minority majority neighborhood is wrong. Since most of the service organizations have shut down due to pandemic, the neighborhood has changed dramatically for the better. Children can play on sidewalks free of needles, syringes and meth pipes. People can walk the street without being hassled by aggressive zombies and drug dealers. Hordes of addicts no longer dump all the recycling bins onto the street searching for the bottles and cans with deposits so they can buy their next fix in the parking lot of 259 Oxford Street.

I know this to be true because I keep a unit in 32 Alder Street and stay there myself. The infestation of drug dealing criminals, addicts, alcoholics and the mentally ill is more concentrated in the Bayside District than in the worst parts of Baltimore, Philadelphia or Los Angeles – other cities where I own property.

Please rescue the Bayside District and its residents. Say no to the Preble Street Resource Center's application for an emergency shelter at 5 Portland Street. While well intended, the operators of these emergency shelters have not done an adequate job of protecting the neighborhood and its residents from the dangers posed by the concentrations of drug addicts, alcoholics and the mentally ill they attract.

If you have any questions, or desire any additional information, please call or email me.

Regards,

Dan Hayes



Dan Hayes

Principal

The Rock River Companies

2120 Colorado Avenue, Suite 160, Santa Monica, CA 90404

Direct: 410.244.1705 Mobile: 310.890.8368

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you have received this e-mail in error, please immediately notify me by telephone and permanently delete the original and any copy of any e-mail and any printout thereof.

Abutter Comments RE: Preble Street Resource Center project (Plan Number CU-001231-2020)

Daren Hebold, CCIM <dhebold@luxrealty.com>

Sep 9, 2020 9:39 AM

Posted in group: **Planning Board**

Good day Mr. Tufts & Portland Planning Board,

My firm manages the Portland Public Market Garage ("PPMG"), located at 315 Cumberland Avenue and directly across the street from the Preble Street Resource Center ("Center"). We have reviewed the proposal CU-001231-2020 regarding the proposed conversion of the Center into an Emergency Shelter, which concerns us greatly due to what we perceive could likely become an increased neighborhood nuisance factor generated by the Center.

Accordingly, to better inform this process we'd like to register some of our direct observations regarding the Center in recent years:

- Since December 2016 my firm has exclusively operated PPMG, a privately owned and professionally operated parking garage
- Our 600+ daily parkers are mostly professional employees who work at nearby businesses in the Monument Square and West Bayside areas. Understandably, they simply desire a safe, clean, secure place to park.
- There are numerous choices for downtown Portland parking, and we must remain competitive in order to retain our valued parkers and to operate a sustainable business.
- In selecting a parking garage, parkers are mainly concerned about their own personal safety as well as securing their vehicle for the day.
-
- Consistently during our entire management tenure, the behaviour and actions of Preble Street Resource Center clients have generated the overwhelming majority of complaints, challenges and police dispatch calls among our parkers and employees. On a daily basis, our parkers and employees alike are consistently subjected to:
 - Loud, offensive and often belligerent behaviour emanating from the outdoor courtyard at the Center and Preble Street sidewalks on both sides of the road;
 - Loitering around both of our pedestrian entrances (both Preble Street & Cumberland Avenue) with occasional comments directed at our parkers as they enter/exit;
 - Lounging, eating, littering and sleeping in our exterior courtyard and landscaped areas;
 - Hypodermic needles around our perimeter and elevator lobbies;
 - Blocking of our vehicular entrance/exit to Preble Street by individuals loitering;
 - Constant attempts to enter our facility to utilize the restroom, loiter in the elevator lobbies, or to cut through to Elm Street whereupon our staff must frequently resort to forcibly escorting loiterers out of our facility;
 - In some situations, our staff is unable to handle the severity of the situation and we call the Portland Police for assistance. Reviewing the police log may prove informative in this process.
- Since March 2020 during the Covid situation, the Center appears to have been closed, which has resulted in our parkers and employees enjoying an exceptionally peaceful time period without the formerly omnipresent nuisance activity.
- If the facility is to be repurposed and re-opened, we suggest that such use must be very carefully considered and should be in the collective best interest of the neighborhood, business community and City of Portland

In closing, we encourage you to share these comments with the Planning Board review team and other members of the public who have an interest in following this project. We realize that different types of businesses and services must coexist in Portland, but believe the Center presents an unusually and exceptionally challenging situation for the neighborhood. It seems that converting the Center to an Emergency Shelter may actually yield a more intense use that could escalate these challenges.

Thank you for your consideration and we look forward to further discussion.

Daren Hebold, Managing Director
LUX Partners, LLC

Manager for Northeast Investors, LLC d/b/a Portland Public Market Parking Garage

315 Cumberland Avenue
Portland ME 04101



Daren Hebold

Founder, CEO, LUX Companies | LUX Realty, LUX Partners
and LUXOLO Financial

A PO Box 7444, Portland ME 04112

P (207) 502-2132 **M** (207) 329-5092

E dhebold@luxrealty.com **W** <http://luxrealty.com>

CITY OF PORTLAND
Planning & Urban Development Department

**CONDITIONAL USE – PLANNING BOARD REVIEW
SUBMISSION CHECKLIST**

- * Please upload each document as a separate PDF file
- * Please confirm each item by electronically checking the boxes to the left for each document

Conditional uses are listed in the Zoning Ordinance for each zone and these proposed uses must address the criteria contained in Section 14-474 in the written application. In addition to the criteria in Section 14-474, each application must address any applicable conditional use standards contained in the applicable zone for the proposed use.

GENERAL APPLICATION DOCUMENTS

Yes ☒	N/A ☐	Project Description Cover Letter with detailed project description
Yes ☒	N/A ☐	Completed Checklist – Conditional Use (this document)
Yes ☒	N/A ☐	Right, Title and Interest Deeds, leases, or purchase and sales agreements

CONDITIONAL USE STANDARDS AND CRITERIA

Yes ☒	N/A ☐	Traffic Address volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the zone.
Yes ☒	N/A ☐	Environmental Impacts Address use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter.
Yes ☒	N/A ☐	Design and Operation Address the design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generations, arrangement of structures, and materials storage that will not have a substantially greater effect; impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.
Yes ☒	N/A ☐	Zone Specific Criteria Deeds, leases, or purchase and sales agreements

July 27, 2020

City of Portland Maine
Department of Planning and Urban Department
Planning Division
389 Congress St
4th Floor
Portland, ME 04101

Re: Conditional Use Application, 5 Portland Street
Preble Street

Dear Ladies and Gentlemen:

I represent Preble Street, a Maine nonprofit corporation.

Pursuant to Section 14-474 of the Portland Code of Ordinances, I am submitting an application for conditional use approval for an emergency shelter to be located at 5 Portland Street.

The premises is currently owned by Preble Street, a Maine nonprofit corporation. Preble Street currently uses the premises as a resource center providing social services to Portland's homeless population.

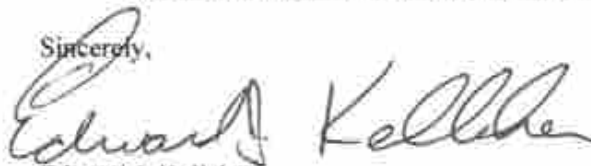
Preble Street wishes to convert the premises to an emergency shelter.

The following items are being submitted:

1. Project Description.
2. Submission Checklist.
3. Evidence of right, title or interest – deed to Preble Street for subject premises.
4. Evidence of compliance with the general standards for conditional use approval set forth at 14-474(c)(2).
5. Documents evidencing compliance with the specific use standards for emergency shelters set forth at Section 14-474(c)(3)(a).
6. Floor Plan for the proposed emergency shelter.
7. Full Plan Set and Elevations.

Please don't hesitate to call if you have any questions.

Sincerely,



Edward J. Kelleher

Short Form Warranty Deed

2607
MAINE REAL ESTATE TAX PAID

STAMCO, a Maine general partnership with a place of business in Portland, Maine, FOR CONSIDERATION PAID, grants to Preble Street Resource Center, Inc. a Maine non-profit corporation with a mailing address of P.O. Box 1459, Portland, ME 04104, with WARRANTY COVENANTS, the following described real property located in Portland, County of Cumberland, Maine:

A certain lot or parcel of land together with the buildings thereon, being more particularly described as follows:

No. 1-15 Portland Street, No. 60-68 Preble Street and 246-254 Oxford Street, Portland, Maine, containing eleven thousand one hundred thirty-four (11,134) square feet more or less, all according to the City of Portland valuation plans. The said easterly line on Preble Street is 117.14 feet more or less; the said northerly line on Oxford Street is 126.66 feet more or less; the said southerly line on Portland Street is 142.63 feet more or less; the said westerly line extending through from Portland Street to Oxford Street is 54.2 feet more or less.

Being the same premises conveyed to the Grantor herein by deed of Edward C. Gall dated June 27, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6204, Page 167.

WITNESS our hands and seals this 11th day of January, 1993.

WITNESS

MICHAEL J. LUCHENSKI

STAMCO, a Maine General Partnership

by: T.S.W. Corp., General Partner

by: Stephen Webber
Stephen Webber, It's Presidentby: William Webber
William Webber, Gen. Partner
Being all of the Partners of STAMCO

Recorded
Cumberland County
Registry of Deeds
01/13/93 09:06:48AM
John B. O'Brien
Register

State of Maine
Cumberland, ss.

January 11, 1993

Personally appeared William Webber in his capacity as general partner of STAMCO and acknowledged the foregoing instrument to be his free act and deed on behalf of STAMCO.

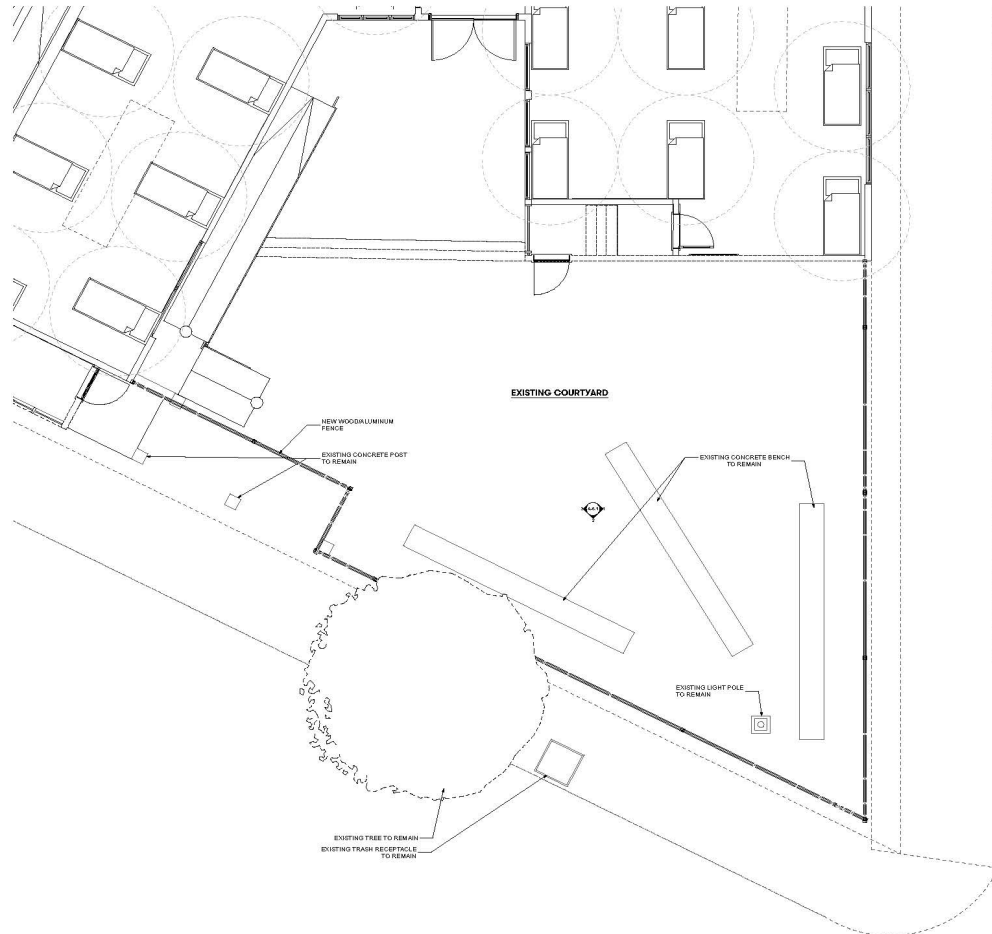
Patricia M. Powers
Notary Public/Attorney

PATRICIA M. POWERS, NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES 12/21/96

July 27, 2020

**EMERGENCY HOMELESS SHELTER
5 PORTLAND STREET, PORTLAND ME**

The Proposed emergency shelter shall feature a fenced in courtyard which can be accessed by the clients of the emergency shelter. The new fencing will act as a screening from the courtyard to Portland Street and Preble Street.



July 27th, 2020

**EMERGENCY HOMELESS SHELTER
5 PORTLAND STREET, PORTLAND ME**

General Conditional Use Approval Standards

- 1. The volume and type of vehicle traffic to be generated, hours of operation, expanse of 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.**

The proposed project will have less vehicle traffic generated compared to the current use of the building. Due to the lower number of staff present at any one time at the new Wellness Shelter compared to the previous greater numbers of staff present during the day at the Resource Center and Soup Kitchen, less vehicle traffic and parking will be utilized. Additionally, the previous use included low Income people who were housed but needed social services or hunger relief who would come to the Resource Center for casework services or for the soup kitchen, both of which are not being provided at that site, therefore less vehicle traffic. Having 3 staff on throughout the night will mean that there may be small numbers of staff vehicle use beginning and leaving work during the overnight but that is comparable to the current use of the building as the overflow shelter for the Oxford Street Shelter and the vehicle use by that overnight staff.

- 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.**

The proposed use will not increase noise, glare, dust, sewage disposal, emissions to the air, lighting, or litter. The proposed fencing will decrease negative impacts on the neighborhood from the current use of the property. The Wellness Shelter has a 9 pm curfew and a 10 pm Lights Out policy so quiet is expected both in and around the shelter and the courtyard.

- 3. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.**

The proposed project will decrease impact on the surrounding properties. The current day-shelter and emergency temp. overnight shelter has exterior space open to the corner of Preble Street and Portland Street. This open courtyard often crowds with people throughout the day and evening. The new emergency wellness shelter has the opportunity to work with smaller groups giving the homeless a better chance to recovery. The new fencing will act as a screening for those wanting to be outside during the day and evening during their stay with Preble Street. This facility will provide adequate space and support for the homeless individuals staying there. The new screening fence will have a positive impact in the neighborhood.

July 27th, 2020

**EMERGENCY HOMELESS SHELTER
5 PORTLAND STREET, PORTLAND ME**

Specific Conditions for Emergency Shelters

Emergency shelters are subject to the following conditions, in addition to the provisions of section 14-474 (c) 2. Notwithstanding section 14- 474(a) or any other provision of this Code, the Planning Board shall be substituted for the Board of Appeals as the reviewing authority for any shelter also subject to Level III site plan review:

- i. **The facility shall provide adequate space for conducting security searches and other assessments;**

Refer to floor plan for “Secure Check-In” location.

- ii. **The facility shall be designed with a centralized shelter operations office on each level providing sight lines to sleeping areas;**

Staff areas have been marked on the floor plan with sight lines to all sleeping areas.
Refer to floor plan for staff operation areas.

- iii. **A Management Plan adequately outlining the following areas shall be provided:**

**Management responsibilities;
Process for resolving neighborhood concerns;
Staffing;
Access restrictions;
On-site surveillance;
Safety measures;
Controls for resident behavior and noise levels; and
Monitoring Reports.**

See management plan attached.

- iii. **Adequate access to and from METRO service shall be provided. The facility shall be within a 1/4 mile of a METRO line, or shall be within 1/2 mile of a METRO line and provide adequate indoor space to permit all shelter guests day shelter, as well as implement strategies to help residents utilize transit;**

The site is within 1/4 mile from the bus lines below.

Metro Transfer Station:

Metro Pulse at Elm Street (0.2)

Bus Stops:

Portland and Preble Street (8) – 200 feet

Cumberland and Preble Street (7,8) – 400 feet
Oxford Street and Alder Street (2, 4, 5)– 350 feet
Cumberland and Elm Street (8) – 0.1 miles
Congress Street and Center Street (1,2,4,5,7,8,9B, 21, 24a)– 0.2 miles

- iv. **The facility shall provide on-site services to support residents, such as case management, life skills training, counseling, employment and educational services, housing assistance, or other programs;**

The lower level includes admin area and (2) client consultation rooms for these specific purposes. The lower level can be accessed by an existing elevator. This work is also done in areas throughout the shelter level, at tables, the front desk, near the laundry, and outside in the courtyard. Low barrier approach incorporates any natural, informal meeting times to work on client goals in addition to formalized, scheduled appointments that take place on the lower level.

- v. **Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site; and**

The shelter will include laundry services, bicycle storage, and secure storage facilities for shelter clients. Clients will receive all meals on the main level due to COVID-19 precautions. The lower level current functions of kitchen and pantry remain in operation and hot and cold meals will be brought upstairs to the shelter level via the elevator.

- vii. **An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests.**

Existing courtyard will be fenced off for privacy. Refer to floor plans, elevations and renderings for design intent.

WELLNESS SHELTER

MANAGEMENT PLAN

I. Neighborhood Concerns

Preble Street will take the steps below aimed at ensuring three goals: first, clients of the shelter are given a reasonable and clear set of expectations concerning their behavior at the shelter and in the surrounding neighborhood, second that clients are made aware of these expectations and the expectations are enforced by shelter staff, and third, the mechanisms are in place to receive and respond to any concerns or questions raised by neighbors or other stakeholders. In furtherance of these priorities, Preble Street will take the following steps:

- Preble Street staff facilitate periodic community meetings for clients of the program which include discussion of expectations related to being a good neighbor.
- Preble Street staff will have all clients sign a “Services Expectation Agreement” upon intake to reinforce and make clear neighborhood behavioral expectations, a copy of which is attached as **Exhibit 1**.
- Preble Street staff promote community-building in the neighborhood through staff and client participation in neighborhood clean ups and regular staff attendance at the Bayside Neighborhood Association meetings.
- Preble Street staff work to connect clients with resources necessary to meet basic needs using a trauma informed, harm reduction approach.
- Preble Street staff meet with and communicate regularly with the Cumberland County Crisis Response Team and the Portland Police Department Community Policing to prevent and/or respond proactively to public safety concerns.
- Preble Street Managers readily provide their contact information and respond in a timely way to questions or concerns from community members.

II. Staffing

Preble Street has will ensure a minimum of three awake staff people on-site at all times. Attached as **Exhibit 2** is a staffing plan and sample staffing schedule. The staffing schedule is a sample and may be changed, without reducing overall supervisory effectiveness.

The Wellness Shelter will be overseen by a Program Director with expertise in management of programs working with individuals experiencing homelessness as well as extensive training in mental health and substance use issues. The Director will be accountable for hiring and managing staff, ensuring that all staff meet training requirements, and developing and implementing policies and procedures aimed at maintaining a safe environment and furnishing quality social services at the Wellness Shelter.

Caseworkers and Housing Support Workers will work directly with Wellness Shelter clients to ensure that basic needs are met, develop individual service plans including a housing stability plan, assist with applications for benefits, and make referrals to relevant community resources. In addition, these staff will

be responsible for monitoring safety in the building and on the property. Safety will be monitored by staffing the front desk, requiring that all persons who enter the building sign in and exhibit safe behavior, and by doing frequent and regular walks throughout and around the facility. Additionally, staff will monitor security cameras placed on the premises.

Caseworkers and Housing Support Workers will receive training to understand and effectively respond to the complex issues that face chronically homeless individuals. This training will include CPR, First Aid, mental health, substance abuse, co-occurring disorders, homelessness, Housing First, crisis intervention, intervention and de-escalation of potential conflict, trauma informed care and essential community resources. In addition, staff will be trained in Preble Street's Core Competencies for case management staff and Core Competencies for Management staff. (See Exhibit 3). Three Supervisors will be responsible for providing leadership for casework and housing support staff throughout all shifts. Supervisors will receive additional training in supervision, policy implementation, and crisis intervention and will be directly supervised by the Program Director.

III. Access Restrictions

Both the physical design of the building and the program design will act in tandem to control access to the building. The front desk staff person is responsible for monitoring entry into and exit from the building.

There are four access points to the building:

- The primary entrance will be on Portland Street to the west of what will be a fenced in courtyard. This entry will consist of two sets of doors. The first set will be un-locked and leads into a small vestibule. The second set will be locked and lead to the staffed front desk in the main lobby. This front desk will be constantly staffed by Preble Street employees. All people entering the building will have to be buzzed in by Preble Street staff.
- There are three basement level doors onto Oxford Street. These doors provide limited access only to staff or for emergency egress.
- There are two doors accessible only to individuals already in the building that will lead to a fenced-in courtyard that is not accessible to the public.
- Entrances will be monitored through video surveillance to ensure security.

1. Client Access

The Wellness Shelter is accessible to clients twenty-four (24) hours a day. Unlike traditional shelters that close in the morning for cleaning, clients may stay in the building at all times and are provided three meals per day on site. Laundry will also be provided on-site, and the entire design of the space will be done in way that minimizes the need for clients to come and go from the building.

Private outdoor space allowing clients to get sunshine and fresh air will be created that will only be accessible by clients from a doorway located inside the building.

This outdoor space is bordered by Portland and Preble Streets. A privacy fence, with a pleasing exterior architectural and artistic design, will wrap the courtyard allowing private outdoor space, protecting clients from being preyed upon. Benches and tables will allow clients the freedom to eat, visit, and heal in the fresh air in a healthy outdoors environment that maintains confidentiality. Passerbys will enjoy a lovely privacy fence, designed to fit into the urban neighborhood landscape.

2. *Visitor Policy*

Clients are not permitted to have guests other than service providers. This wellness shelter is designed with the latest health knowledge to prevent the spread of COVID-19 and is considered a ‘closed shelter’ in that only clients of the shelter are allowed to access it along with Preble Street staff, approved volunteers and community mental, physical and spiritual health providers.

IV. On-Site Surveillance

Four functional surveillance cameras will be situated in order to monitor the outer perimeter of the property and will be directed to avoid monitoring any neighboring properties unless explicitly agreed with the owner of that property. Exact mounting locations will be selected to maximize viewing coverage, in consultation with the Portland Police Department; mounting height will be a minimum of 10 feet above the ground to prevent vandalism.

The cameras are part of a digital video security system that will allow for live viewing of each camera from a central computer as well as the recording of data. This data is saved until the footage overwrites itself approximately every 30 days. Front desk staff will be responsible for monitoring the cameras. Any changes in camera locations will be in consultation with the Portland Police Department.

V. Safety Measures

Working closely with the Portland Police Department and other public safety departments, Preble Street provides extensive trainings to all staff on basic safety including CPR, First Aid, intervention and de-escalation of potential conflicts, how to communicate with crisis services and with 911, and the role of police, firefighters and Medcu in on site situations. Preble Street has developed specific safety protocols and regularly meets and communicates with the Portland Police and other emergency personnel. Attached as **Exhibit 3** is an outline of the Preble Street training material.

VI. Controls for Client Behavior and Noise Levels

Clients’ behavior is expected to be safe and appropriate. Clients are required to execute the Preble Street Service Agreement attached hereto as **Exhibit 1**. Clients may not unreasonably disturb others, use the premises for any purpose deemed hazardous, conduct any activity or occupation which is illegal, noisy or dangerous, nor cause any damage or waste to the premises. No alcohol or illicit substances are permitted in any indoor or outdoor shelter area.

Loitering of non-clients around the Wellness Shelter is not permitted nor is any behavior that is disruptive or unsafe. Any behavior that does not meet safety and noise expectations as well as any loitering will be addressed by procedures that will vary based on the severity and the responsiveness of the person whose behavior is being inappropriate:

- First, the individual(s) is asked to leave the area and staff use any existing relationship as well as offers of alternative resources, if needed, to make sure that the individual(s) leave the area and understand the need to change this behavior in the future.

- Second, in the event that the person returns to the area or refuses to leave, Preble Street staff will serve the individual(s) with paperwork approved by the City of Portland Police and Legal Department that lets them know that they are restricted from a specific area around the building.
- Third, if the individual(s) still does not leave the area or returns, the police will be notified to move the individual(s) along and/or to make an arrest for trespassing. Preble Street staff follow up with the Police Department to ensure that individuals do not return to the area and that they understand that continued trespassing can result in incarceration.

Preble Street staff facilitate periodic community meetings for clients of the program which include discussion of expectations related to being a good neighbor, and staff are proactive in addressing concerning behaviors around the building, including outreaching individuals engaging in that behavior and addressing the behavior individually and in community meetings.

VII. Monitoring Reports

Preble Street will submit regular reports to the funding sources of the Wellness Shelter, as required (United Way, State of Maine, Maine State Housing Authority, etc.) In addition, Preble Street is an active member of three planning and monitoring entities – the local Emergency Shelter Assessment Committee, the Region One Homeless Council, and the Maine Continuum of Care. Preble Street will regularly report on the Wellness Shelter at those meetings.

While the COVID-19 pandemic is occurring, Preble Street also actively participates on Portland Shelter and COVID Homeless Needs meeting on weekly calls and the Coordinating Clinical Support-COVID & Portland Homeless Providers biweekly meetings facilitated by the DHHS Commissioner's Office. Preble Street reports on all their shelters at these meetings.

This Management Plan is subject to periodic updating and review. Preble Street shall give to the Office of the Planning & Urban Development written notice and an opportunity to comment to material changes to this Management Plan.

Exhibit 1: Service Agreement

PREBLE STREET SERVICE AGREEMENT

Preble Street offers many services including help with basic needs, employment services, casework, and housing. Preble Street also offers three meals a day in their shelter and 24 hour accessibility.

Preble Street staff is available to answer questions, make referrals, and to make appointments with you. We encourage you to meet with a caseworker if you have problems with housing, hunger, income, employment, or getting connected to services in the community.

Preble Street welcomes everyone and expects all who come here to help us maintain a safe space in which everyone is respected.

To be a safe and respectful place Preble Street does not tolerate the following:

- Violence
- Threatening
- Unwanted sexual advances (physical or verbal)
- Hate speech
- Drug or alcohol use on site
- Drug exchange, use, possession or buying/selling on or near our property

If a person is suspected of any illegal activity such as exchanging or dealing drugs, you will be asked not to come to our programs. We will also report our concerns to law enforcement and will work with the Portland Police Department to eliminate criminal behavior at Preble Street and in our neighborhood.

I, _____, have read/had this read to me and understand what Preble Street can offer and how Preble Street works on keeping its programs safe and respectful.

Client Signature

Date

Staff Signature

Date

Exhibit 2: Staffing Plan and Sample Staffing Schedule

The staff team will be led by a Program Director with expertise in management of programs working with individuals experiencing homelessness as well as extensive training in mental health and substance abuse issues. Supervisors with extensive experience in homeless and/or residential services will take responsibility for task supervision during weekend and overnight shifts and will report directly to the program Director. Caseworkers and Housing Support Workers will receive extensive training in crisis intervention, mental illness and substance abuse issues, CPR, First Aid, housing first, trauma informed care and harm reduction as well as an orientation to Preble Street’s low barrier model and area resources. It is anticipated that all staff will receive three weeks of training and assisting in other Preble Street sites before the Wellness Shelter opens.

To summarize, the proposed staffing team includes:

- 1 Senior Director of Social Work
- 1 Program Director
- 3 Supervisors
- 14 Caseworkers (1st & 2nd shift) and Housing Support Staff (3rd shift) (FT and PT)
- 1 Program Administrator
- Janitorial Services staff
- As Needed Staff to cover gaps during staff training/vacation/holiday time

Typical Day Staffing Pattern

Staffing will take place in three shifts each day – a daytime shift, an evening shift, and an overnight shift. All staff members will be awake at all times. There will never be fewer than three staff members present on site. Most day and evening shifts will include four or five staff members present on site, including one supervisor and three or more line staff. Overnight shifts will have a minimum of three staff.

The following chart outlines the basic staffing pattern.

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
8am-4pm	FT#1	FT#1	FT#1	FT#1	FT#1		
“Daytime”	FT#2	FT#2	FT#2	FT#2	FT#2	PT	PT
	PT	FT#3	FT#3	FT#3	FT#3	FT#3	PT
	PT	PT	FT#4	FT#4	FT#4	FT#4	FT#4
	FT#5	FT#5				FT#5	FT#5
			Sup#1	Sup#1	Sup#1	Sup#1	Sup#1
		PD	PD	PD	PD	PD	
4pm-12am	FT#6	FT#6	FT#6	FT#6	FT#6		PT
“Evening”	FT#7	FT#7	FT#7	FT#7	FT#7	PT	PT
	PT	PT	FT#8	FT#8	FT#8	FT#8	FT#8
	PT		FT#9	FT#9	FT#9	FT#9	FT#9
	FT#10	FT#10				FT#10	FT#10
		Sup#2	Sup#2	Sup#2	Sup#2	Sup#2	
12am-8am							
“Overnight”	FT#11	FT#11	FT#11	FT#11			
	FT#12				FT#12	FT#12	FT#12

				FT#13	FT#13	FT#13	FT#13
		PT#1	FT#14		FT#14	FT#14	FT#14
	Sup#3	Sup#3	Sup#3	Sup#3			

Exhibit 3: Preble Street Training Material Outline

Preble Street Required Training for All Staff

I. Orientation:

- Preble Street Handbook and Policies
- Confidentiality Policy and Unlawful Harassment Policy
- Exposure Risk Policies (Universal Precautions, Bloodborne and Airborne Pathogens)
- Incident and Accident reporting, Worker's Compensation, and Trauma Protocol

II. Maintaining a Safe Work Environment:

- Boundaries & Confidentiality,
- Crisis Prevention, Intervention, and De-escalation,
- Challenging Behaviors
- Emergency Services
- Intervention Basics
- Weapon Policy and Trauma Procedures
- Emergency & Non-Emergency Procedures
- Mental Health Crisis Intervention
- Overdose Response Training

Additional Annual Training:

- Unlawful Harassment & Safety Training
- Video Display Terminal Training (for office staff)

III. Specific Program Training

Adult Services

Residential Services (Logan Place/Florence House/Huston Commons):

- History & Logan Place/Florence House/Huston Commons Policies
- Harm Reduction
- Social Services Tour
- Police Interaction Protocol/Referral Guidelines
- Personal Safety & De-escalation Techniques
- Boundaries & Confidentiality
- Challenging and Unsafe Behaviors
- Steps for Safe Interactions
- Co-occurring Mental Health and Substance Use Disorders
- Mental Health Intervention Training
- Developing Positive Relationships
- Assessing for Suicide
- Stages of Alcoholism/Withdrawal/Overdose/Recovery
- Substance Abuse and Victimization
- History and Principles of Supportive Housing

Wellness Shelter/Florence House:

- Shelter Procedures and Policies (including Intake Procedures, On Call Procedures, Illegal Substance Policy, & Overflow Plan)
- Emergency Interventions/Police and Medcu Protocols
- De-escalating & Addressing Difficult Behaviors
- Boundaries & Confidentiality

- Suicide Intervention
- HMIS Training (Program Administrator)
- Sexual Assault & Victim Advocacy 101 (SARSSM)

Casemanagement Programs (Veterans Housing Services/Anti-Trafficking Services/Health Services):

Anti-Trafficking Services (ATS)

- Staff roles and responsibilities
- Human Trafficking 101 (Human Trafficking, Labor Trafficking and Sex Trafficking in Maine and beyond)
- Grants and funding
- Competencies (Preble Street core competencies, ATS core competencies, harm reduction principles, professional development)
- Case manager role (caseloads, rapport building, service plans, client closings)
- Intake process
- Specifics for working with MVOTs
- Documentation
- ATS protocols (subpoenas, hoteling, after-hours)
- Safety planning
- Maine Housing Matrix
- Supervision and case review
- Supplemental readings and webinars

Veteran Housing Services (VHS)

- VA SSVF (Supportive Services for Veteran Families) orientation and federal training modules
- Overview of Bangor, Lewiston and Portland VHS offices and community partners
- Functional zero goals for Maine

Health Services

- Social determinants of health
- Health needs of the homeless in the community
- Shadow shifts with Maine Medical Center staff at the MMC/PS Learning Collaborative
- Harm reduction
- Medication Assisted Treatment (MAT)
 - Research (readings and scholarly articles)
 - Protocols for Greater Portland Health MAT
- Shadow shifts with Street Outreach

Teen Services

Teen Center:

- Agency Overview
- Drop in Policies/Rules/ Regulations
- Confidentiality
- Consumer Needs, Issues, and Characteristics
- Boundaries

- Harm Reduction/Drugs & Alcohol
- Case Management/Paperwork/Resources
- Child Abuse Reporting (DHHS/CPS Training)
- Crisis Intervention
- Outreach
- Program Assistant (HMIS Training)

Joe Kreisler Teen Shelter:

- Joe Kreisler Teen Shelter Policies /Rules
- Intake/ Discharge Procedures
- Confidentiality
- Child Abuse Reporting (DHHS/CPS Training)
- Police/Medcu/Fire Department Procedure
- Emergency & Evacuation Procedure
- Emergency Preparedness Plan/Overflow
- Suicide Prevention
- Upon Hire and as required by license:
 - Physical exam for staff
 - TB testing
 - First Aide/CPR (American Red Cross)

IV. Additional Training from Outside Sources:

University Of Maine -- Motivational Interviewing, Ethical Decision Making, Communicating One on One, Using Feedback Effectively, Constructive Conflict Resolution, Anger as Information, The Practice of Supervision, Assessing the Risk of Violence, Stepping Up to Supervisor, Critical Thinking, Compassion Fatigue, Managerial Courage, Negotiation Skills, Coaching to Enhance & Improve Performance

Co-Occurring Collaborative of Southern Maine –some examples are:

Multi-Cultural Responsiveness in Maine, Co-Occurring Disorders and the Criminal Justice System, Meth on the Move, Psychiatric Care of Patients in the ER Department, Treatment & Recovery Philosophies

Nancy Ansheles CATALYST Trainings – regular contracted professional training on improving effectiveness of work and programs

Sexual Assault Response Services of Southern Maine – Trainings for new staff and programs as needed on sexual assault, medical and legal issues.

American Red Cross – First Aid and CPR for agency staff on a quarterly basis.

DHHS –Mandated Reporting

David Mandt & Associates – Mandt System Training

Day One -Training on Mental Health and Substance Use Disorder

Portland Police Department – Police Interaction and Relationships, CIT Officers and Crisis Intervention

Maine Medical Center/Preble Street Learning Collaborative – Ethics in the Health & Mental Health Care, training specific to medical conditions with high incidence among individuals experiencing homelessness

Management Competencies: Eight Core Competencies

A competency is a broad indicator of best practice; an area of knowledge critical to be able to perform your job well. Competencies are also connected to the goals and outcomes of the larger agency. These management competencies will provide a framework for training, coaching and evaluation to support your management level role and supervisory/management responsibilities.

Self-Aware

- Works to be conscious of own strengths and motivations, manages assumptions and professional development needs.
- Attends to own personal wellness and responsibility, and promotes this in the work environment.
- Provides individual and team feedback based on open, objective observation.
- Uses a strength-based approach to promote learning and professional development as a supervisor.

Effective Communicator

- Communicates in a clear, organized manner.
- Applies active listening skills by checking for understanding and asking for clarification.
- Encourages diverse perspectives.
- Applies skills in communicating with diverse interaction and learning styles.

Problem-Solver/Decision-Maker

- Identifies and analyzes challenges and implements solutions from a strength-based perspective.
- Evaluates information and resources to develop viable, sustainable solutions.
- Facilitates effective problem solving, consulting with others when appropriate.
- Uses supervision to communicate obstacles to accomplishing essential job functions and goals.
- Effectively prioritizes issues and projects in alignment with goals and outcomes of Preble Street.

Accountable:

- Displays an understanding of essential job functions.
- Creates a standard of work and follow-through to ensure the standard is upheld.
- Dedicated to meeting and exceeding exceptional service and performance.
- Maintains knowledge of and compliance with Preble Street policy, procedures and legal obligations.
- Displays continuous work toward understanding, integrating and achieving supervisory best practices.
- Monitors performance measures connected to programs and activities.
- Demonstrates financial stewardship including the careful use and protection of financial resources.
- Acts in a professional and ethical manner.
- Creates and facilitates effective, relevant and productive agendas and meetings.

Team Builder

- Inspires and fosters team commitment, trust and group excellence and positive morale.
- Coaches and guides employees towards desired outcomes.
- Promotes positive partnerships and collaboration within the agency and throughout the community.
- Encourages group problem solving through collaborative decision-making, when appropriate.
- Promotes the team in working collectively in support of the agency mission.

Talent Manager

- Ensures appropriate selection and development of qualified staff.
- Swiftly and confidently addresses performance problems.
- Ensures compliance with Human Resources policies and procedures.
- Develops employees through effective, proactive coaching and mentoring.
- Actively works with employees to facilitate continuous improvement.
- Assesses individual, program and agency strengths and weaknesses to increase effectiveness of performance.

Cultivator of Cultural Competence and Diversity

- Challenges stereotypes and holds self and others accountable for addressing bias or prejudice.
- Fosters an inclusive workplace where diversity and individual differences are valued.
- Develops and maintains a culturally diverse environment.
- Uses fair and equitable hiring practices.
- Fosters a culture that promotes creativity and innovation in alignment with the Preble Street mission.

Strategic Leader

- Builds a shared vision and acts as a catalyst for change.
- Influences others to translate a vision into positive action.
- Participates in succession planning efforts and development plans.
- Supports strategic planning by connecting implementation plans to current and future agency goals.
- Applies varied perspectives to develop goals and strategies in line with the Preble Street mission.
- Effectively communicates program initiatives, strengths, and challenges within and across programs.

Preble Street

Caseworker Core Competencies

The mission of Preble Street is to provide accessible barrier-free services to empower people experiencing problems with homelessness, housing, hunger, and poverty, and to advocate for solutions to these problems.

Preble Street develops a culture of casework teams who understand and practice the following throughout their role:

- Relationship is the foundation of our work
- Social work is rooted in love, compassion and curiosity
- Dignity, self-determination, and respect is inherent in how we work with all clients and each other

A competency is a broad indicator of best practice, and an area of knowledge essential to be able to perform a job effectively. Competencies are connected to the goals and outcomes of the larger agency. These casework competencies will provide a framework for ongoing training, coaching and evaluation.

Throughout this document our reference of colleagues is inclusive of co-workers across agency and community partners,

Oriented to Mission

- Promotes working collectively in support of the mission as an individual and as a member of the team
- Works to advance social and economic justice by connecting direct services work and policy change
- Demonstrates a commitment to client centered service provision utilizing person-first language, a strengths-based, non-judgmental approach, and offering low-barrier services
- Builds relationships based on unconditional positive regard, empathy, and authenticity
- Develops awareness of how systems of oppression including racism, sexism, xenophobia, ableism, homophobia, transphobia, classism and/or other social dynamics intersect and combine to impact us as individuals and the people we serve based on the multiple identities we each hold
- Ensures that delivery of services is inclusive and accessible

Oriented to Population

- Cultivates knowledge of the experience of those served across Preble Street programs including adult and youth homelessness, trauma, human trafficking, military service, mental illness, and substance use
- Develops comprehensive knowledge of resources necessary for the stability of clients including but not limited to housing, food, primary and mental health care, substance use treatment, education, legal services and employment
- Utilizes social work assessment to help understand client behavior
- Learns and implements evidence based best practices including but not limited to person centered care, trauma informed care, harm reduction, motivational interviewing, and Housing First

Self-Aware

- Utilizes reflective and critical thinking skills to gain insight into the impacts of personal experience, privilege, marginalization, bias, and prejudice and how they shape assumptions, worldviews, values, and beliefs
- Applies principles of mindfulness to enhance capacity to pause and respond rather than immediately react
- Utilizes supervision in an open and self-reflective manner in alignment with the agency definition of supervision
- Receives and provides feedback in a professional manner based on open, objective observation and individual professional development needs
- Takes responsibility for personal wellness, and promotes this with colleagues

Effective Communicator

- Communicates in a clear, organized manner in both verbal and written communication
- Applies active listening skills as a foundation for developing professional relationships
- Demonstrates openness to and respect for diverse perspectives
- Adapts communication strategies as required to effectively communicate with a diversity of individuals

- Ensures coordinated programming and service provision through active communication and collaboration across the agency

Promotes Safety

- Ensures safety in our programs through relationships, assessments, self-awareness, de-escalation strategies, crisis intervention and compliance with program and agency policies and procedures
- Practices effective crisis intervention skills, conducting crisis and risk assessments in consultation with supervisor and team and providing intervention, support, and follow up as appropriate in accordance with agency protocols
- Establishes and maintains professional boundaries with colleagues and clients, utilizing supervision and other appropriate resources to ethically navigate boundary challenges as they arise
- Monitors, assesses, and intervenes to maintain a safe working environment both in the community and within low barrier program spaces

Accountable

- Maintains knowledge of and compliance with Preble Street policies, procedures, and legal obligations
- Maintains professional, timely documentation of services provided to clients in a manner consistent with program and agency practice
- Develops, implements, accesses, and updates client-driven service plans with consistent follow-through, regular monitoring, and support to the client throughout each stage of the plan
- Practices effective time management, works efficiently in tight time frames, and responds in a timely way to clients and colleagues to ensure adequate follow-through
- Reliably completes tasks assigned or undertaken in alignment with job description

Advocate and System Navigator

- Works from an empowerment perspective in support of client efficacy
- Collaborates with colleagues in a professional manner that promotes respect and increases access to quality care for clients
- Navigates systems and resources relevant to client needs, and advocates for access to these systems and resources
- Engages in advocacy for and with clients at all levels, including direct services, community resources/benefits administration, and policy changes/legislation
- Maintains familiarity with and actively supports the advocacy work of Preble Street by connecting direct services and policy change

Critical Thinker and Problem Solver

- Applies problem solving techniques and informed professional judgment in order to practice solution-oriented approach to challenges
- Positively contributes to the planning and implementation of sustainable improvements in service delivery and the quality of services
- Demonstrates an ability to navigate client services through assessment and research, identifying available options, and taking appropriate action, including identifying when to consult with a supervisor
- Aims to work to the highest level of autonomy within the scope of the position
- Maintains ethical practice at all times, supported by the use of appropriate resources, including team members, supervision, legal and ethical codes, and the agency mission, policies, and resources

Collaborative Member of Program and Agency

- Grows professionally through actively engaging in the three components of agency supervision; administrative, educational, and supportive
- Maintains a flexible, team-oriented approach to the work and assumes positive intent with colleagues
- Readily and actively participates in program and agency-wide activities and initiatives
- Practices direct, respectful, solution-oriented collaboration, within team, agency, and colleagues
- Recognizes and acts on opportunities to promote and integrate team member diversity to strengthen teams and improve client services

July 27th, 2020

**EMERGENCY HOMELESS SHELTER
5 PORTLAND STREET, PORTLAND ME**

Summary of Proposed Project

The proposed project is currently in use as a mixed-use building owned and operated by Preble Street. The lower level is entered from Oxford Street. The lower level is approximately 7,834 SF and is primarily used as a commercial kitchen, open dining area, and food storage. The main level is entered from Portland Street. The main level is approximately 8,125 SF and is used for offices and meeting spaces for Preble Street staff, as well as a day shelter for homeless counseling. The main level also currently acts as an emergency overflow shelter, often helping shelter up to 75 people a night.

The proposed facility will build on the success seen during the COVID-19 pandemic public health crisis at the Emergency Wellness Shelter staffed and organized by Preble Street at the USM Sullivan Gym. That facility showed that a small number of homeless individuals sheltered with adequate space and support can thrive in an urban neighborhood in creating safety and wellness for all.

The new proposed work includes the following:

- Interior Renovations:
 - Convert 768 SF of lower level existing food storage space into new Preble Street office space for staff supporting the homeless shelter above.
 - Convert 7,378 SF of upper level existing office space and day-time shelter space to new permanent homeless shelter space.
 - The new space will include spaces for 40 cots, distanced 8' apart.
 - The upper level existing showers, laundry, and bathrooms will remain in place.
 - On the upper level there will be a social area with flexible tables and a counter for food serving.
 - There will be a security screening location at the main entrance on the upper level off Portland Street.
 - There will be a centralized shelter operations area on the upper level with sight lines to sleeping areas.
- Exterior improvements:
 - Install a new 6'-0" tall courtyard fence that will partition off the existing exterior courtyard. The fence will be placed at the edge of the lot and the sidewalk. The existing light pole, fire hydrant, concrete posts and landscaping will remain as is. The courtyard will be accessible only from the interior of the building after renovations except for emergency egress and access.
 - Install two (2) new exterior windows at the lower level into the new admin office area along the Preble Street side.

July 27th, 2020

**EMERGENCY HOMELESS SHELTER
5 PORTLAND STREET, PORTLAND ME**

The following outlines how the proposed project has been designed to meet the applicable standards of the City of Portland associated with Level II: Site Plan review and Conditional Use Application.

2.0 Transportation

2.1 Transportation Analysis – Traffic Impact

N/A. No increase in vehicle traffic is expected from the proposed project.

2.2 Access and Circulation

The entrances to the building will all remain as existing. The main entrance will be barrier free. Two additional exits will remain in place on Portland Street, exiting directly into the existing courtyard. The existing entrances on Oxford Street will remain as they are.

2.3 Loading and Servicing

All loading and servicing will remain as currently set up for the Preble Street food pantry drop offs.

2.4 Sidewalks

The existing sidewalk on Portland Street and Preble Street will remain. Sidewalks will be repaired in conformance with Chapter 25 of the City Code as needed.

2.5 Public Transit

The site is within 1/4 mile from the bus lines below.

Metro Transfer Station: Metro Pulse at Elm Street (0.2)

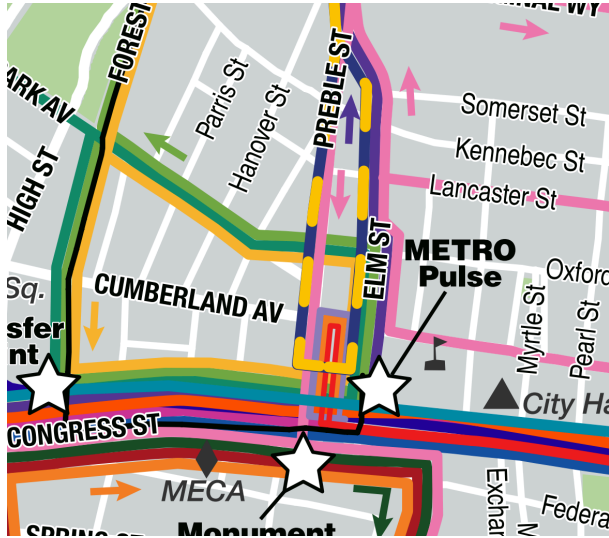
Bus Stops: Portland and Preble Street (8) – 200 feet

Cumberland and Preble Street (7,8) – 400 feet

Oxford Street and Alder Street (2, 4, 5) – 350 feet

Cumberland and Elm Street (8) – 0.1 miles

Congress Street and Center Street (1,2,4,5,7,8,9B, 21, 24a, BRZ) – 0.2 miles



2.6 Off-street Parking: Vehicle & Motorcycle/Scooter

2.7 Bicycle Parking

Indoor secure bicycle storage is currently located across the street at the ground level of 343 Cumberland.

2.8 Snow Storage

N/A – No proposed changes to existing buildings snow removal operations.

2.9 Traffic Demand Management

N/A

plan#CU-001231-2020

Demian Trask <demiantrask@yahoo.com>

Sep 14, 2020 1:47 PM

Posted in group: **Planning Board**

Hello!

I would like to encourage you to deny the application for the Preble Street Resource Center emergency shelter.

Portland treats West Bayside's residents as second class citizens, and it has to stop. It has gone on long enough.

The drug problem, as well as the human excrement and used heroin/fentanyl needle (biohazard/hazmat) problem in Portland's West Bayside community has been fed by Preble Street Resource Center.

The shelter plan masquerades as a solution for homelessness, while instead, centrally located downtown, it is the drug dealers' and organized criminals' dream come true.

The city has not offered proper services to assist property owners in the vicinity of Preble Street Resource Center in the decade I have lived in this neighborhood as a property owner forced to deal with problems including breaking and entering, theft, smashed car windshields, constant needle drug use around my home, forced clean up of human excrement and used needles--problems I have seen first hand that Preble Street Resource Center has casually invited, with residents like me relegated to serving as the "help."

Right now, with the shelter more closed than open, the residents of West Bayside are finally able to experience other than a sub-standard daily life. The second class citizen status Portland has forced West Bayside's residents to endure over the years by foisting all homeless services into our struggling hands has been racist, classist subjugation set up such that charitable non-profits conveniently enrich themselves right downtown at the expense of the community's underrepresented tax paying residents.

The diminished value of property in the entire West Bayside neighborhood totals in millions of dollars, collectively, as a result of too many years being the location of too many homeless services.

Unless the city plans to comp property owners to the tune of hundreds of thousands of dollars a piece for every building in the neighborhood Preble Street Resource Center's shelter plan would crush out of the value of West Bayside, the city of Portland should rethink its approach, certainly saying no to the shelter at what remains of Preble Street Resource Center.

Portland should complete the shelter at the Westbrook line that is supposed to be availing services and lodging to the homeless as the city has been planning for what has become a matter of years by now.

P.S. I'd like to request you update my name in your system.

I received a notice from your offices, regarding Preble Street Resource Center's plan, addressed to "Demian Annies Trash," at 50 Alder Street, 04101.

My name is actually spelled "Demian Trask-Annies." I also prefer to receive mailings at my mailing address, PO Box 49, Portland, ME. 04112.

Thank you!

Demian Trask-Annies

Don't leave people out in the cold

Emma Wolfsohn <ewolfsohn@meca.edu>

Oct 15, 2020 3:18 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Don't leave people out in the cold

Donaldson, Gary <Gary.Donaldson@td.com>

Oct 15, 2020 3:18 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,

Gary Donaldson

Internal

Approve Preble St Shelter Request

Grace Abbott <gkmabbott@gmail.com>
Posted in group: **Planning Board**

Sep 15, 2020 9:16 PM

Hi All,

I'm reaching out to you today to urge you all to approve the new homeless shelter in Portland through the Preble Street Resource Center. We have a crisis in our city and it breaks my heart to see so many community members and fellow human beings suffer on our streets while so many of us live so comfortably. We must address this crisis to the fullest extent possible, it's your duty to this city and this homeless shelter would be a good step and a partial solution.

Thank you for hearing my concerns,
Grace Abbott

Another shelter in Portland

Grace Stone <ggstone9@gmail.com>

Sep 15, 2020 9:38 PM

Posted in group: **Planning and Urban Development**

Hi there,

My name is Grace Stone and I am a member of the Portland community. I am reaching out today because as I've watched the COVID-19 crisis worsen, our city's homelessness problem has only worsened. I wanted to reach out and let you know that while I've seen how much criticism the proposal for another shelter in Portland has gotten, I believe it is a crucial measure to protect our city's houseless population and show them that we care about them. Of course it does not solve all of the problems in our city and in order to fix homelessness we need large, structural change, but it is only right and proper to open this shelter.

Thank you,

Grace

--

Grace Stone

ggstone9@gmail.com

207-650-5847

Do not approve PS's permit/application to convert 5 Portland St.

Heidi Souerwine <heidi.souerwine@gmail.com>

Oct 15, 2020 2:24 PM

Posted in group: **Planning Board**

please include this letter with the meeting packet
Dear City Planning Board members,

I am writing today to urge you to reject Preble Street's permit for a shelter at 5 Portland Street.

Approving this permit flies in the face of what the city's vision is for Portland. The city's vision through 2030 requires equitability and requires the costs and benefits of the city to be fairly distributed. Clustering social services has already failed our city for 20 years and we are supposed to be moving forward, doing better. Another shelter in Bayside does the opposite of that. Preble Street must find another neighborhood. West Bayside needs balance. The existing consolidation of services already creates an inappropriate burden on the city's smallest neighborhood. The city expanded zoning for emergency shelters in 2017 and there are many, many other places shelters can go.

Additionally, there's a lot of work right now at the State level for how we address homelessness. They are focusing on the right things – regional and statewide solutions, permanent housing, supportive housing (things which actually resolve homelessness) and other improvements, that mirror how the Riverton shelter was envisioned. No new shelters except the Riverton shelter should be approved until their recommendations come out.

Lastly, you must consider the applicant. Preble Street does not currently address neighborhood concerns, or have a process to do so. In contrast, their "Vision for Bayside" flies in the face of what our neighborhood has shared with them. Despite holding a seat on the BNA board for 21+ years they do not use those meetings to share important information about changes in operations, or expansion of services until well after the impacts were already being felt by their residential and business neighbors. The last several months have demonstrated they still are unwilling to address neighborhood concerns, as they refuse to take accountability or responsibility for the issues we are currently dealing with resulting from them switching to mobile food delivery, the closure of resource center (which was planned long before the pandemic), and the construction at 55 Portland St. They say they will work with police to stop loitering and disorder around the facility, but the situation at 55 Portland right now, and in the section of DO Park at Forest & Portland streets, and the surrounding streets (which mine is – I am the 2nd closest home to that location) has proved - again - that they will not. For years Preble Street management has said they are not responsible for anything that happens outside their doors, and most recently have said they aren't even responsible for the trash generated by the meals they distribute in areas that neighbors had no input or control over. Their mission is important, and well-meaning, but they continually fail at planning and sacrifice safe, thoughtful execution with little regard for the impact and safety of the families, community, and businesses they operate around.

If you will not reject it, you must at least table it, firmly, until licensing is approved, codified, and enforceable. Licensing is so important so there are rules in place that citizens and the city can hold vendors accountable to.

Sincerely,
Heidi Souerwine
Mechanic St., West Bayside

Shelter at 5 Portland Street

Hilda Taylor <hilda@urbancatsitters.com>

Oct 15, 2020 2:37 PM

Posted in group: **Planning Board**

I'm writing to voice my opposition to the plan by the Preble Street Resource Center to site a PERMANENT shelter at 5 Portland Street. First of all, in these uncertain times, now is NOT the time to approve ANYTHING permanent, anywhere, but I particularly have issue with a permanent shelter being operated by Preble Street. I have lived in Portland since 1984 and owned my property on Hanover Street since 1994. I've seen the homeless population explode since then and watched as Preble Street has grown, taking over the Wayside Soup Kitchen and the Salvation Army Teen Shelter, among other things. I've watched them pay lip service to the neighborhood association but without ever becoming a real PARTNER with the neighborhood and consistently turning a blind eye to the toxic environment they've created here.

While I have never had to utilize their services, friends of mine have. They have all told me that for anyone in recovery who's trying to put their life back together, the PSRC is the LAST place they'd want to be. A friend from high school who'd been homeless off & on for a few years in Portland, got sober and moved back to Augusta (where we're both from) and got a job and an apartment. With 3+ years of sobriety, he was doing well although living on the edge of poverty. Medical issues affected his ability to work and he found himself homeless again. Because of a lack of services in Augusta, he made his way back to Portland although he worried about being able to maintain his sobriety. He told me that the first thing that happened when he walked into Preble Street was that someone offered to sell him drugs. He had his belongings stolen. He started drinking again (thankfully, amazingly, he did not start using drugs again) and was regularly being arrested "on the block" for drinking in public.

Ironically, he was ALMOST one of Preble Street's "Housing First" success stories that we often hear about after the initial placement (but never later after the person has been evicted, sometimes multiple times, because they take Preble Street's "anything goes" lifestyle with them). He was eventually housed at Logan Place, in October of 2016. But the years of drugs and drinking, which continued after he moved to there, took their toll and he died in April of 2017 at the age of 48. I can't help but wonder if he might still be here if he hadn't been sucked back into the toxic environment surrounding Preble Street. They make a big deal out of their supposed "successes" but it's not hard to dig deeper and see that they're facilitating very little LASTING positive change (but plenty of negative as things have continued to get worse around their operations). They have clients in their system for YEARS. That's just wrong. It's wrong for the clients and it's wrong for the neighborhood.

I believe the City is on the right path with the new shelter plans at Riverside and, hopefully, finally, the State is stepping up to help lift the burden of the area's homelessness off Portland and placing it where it belongs: with the communities where the homelessness originates. This proposal by Preble Street travels along the same old road and will create more of the same chaos and tragedy that has been brewing here for years.

Respectfully yours,

Hilda Taylor
17 Hanover Street
(207)761-9651

Shelter

Jack St Pierre <jackstpierre62@yahoo.com>

Oct 15, 2020 2:29 PM

Posted in group: **Planning Board**

My name is Jack St Pierre and I own a property at the corner or Portland and Brattle streets that houses one of the city's premier restaurants and I vehemently oppose the new shelters proposed for 5 Preble. The mess created in the neighborhood especially this summer is intolerable . Please table this proposal.
Jack St.Pierre

Sent from Yahoo Mail on Android

Reject the 5 Portland Street Application

Jason Tropp <jasontropp@gmail.com>

Oct 15, 2020 3:10 PM

Posted in group: **Planning Board**

Please include this letter in the meeting materials for the Oct 20th planning board workshop.

To the Portland Planning Board,

I'm writing in regards to Preble Street's application to convert 5 Portland St into an emergency shelter.

As a resident and home owner in west Bayside I have very strong concerns about the ongoing operations of Preble Street in this area and their possible expanding footprint in the neighborhood. My concerns are as follows.

A permit should be tabled or denied until there is a sheltering licensing process and ordinance in place from the city. I fear that without a license for any new shelter there will be little residents or the city can do to hold shelter services accountable for the impacts they will absolutely have on the community, surrounding public and private spaces and the existing residents.

Preble Street does not need to open an additional shelter in west Bayside. If they want to pursue a shelter facility it should be allocated to another neighborhood elsewhere in the city as we should all bear some of the weight instead of continuing to consolidate all their services and facilities in west Bayside. The continual allowance of this consolidation has created a hot spot of unsafe activity requiring constant PD, FD and Health calls, and current conditions, this year especially, have emboldened their clients to behave even more dangerously in the streets and surrounding neighborhood. There needs to be consideration and guidelines for how close new shelters can be to one another, including in relation to existing shelters. We must have thoughtful oversight and there needs to be an equitable solution and approach to the issue.

Since closing the doors to their resource center and soup kitchen (planned long before the pandemic), they have expanded the flow of their clients in the neighborhood to now stretch from Preble Street to State Street, having a heavy impact on the safety and use of Deering Oaks Park and the Post Office, and the surrounding side streets. Effectively Preble Street's actions and lack of planning or accountability for their clients, has and continues to negatively impact the residents and public spaces in west Bayside and now Parkside as well.

Preble Street has not proven to be a good neighbor for years or take an active interest in understanding their impact in the spaces they occupy. I have been told by Preble Street staff that they are only responsible for their clients when inside one of their facilities. If they are literally on the sidewalk outside their door they can be loitering, creating trash, shouting, fighting, camping, drinking, selling or using and it's not Preble Street's concern to monitor or ensure safety in those spaces. Their only goal is to service the clients when inside their walls. This is a problem because of the crowd they draw, which often sets up camp for the day outside these spaces. There should be no new shelter until there are protocols in place from the city to manage and enforce safety in addition to planning for the copious amounts of trash that is generated by both the service and it's clients. This week alone I filled 4 full trash bags with garbage that had collected on my street over the course of 3 days. The trash was generated mostly by Preble Street's clients and those taking up daytime residence in the park. This morning I awoke to fresh trash collecting on the street again. This anecdote does not include the numerous calls to Portland PD and the continued and ongoing needle pickup reporting, which again, has grown exponentially due to the growing "Preble Street Impact Zone".

The location of 5 Portland Street as a potential shelter is very concerning because of its proximity to Bubba's. Unfortunately Bubba's and its parking lot have become a favored area for loitering, drug use, selling, public drinking, and public urination and defecation (all of which I regularly witness) for those on the street and that trend has only accelerated in 2020. By making this an even more convenient place to access, these activities will continue to get worse.

I am also troubled by Preble Street's leadership as they are not required to hold their Board meetings or reviews in the spaces they own and the streets they impact. When you're not living in the areas or seeing the daily (and nightly) impact on the environment you occupy and affect you become apathetic to those who are in fact living with the consequence every day. Preble Street has a worthy mission of helping those on the street but has it been considered if the services and actions

of Preble Street in west Bayside truly help lift people out of homelessness or if they simply allow them to continue and fall deeper into that state.

The addition of ANOTHER shelter in west Bayside will certainly encourage the crowds to grow. If this summer has been challenging to manage, next summer will be even more difficult. This is the result again of not only the consolidation of services and shelters in west Bayside but the fact that Portland, and this neighborhood in particular, carry the brunt of the weight for the state, catering to those from outside Portland and beyond Maine who come to our city knowing the bar of entry is so low.

Preble Street's Vision for Bayside is not Bayside's vision for Bayside. Our neighborhood is one with a smaller voice as we have fewer homeowners and residents, but we need to be heard just as any other neighborhood in the city is. Preble Street has lost the trust of the neighborhood and their word is no longer enough because they ring hollow. We need the city to respect the residents of west Bayside and stand up for us and make the tough decisions, not the easy ones that keep the status quo of business as usual for Preble Street in Bayside.

Thank you,
Jason Tropp
Mechanic Street - West Bayside

5 Portland St

Jim Hall <mtjimhall@gmail.com>

Sep 15, 2020 2:08 PM

Posted in group: **Planning Board**

I am writing to express concerns about Preble Street's application for conditional use of 5 Portland Street as a new permanent shelter.

This is the very first test of the city's recently enacted conditional use standards for shelter operations, and I hope to learn that they provide legitimate protections from a known bad neighbor.

My primary complaint is that Preble Street has NOT submitted a viable process to resolve community concerns. The only measures they've listed are already proven failures.

As a board officer of the Bayside Neighborhood Association (BNA), I can tell you that their attendance at our meetings has merely acted as a smoke screen, with no real engagement or dialogue for decades. Preble Street management and board knows this, and I could provide extensive minutes or recordings of many public meetings demonstrating such.

Preble Street fails to enforce any part of the agreement which their clients already sign, which was exactly what enabled the extreme lawlessness surrounding their operations at the resource center and soup kitchen. Preble Street director Mark Swann is on record in many places stating that they don't consider handling any of the fallout of their operations at all a responsibility to the larger community.

As far as twice-yearly neighborhood cleanups – their involvement has extended to providing brooms that the midtown community policing coordinator then distributes to BNA members who do the actual work. Not exactly a conflict resolution plan.

These false solutions have proven entirely ineffective at resolving any community concerns for decades. As a long-time highly involved neighbor who has tried to engage in practical solutions with many organizations, I have no reason to trust Preble Street will do any better, unless something like these new standards actually *forces* them to. By contrast, city staff and other local providers *have* worked with neighborhood representatives, and have acted as responsible community members even in the midst of disagreement. Preble Street has been given every opportunity, but again and again they refuse to collaborate.

Preble Street's management has a proven record of non-cooperation with the rest of civil society, and a willingness to play hardball to get their way. Just one recent example: They refused city staff requests to obtain a food distribution license, abusing the fact that they want to help needy people to act as if no rules should apply to their operations. I could list a very long history of similar actions going back years, but will refrain for the sake of brevity.

When the Bayside Neighborhood Association asked Preble Street's board president why they want to locate yet another shelter in an already overwhelmed poor neighborhood – the only answer given was their own convenience: "Because we own the building". Remember it wasn't so long ago that they newly purchased the former city property at 55 Portland with the *stated intention* of breaking covenants on permitted uses. Their actions consistently show that they are purposely doing everything in their power to move *against* the wishes and plans of municipality governance and the community that hosts them.

As they've continued to bully their way to an ever-expanding Bayside footprint, they now want to cram more and more shelters into a previously ghettoized area the city is trying to break up, running directly counter to what the city council is clearly trying to do with expanded zoning and similar measures like these conditional use standards. See Preble Street's recently published 5-year vision, which posits *three* new emergency shelters in Bayside.

The city's HHS committee is currently in the process of forming small shelter licensing requirements – which I understand can't exactly be applied until they are approved – but it would be improper to rush through and grandfather a new shelter while knowing that additional council guidance is imminent.

Please do not allow Preble Street to move forward with any new shelter use without explicit neighborhood support of a real process for resolving community concerns. At the very least, please wait until we know what licensing rules need to be met. To grant this now in the face of neighborhood opposition would send a clear message to all neighborhoods (including Riverton, future site of the city's new homeless service center) that despite council efforts, there remains no protection from known bad neighbors.

Sincerely,

Jim Hall

47 Cedar St / Portland ME 04101

207-939-3741

https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfService#/plan/1fec2d45-5af1-47c0-82ec-eb33a37fc177

Don't leave people out in the cold

jfdavis.me@gmail.com <jfdavis.me@gmail.com>

Oct 15, 2020 3:16 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building.

Please do not leave people out in the cold.

Joan F.Ashley

Sent from my iPhone

Don't leave people out in the cold

John Sevigny <jsevigny@preblestreet.org>

Oct 15, 2020 3:18 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

*Thank you,
John J. Sevigny*

Don't leave people out in the cold

Judith Moll <judith.moll@icloud.com>

Oct 15, 2020 4:24 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you for taking this vital action. I have been a volunteer with Preble Street for three years and know the critical work they do. I have the utmost respect for their services.

*Judith Moll, LCSW
South Portland*

Don't leave people out in the cold

Kayla Wicker <kaylawicker1228@gmail.com>

Oct 15, 2020 3:17 PM

Posted in group: **Planning and Urban Development**

Hello,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

Kayla Wicker

263 State Street
Portland, Maine 04101
October 15, 2020

Members of the Portland Planning Board
Portland, Maine

Dear Members of the Portland Planning Board

My name is Marie Gray and I am a long time resident of the Parkside neighborhood. I writing in hopes that you will table the proposal recently submitted by Preble Street to develop a Wellness Shelter at their building at 5 Portland Street, Portland, Maine.

No doubt you are aware of the long list of issues with regards to Preble Street and its operations. Among these things would be:

- the kind of neighbor Preble Street has been in Bayside for years
- the impact on their clients and the community as a whole because of their recent unilateral decision to close their bathrooms and shower facilities
- the chaos that has been created in Edwards Lot of Deering Oaks as a result of Preble Street's recent business decisions.
- The cavalier attitude which Preble Street always exhibits when asked to assist in correcting issues that arise as a result of their business model.

The community engaged in a thoughtful and comprehensive 18 month planning process to address homelessness. This process resulted in a plan to develop a homeless service center. This development should proceed before any additional shelters are added to a small, in-town Portland neighborhood. Additionally, other neighboring communities must be required to assume their social responsibility to their own citizens.

Our common humanity requires us to address homelessness in a thoughtful and compassionate way. However, the answer to homelessness is *housing not shelters*. Please vote to table Preble Street's proposal. It is a step backwards.

Very truly yours,

Marie L. Gray

Shelter Licensing and Preble Street

Michael Gelsanliter <mrgelsanliter@gmail.com>

Oct 14, 2020 9:16 PM

Posted in group: **Planning Board**

Dear Planning Board,

I ask you to please vote to table Preble Street's permit for creating additional permanent shelter(s) in Bayside. It is well documented that our small neighborhood contains a disproportionate amount of shelters as compared with the rest of the city.

As noted by neighbors and also some councillors, Preble Street has been less than transparent and even belligerent at times with regard to changes in operations, services and reduction of hours.

The City's new vision through 2030 and not Preble Street's vision for Bayside should be the focus for creating a more equitable solution to the problem of homelessness.

Please consider creating licensing first as was suggested back in 2017 as the first order of business.

Thank you for your time and effort in addressing this problem.

Michael Gelsanliter
32 Mechanic Street
Portland 04101

Shelter

Patricia J. Washburn <pat@patwashburn.net>

Oct 15, 2020 3:20 PM

Posted in group: **Planning and Urban Development**

Greetings!

I am a voter and worker in Portland. While I am able to pay for housing, I am concerned about the many people in the city who cannot.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

I appreciate all that the city is doing to keep people safe.

Sincerely,

Patricia J. Washburn

Don't leave people out in the cold

rachel.egreen@yahoo.com <rachel.egreen@yahoo.com>

Oct 15, 2020 4:23 PM

Posted in group: **Planning and Urban Development**

Please see below. I encourage you to allow Preble Street to move forward with its plans to provide people in our community with shelter and safety, not to mention the simple dignity that comes with access to water, restrooms and other basic needs.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Rachel Green
Portland, Maine

Don't leave people out in the cold

Richard Walker Butler <richard.walker.butler@gmail.com>

Oct 15, 2020 3:17 PM

Posted in group: **Planning and Urban Development**

--

Richard W. Butler

207-332-8269

NO Bayside shelter - concerned resident

Sarah Pluck <sarahpluck@gmail.com>

Sep 1, 2020 8:39 AM

Posted in group: **Planning Board**

Hello, I am very against adding another shelter to the bayside neighborhood! It's a mess down there. One neighborhood should not have to host the majority of a city's social services.

Preble st has proven they don't listen to the local residents and can't manage a facility that benefits people of the neighborhood. So many social services should not be shoved into one block.

Clustering all of Portland's most vulnerable people into two blocks in one small neighborhood marginalizes them and has, unsurprisingly, fostered an unsafe environment that sets them up to fail.

It has also overwhelmed a residential neighborhood with a small population who have historically been unable to garner much attention to our legitimate concerns.

Thank you,
Sarah Pluck of 41 Alder St

Begin forwarded message:

From: Sarah Pluck <sarahpluck@gmail.com>
Date: July 2, 2020 at 12:41:24 PM EDT
To: ksnyder@portlandmaine.gov
Subject: Bayside shelter - concerned resident

Hello,

I have lived and owned property in the bayside neighborhood for over seven years. I tried to raise my children there but there was too much unsavory and dangerous activity. I was there every day. I understand the area. For the sake of the residences living there, PLEASE do not allow another shelter!

I was down there just a few weeks ago and watched a man overdose... I called the police but they couldn't get there in time. Then I watched another overdose!! There is so much drug activity there.

Clustering all of Portland's most vulnerable people into two blocks in one small neighborhood marginalizes them and has, unsurprisingly, fostered an unsafe environment that sets them up to fail.

It has also overwhelmed a residential neighborhood with a small population who have historically been unable to garner much attention to our legitimate concerns.

Thank you,
Sarah Pluck

Bayside and additional shelters

suzie st. pierre <suzie@isaportlandme.com>

Oct 15, 2020 2:30 PM

Posted in group: **Planning Board**

Portland Planning Board Members,

As a business owner who operates and resides in this neighborhood, we cannot afford to have additional shelters. This summer has been by far the most difficult for the obvious COVID-19 related hurdles and I understand that everyone needs some help sometimes, but why more here? After five and half years of operating here, we have coexisted and tried to be sympathetic towards our fellow neighbors, but at what cost?

My customers are accosted for money or cigarettes and we witness fights and drug deals right in front of our windows. I personally clean up human feces in my parking lot regularly and have to ask people to move from sleeping on the sidewalks around the building. What does this say to my customers? This ongoing struggle, with little help from the city, has us questioning whether or not there is a future here for our business and our home with small children.

For the livelihood of my business, I oppose any additional shelters. It is time to diversify the locations of shelters around the city and not centrally locate them in one neighborhood.

Thank you for your time and consideration.

Suzie Perez

Owner – Isa Bistro

Don't leave people out in the cold

Tessa Kosmides <tessakosmides@icloud.com>

Oct 15, 2020 3:21 PM

Posted in group: **Planning and Urban Development**

*Hi,
I am a resident of Portland and homelessness is an important issue for me as a member of this community. I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you for your time,
Tessa Kosmides*

Comments to the Planning Board regarding PSRC application for a conditional use to build a 40 bed shelter at 5 Portland Street

My name is Thomas Blackburn. My wife and I have resided on Hanover Street for over 20 years. Our neighborhood, the Bayside neighborhood has one of the highest instances of homelessness per capita in the country. There are very real and predictable consequences of having such a large population of homeless folks concentrated in a small neighborhood for such a long period of time. Bayside has become a magnet for those who wish to prey upon the homeless. It is a magnet for antisocial behavior, drug dealing and human trafficking. My wife and I have personally witness countless cases of open drug use, drinking, intoxication and human deification on our property and in our neighborhood.

The Portland Street area has one of the highest calls for service for police and emergency personnel. Having a high concentration of shelters and services within a few city blocks is a tested and failed approach to dealing with this issue of homelessness. Bayside shelters include the Oxford Street Shelter, the teen shelter and the family shelter. Additionally, PSRC has operated the soup kitchen and its resource center with an open courtyard which for many years has served as a magnet for the predators who prey on the homeless. There is a theory that explains this decline in the quality of life my wife and I, along with our neighbor's and members of the homeless population have experienced and continue to experience.

“The **broken windows theory** is a criminological **theory** that states that visible signs of crime, anti-social behavior, and civil disorder create an urban environment that encourages further crime and disorder, including serious crimes”.

In 2012 I was appointed by the City Council to serve on the Task Force to Prevent and End Homelessness in Portland to address these issues; in particular the concentration of social services in Bayside. The task force which included a broad spectrum of community leaders to examine and recommend to the council strategies to mitigate the homeless issues. This task force included Jon Jennings as a co chairman, and Mark Swan of PSRC. There were many recommendations; one of the major recommendations was to NOT site any new shelters in Bayside and pursue expanded zoning to allow for emergency shelters in all zones in Portland. Multiple sites were also recommended, and the housing first model was unanimously adopted.

The city has decided to develop city owned land on Riverside street for larger self-contained shelter. I support that direction where the homeless including the chronic homeless have supportive services available for their care.

With the pandemic and more homeless seemingly concentrated in Portland as the regional hub. Homelessness has become a more visible pressing issue for those who experience homelessness and for the general public.

PSRC is proposing to build a shelter in direct contradiction of the task force recommendations. Why? Because they own the property. Rather than find an alternative location in some other part of Portland and sell their property they purchased the former DPW offices for \$1.8 million. Further investing in Bayside . What are their plans for 55 Portland Street?

Is PSRC helping? Are the homeless safer from predators and do they have the resources they need to live independently or with supportive housing in the community? During the time they operated the resource center at 5 Portland Street, a part of the property was an open courtyard. This became known as the PHARMACY where drugs can be easily acquired, and outbursts of violence often occurred. When complaints were made by residents and many others about drug dealing, litter and bad behaviors their response was that they had no control outside their property. Despite repeated requests by the neighborhood association and others to curb this activity PSRC did little or nothing. The courtyard remained opened, not enclosed, not more heavily staffed. It was the city who was called upon to police antisocial and predatory behaviors.

Those of us in Bayside do our part to help the homeless with the teen shelter and family shelter We want others to do their part. The recent activities in Deering Oaks and City Hall underscore the disruption loitering, open drug use and general bad behavior that is manifested on all along Portland Street.

Portland has few areas left for development. Preble street is one of the major access points to Portland. Is this how we want the public to view Portland? I strongly urge you to do the right thing for the Bayside neighborhood, for Portland and for the homeless of this city and deny this application! If PSRC wishes to help the homeless they need to find a more suitable location. PPSRC has had over 20 years in Bayside and have failed to keep those they serve safe and partner with the Bayside community to address ongoing concerns. In short PPRC has failed miserably. They don't deserve another chance!

October 13, 2020
City of Portland, ME Planning Board
Via e-mail

I am writing in opposition of Preble Street's application for a new, permanent shelter in Bayside. This is a poorly thought-out answer to a very serious and growing problem. Homelessness in Portland, Maine.

Portland's homeless issue has been an increasing problem for years. The issue continues to worsen as city, county and state officials are consistently incapable at forming any type of meaningful policy for addressing homelessness. Instead we have old, filthy, poorly planned shelters and "soup-kitchens" all concentrated in one tiny neighborhood – Bayside.

And now, the private non-profit that has proven time and again that it won't have anything to do with the neighborhood it resides in (and feels "...it is not responsible for any impacts outside its doors") is trying to capitalize on this unfortunate lack of any meaningful policy. I echo the sentiments of many residents and business-owners in Bayside and Parkside when I say enough is enough.

The lack of any policy, lack of shelter licensing and the concentration of multiple special-interest groups, (e.g. battered woman, human trafficking victims, troubled teens, homeless, the drug-addicted) in such a concentrated area is a continuing recipe for disaster and has been proven to not only be ineffective; but harmful to the populations it is trying to care for. If there is no ordinance for licensing these shelters, the city loses any leverage it may have if and when, the shelter becomes problematic.

Lastly, a significant amount of time and effort went into the process of siting a modern homeless services center in Riverton. What is causing the delay in pursuing this? With the current pandemic and need for social distancing, it would only seem logical that this option needs to be fast-tracked.

Sincerely Yours,

Thomas Leonard
19-21 Sherman Street
Portland

Don't leave people out in the cold

Daphne Braden <daphne.r.braden@gmail.com>

Oct 15, 2020 4:25 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Best,
Daphne

Planning Board Approval

tina petra <tinapetra@gmail.com>

Oct 15, 2020 4:25 PM

Posted in group: **Planning and Urban Development**

To whom it may concern:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

*Christina Petra
5 Cumberland Ave. #2
Portland, ME. 04101*

Homeless shelter

Mimi Olins <mimiolins@gmail.com>

Oct 15, 2020 4:25 PM

Posted in group: **Planning and Urban Development**

Dear planning board of Portland,

My daughter recently turned 13, the magic old to volunteer in the kitchen at Preble Street Resource Center. As a family raising our kids on the peninsula we have spent time living with privileges like shelter, food security, and access to health services, while teaching our children how to take care of those we pass by on the street, in the park, asking for help in the old port. We want our city to work quickly to support organised shelter and services for the folks who are most vulnerable and desperate, who are out in the streets and parks daily, suffering from circumstances and in need of support.

My daughter and I now have a Wednesday morning weekly shift and are appreciative of the work Preble Street is committed to doing to be a part of improving the lives and safety of these vulnerable folks. Supporting people who are struggling with homelessness, mental and physical health issues, addiction and who do not have the resources to support themselves is good for everyone in the city.

Please support Preble Street's proposal for upgrading 5 Portland Street and help give shelter to more people in need.

Sincerely,

Mimi and Talia Olins

2 Taylor Street

Portland

Don't leave people out in the cold

Janet Joyce <jjoyce1246@gmail.com>

Oct 15, 2020 4:26 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

*Janet C. Joyce
M. Patrick Joyce
27 Grafton St.
Portland, Maine 04103*

Residents and taxpayers, and donors to Preble Street, the Portland Public Library, Salvation Army, and Wayside Food Programs.

Don't leave people out in the cold

Amelia Clancy <clancyamelia@yahoo.com>

Oct 15, 2020 4:27 PM

Posted in group: **Planning and Urban Development**

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Request to approve renovations for Preble St Wellness Shelter

Kristin Hebert <khebert1134@gmail.com>

Oct 16, 2020 9:11 AM

Posted in group: **Planning and Urban Development**

Hello,

My name is Kristin Hebert, and I'm writing as a lifelong resident of Portland to request that you use your power to approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter.

The housing crisis in Portland is shocking. This pandemic has only made clearer what we all already knew - too many of our community members are experiencing homelessness. I can't help but ask what does this say about us? That we, as a community, allow this to happen in our wonderful city that has more than enough resources (and I don't necessarily mean the city budget, but rather the wealth that exists among it's residents) not to let people sleep on the streets?

This pandemic is disheartening in many ways, but the one thing that gives me hope is that it provides an opportunity for us to do better. A 24/7 Wellness Shelter is one important shift to ensure that our community members are taken care of.

Thank you,
Kristin

--

Kristin Hebert
Smith College Class of 2016



Virus-free. www.avg.com

Don't leave people out in the cold

Michaela Irakoze <mickyirakoze96@gmail.com>

Oct 15, 2020 3:21 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sent from my iPhone

Shelter for those without a home

Katherine Howe <katherineahowe4@gmail.com>

Oct 15, 2020 3:21 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you

Don't leave people out in the cold

Sandreuter, Bill <bill.sandreuter@anthem.com>

Oct 15, 2020 3:21 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Anthem, Inc.

Bill Sandreuter, Learning Infrastructure Analyst – Planning & Operations Learning

O: (207) 489-9014 | M: (207) 809-9786

bill.sandreuter@anthem.com

For planning purposes, I will be out of the office: October 8-9; October 29 & November 2

"With Great Power Comes Great Responsibility"

SAFE SPACE ALLY Pronouns: he, him, his

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Homeless

DMW- DSW <donna.wampole@maine.edu>

Oct 15, 2020 3:21 PM

Posted in group: **Planning and Urban Development**

Dear esteemed members of the City of Portland planning commission,

My name is Dr. Donna Wampole and I am a professor of Social Work with the University of Southern Maine. As a social worker the care and wellness of all beings is of the utmost importance to me. Likewise, as a resident of this city and professor of social work, it is a source of pride to live and work in a community dedicated to the care of others. Given the challenges of the Covid-19 panic, many in the homeless and housing insecure community have found survival even more difficult than already experienced. This coming winter is sure to again be deadly for many not just from our climate, but from the Covid health crisis. As such I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter.

This approval will save the lives of many this winter and contribute to the quality of life so many residents, myself included, appreciate and are proud of.

Sincerely,

Donna M. Wampole, DSW, LCSW
Assistant Professor
University of Southern Maine
School of Social Work
Masterton G22

Student Appointments: donnawampole28.youcanbook.me

Zoom account: <https://maine.zoom.us/j/7736916368>

(Copy and paste)

she/her pronouns

Strengths: *Intellection, Input, Empathy, Connectedness, Developer*

Don't leave people out in the cold

Ellen Ebert <ellen.ebert@hotmail.com>

Oct 15, 2020 3:21 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you!

Sent from my iPhone

Please do not leave people out in the cold

Mara Gruppi <mara.gruppi@gmail.com>

Oct 15, 2020 3:21 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Don't leave people out in the cold

William L. Hobbs <WHobbs@mmc.org>

Oct 15, 2020 3:22 PM

Posted in group: **Planning and Urban Development**

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The above message was suggested by Preble Street officials. It is a polite and restrained request. More importantly, have mercy on these human beings who live among us and are suffering before our eyes. Don't look away. Help them.

William L. Hobbs

Patient Access Associate

One Riverfront Plaza

Westbrook, ME 04092

207-661-7329

whobbs@mmc.org



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Conditional Use

John Putnam <JStephenPutnam@msn.com>

Oct 15, 2020 3:22 PM

Posted in group: **Planning and Urban Development**

I am writing to support the request that your Board approve the Preble Street conditional use application so its facility at 5 Portland Street can be renovated into a 24/7 Wellness Shelter.

This is the kind of non-governmental funded project that can assist our homeless

Thank you for your consideration.

J. Stephen Putnam

727-580-0979

Winter Address

1445 Manatee Cir

Tarpon Springs, FL 34689

Summer Address

Unit B7 207 East Grand Ave

Old Orchard Beach ME 04064

Sent from Mail for Windows 10

Preble Street 24/7 Wellness Shelter

Elizabeth Davidson <davidson.elizabeth.a@gmail.com>

Oct 15, 2020 3:22 PM

Posted in group: **Planning and Urban Development**

To whom it may concern:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,
Elizabeth A. Davidson
126 Summit Street
Portland

Don't leave people out in the cold

Karen Luse <luse.karen@gmail.com>

Oct 15, 2020 3:22 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Karen Luse
121 Ashmont St.
Portland

Approve Preble Street's Renovation Plan

Maxwell Lisanti <maxwell.lisanti@gmail.com>

Oct 15, 2020 3:23 PM

Posted in group: **Planning and Urban Development**

To Whom it May Concern,

Preble Street is on the agenda of the City of Portland Planning Board this Tuesday, October 20 for its conditional use application to turn the site of the Resource Center into a new, best practice 24/7 Wellness Shelter, like the highly successful shelter operated at the University of Southern Maine Sullivan Gym over the summer.

If the Planning Board approves this application, Preble Street will be able to create a space allowing 40 more unhoused residents of Portland to have access to safe, warm shelter in the brutal Maine winter. The COVID-19 pandemic has exacerbated conditions that cause people to become and continue to be houseless. Preble Street's expansion is a small but extremely important step to ensure that Portland's most vulnerable residents are safe.

I urge the Planning board to approve Preble Street's application.

Thank you,

Maxwell Lisanti

Don't leave people out in the cold

Polly Bennell <pbennell@gmail.com>

Oct 15, 2020 3:23 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

--

Polly Bennell
InterPlay Creative
Coaching and Consulting

pbennell@gmail.com (207) 749-4474
81 Deake Street, South Portland, Maine 04106

Don't leave people out in the cold

Bethany Snow <bethany.snow@gmail.com>

Oct 15, 2020 3:23 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Do the right thing.

Bethany R. Snow

Bethany.Snow@Gmail.com

Phone/Whatsapp: +1 253-686-6188

Don't leave people out in the cold

Margoe Shaw <mshaw@clarkinsurance.com>

Oct 15, 2020 3:23 PM

Posted in group: **Planning and Urban Development**

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Margoe

Margoe Shaw - Account Analyst, Business Insurance Department

Clark Insurance | Tel: 207.523.2251 PO BOX 3543

1945 Congress Street | Building A | Portland, ME 04104

Agency 207.774.6257 Fax: 207.774.2994

Note: for the safety of our customers and employees, our staff is working remotely and our offices are closed to visitors until further notice. Thank you for your understanding and patience. Please see our [COVID-19 Page](#) for more information.



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Public Comment

Gloria Aponte Clarke <gloriaaponteclarke@gmail.com>

Oct 15, 2020 3:24 PM

Posted in group: **Planning and Urban Development**

Hello City of Portland Planning Board,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

I look forward to your response,

Gloria Aponte Clarke
Portland Maine

Housing and taking care of our community

Molly Roberts <mbroberts@llbean.com>

Oct 15, 2020 3:25 PM

Posted in group: **Planning and Urban Development**

Good afternoon,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Molly Bryant Roberts | Mgr Creative Production

She/Her/Hers

L.L.Bean, Inc. | Creative Department | 15 Casco Street | Freeport, ME 04033

207.552.2526

signature_275061290

Don't leave people out in the cold

ellen decotiis <ehdecotiis1@hotmail.com>

Oct 15, 2020 3:25 PM

Posted in group: **Planning and Urban Development**

10-15-2020

Hello:

Please vote to permit Preble Street to open a 40 bed shelter, under conditional use guidelines of the city, to keep people warm and safe this Fall and Winter. Preble Street is not requesting any city funds and has this usage in its initial permit from Portland.

As a volunteer for many years I have seen , firsthand, the impact of the weather on the people. We are sending out hundreds of meals everyday but they need and deserve a warm place for sleeping. The problems of homelessness are aggravated by the Pandemic ...we need to care for others in our communities.

Thank you,

Ellen H. DeCotiis, Buxton volunteer

Don't leave people out in the cold

Nancy Hall <casco101@aol.com>

Oct 15, 2020 3:25 PM

Posted in group: **Planning and Urban Development**

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Nancy Hall
Casco

Don't leave people out in the cold

connie ceconi <dtl.connie@gmail.com>

Oct 15, 2020 3:27 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Don't leave people out in the cold

Caitlin Gutheil <cgutheil@gmail.com>

Oct 15, 2020 3:28 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Don't leave people out in the cold

Lindsey Robinson <lrobin64@me.com>

Oct 15, 2020 3:28 PM

Posted in group: **Planning and Urban Development**

Hi,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Preble Street 24/7 Wellness Shelter

Zachary Mullin <zmullin@ymcaofsouthernmaine.org>

Oct 15, 2020 3:28 PM

Posted in group: **Planning and Urban Development**

Hi All

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold!

All the best,

Preble Street

Joseph McDonnell <jmcdonnell20@gmail.com>

Oct 15, 2020 3:29 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Joe McDonnell, Portland, Maine

Don't leave people out in the cold

James Melloh <jmelloh@roadrunner.com>

Oct 15, 2020 3:29 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board Members,

Please do not leave people out in the cold this winter. I respectfully request the City of Portland Planning Board approve the Preble Street's conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. **Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building.**

We are responsible for each other's welfare. It is part of what makes us human.

Thank you,

James Melloh MD

Preble Street Wellness Shelter

Laura Packard Tucker <ljp Packard@gmail.com>

Oct 15, 2020 3:29 PM

Posted in group: **Planning and Urban Development**

Good afternoon -

My name is Laura Packard Tucker, a resident of Portland, Maine and a human services policy researcher.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you for your attention.

*Best,
Laura*

207-536-4182

Don't leave people out in the cold

Elizabeth Peavey <peavey@gwi.net>

Oct 15, 2020 3:29 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

*Elizabeth Peavey
20 Savoy Street
Portland*

Don't leave people out in the cold

Katherine <katnovak13@gmail.com>

Oct 15, 2020 3:30 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely

Sent from my iPhone

Don't leave people out in the cold

Samuel Foster <scfoster1992@gmail.com>

Oct 15, 2020 3:29 PM

Posted in group: **Planning and Urban Development**

Good afternoon,

As a Portland resident for the last 3 years, I have witnessed 3 winters of our most vulnerable residents endure the most bitter of cold nights in our city. I urge you to allow the Preble Street center to convert to a 24/7 wellness center and provide additional boarding for 40 of those left out in the cold.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Very Respectfully,
Sam Foster

Don't leave people out in the cold

Ellen Corson <ellenbcorson@gmail.com>

Oct 15, 2020 3:29 PM

Posted in group: **Planning and Urban Development**

Please!!! The situation is desperate but we have a solution!!!!

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Don't leave people out in the cold

Paul Fidalgo <paulfidalgo@gmail.com>

Oct 15, 2020 3:30 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Preble Street

Zanny H <smhanveywork@gmail.com>

Oct 15, 2020 3:30 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

-Suzanne Hanvey

Don't leave people out in the cold

Melissa Trepanier <mtrepanier@clarkinsurance.com>

Oct 15, 2020 3:31 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you for kind consideration,

Melissa

Note: for the safety of our customers and employees, the majority of our staff are working remotely and our offices are closed to visitors until further notice. Thank you for your understanding and patience. Please see our [COVID-19 Page](#) for more information.

Melissa Trepanier, Account Manager, ACSRL

Clark Insurance | PO Box 3543
1945 Congress Street / Building A / Portland ME 04104
TDirect: 207.523.2275 Office: 1-800-244-6257



www.clarkinsurance.com

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Please approve 5 Portland Street as a 24/7 Wellness Shelter for deserving, homeless fellow human beings

Wheaton Griffin <wig@westelcom.com>

Oct 15, 2020 3:31 PM

Posted in group: **Planning and Urban Development**

Dear Members of the Planning Board:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

By the way, my wife and I live one block from the site of the needed shelter on 5 Portland Street. Thank you for your consideration.

Wheaton Griffin
Hanover Street
Portland ME

Don't leave people out in the cold

Joni Kelly <jonikelly51@yahoo.com>

Oct 15, 2020 3:31 PM

Posted in group: **Planning and Urban Development**

To whom it may concern:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter.

Please do not leave people out in the cold.

Thank you.

Joni Brooks-Kelly

Preble Street Shelter

Allison Kuhns <allison.m.kuhns@gmail.com>

Oct 15, 2020 3:32 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Respectfully,

Allison Kuhns, Brackett Street

In support of 24/7 Wellness Shelter-Preble Street

Gail Witherill <gwitherrill@gmail.com>

Oct 15, 2020 3:32 PM

Posted in group: **Planning and Urban Development**

As a supporter and volunteer for Preble Street, I hope that the City of Portland Planning Board will approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With the COVID 19 crisis adding another layer to the myriad of problems facing the homeless, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please say yes.

*Sincerely,
Gail Witherill
Cumberland Center*

Sent from my iPad

Don't leave people out in the cold

Elizabeth Spahr <espahr22@gmail.com>

Oct 15, 2020 3:33 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Don't leave people out in the cold

Sandy Trottier <strottier@clarkinsurance.com>

Oct 15, 2020 3:34 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Peace, Kindness, and Good Health!



Sandy Trottier | Operations Coordinator

Clark Insurance | 1945 Congress St, Bldg A

PO Box 3543 | Portland ME 04104-3543

Tel: 207.523.2254 | Cell: 207.590.3255

www.clarkinsurance.com

Note: for the safety of our customers and employees, the majority of our staff are working remotely and our offices are closed to visitors until further notice. Thank you for your understanding and patience. Please see our [COVID-19 Page](#) for more information.

Would you recommend us to your friends?

Please, make an email introduction. Thanks!



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Preble street

Elizabeth Endyke <lizzy.endyke@gmail.com>

Oct 15, 2020 3:34 PM

Posted in group: **Planning and Urban Development**

Please approve the preble street conditional use application.

Thanks,

Lizzy Endyke

Sent from my iPhone

Approve Preble St conditional use application

Stanzi Littlefield <stanzilittlefield@gmail.com>

Oct 15, 2020 3:36 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Don't leave people out in the cold

Janice Cohen <jacywalt@gmail.com>

Oct 15, 2020 3:36 PM

Posted in group: **Planning and Urban Development**

This seems like a good plan that will help the homeless in a way that can help them develop the behaviors that will enable them to take care of themselves.

Janice Cohen

Don't leave people out in the cold

Nancy Chandler <NChandler51@comcast.net>

Oct 15, 2020 3:37 PM

Posted in group: **Planning and Urban Development**

Dear Portland Planning Board,

Although I live in Topsham, the summer of 2019 I sent \$200 to the City of Portland to help pay for living expense of the refugees at the Civic Center. I was delighted to hear enough of us concerned citizens sent money that you had extra and were able to pass some of the remainder on to Brunswick when it experienced a wave of refugees.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. People like me will continue to send money to Preble ST to cover the basic survival needs of their clients. Please do not leave people out in the cold. It helps keep the whole community healthy to have all people protected from catching COVID to which they are more susceptible when weakened through cold, or hunger.

Nancy Chandler
11 Western Ave.
Topsham, Me 04086
NChandler51@comcast.net

Don't leave people out in the cold

Marge Titcomb <mjtbean@aol.com>

Oct 15, 2020 3:38 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board **approve** the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

I, and my faith community, have volunteered in various ways with Preble Street and its various resources for the most needy. They are a stellar organization committed to doing the right thing for the neediest among us.

Please APPROVE the application.

Sincerely,

Marge Titcomb

Don't leave people out in the cold

Eva Goetz <evarosegoetz@gmail.com>

Oct 15, 2020 3:38 PM

Posted in group: **Planning and Urban Development**

Dear City Planning Board,

We are a reflection of how we treat the people in society who need us most.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you for taking steps to protect those most vulnerable,

All the best,
Eva Rose Goetz
70 Merrill St
Portland, Maine

Don't leave people out in the cold

Mair Honan <paullieandpal@gmail.com>

Oct 15, 2020 3:38 PM

Posted in group: **Planning and Urban Development**

Please allow the Preble wellness shelter for 40 people to go forward. This is desperately needed at this dire time. It will be one sane solution in a overwhelming problem. please do the right thing.
Rev. Mair Honan

Portland's homeless

Robin Ivy Payton <robinivy88@gmail.com>

Oct 15, 2020 3:38 PM

Posted in group: **Planning and Urban Development**

To Whomever can help

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. I am very familiar with this situation, having had a family member who needed Preble Street's shelter and service over a period of years. It makes a difference and in some cases, a life or death difference.

I understand that Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold this winter.

Thank you.

Sincerely,

Robin Ivy Payton

--

Robin Ivy Payton

Yoga Teacher, RYT 500, E-RYT, YACEP

Don't leave people out in the cold

Anita Jones <anitabjones@gmail.com>

Oct 15, 2020 3:38 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you for considering this request.

Anita B. Jones
Old Mast Road
Portland ME

Don't leave people out in the cold

Sonia Robertson <robertsonsonia336@gmail.com>

Oct 15, 2020 3:39 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board,

Please approve Preble Street's application for a 24/7 wellness shelter for 40 homeless people this winter. The city is struggling to find winter shelters for the homeless. The Preble St proposal helps relieve the situation. You have the power to have a lifelong impact on the lives for 40 people. Use your power for them.

Thank you.

Sonia Robertson

336 Danforth St

Sent from my iPhone

Don't leave people out in the cold

James Elkins <jelkins@gwi.net>

Oct 15, 2020 3:41 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed.

I realize that this is regional issue and that support for the homeless should come from all the surrounding communities, but Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Jim Elkins
22 Carlisle Way
South Portland, ME 04106
(207) 303-5725

Don't leave people out in the cold

bailey100@gwi.net <bailey100@gwi.net>

Oct 15, 2020 3:41 PM

Posted in group: **Planning and Urban Development**

We are writing to ask that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter.

This is desperately needed as winter approaches (not to speak of the pandemic!) Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Kenneth and Janice Bailey

59 Mountfort St

Portland

Don't leave people out in the cold

Sarah Cook <sarahcookcoaching@gmail.com>

Oct 15, 2020 3:43 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sarah Cook, Volunteer at Preble Street

Don't leave people out in the cold

Selene Spivak <selene.spivak@maine.edu>

Oct 15, 2020 3:44 PM

Posted in group: **Planning and Urban Development**

To whom it may concern,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Best wishes,
Selene Spivak

Don't leave people out in the cold

madison van etten <madisonvanetten@gmail.com>

Oct 15, 2020 3:45 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Preble Street conditional use application

Samantha Duarte <samantha.duarte@maine.edu>

Oct 15, 2020 3:45 PM

Posted in group: **Planning and Urban Development**

To Whom It May Concern,

Please approve the Preble Street conditional use application! Everyone deserves warmth and shelter and converting the day shelter to a 24/7 facility can help save lives and offer support to those that need it.

Thank you,
Samantha Duarte

Don't+leave+people+out+in+the+cold

Elizabeth Mullin <mainedogluvah@gmail.com>

Oct 15, 2020 3:45 PM

Posted in group: **Planning and Urban Development**

I strongly urge the planning board to approve Preble Street's plans to adapt during these Covid times by opening a 24/7 center to meet the needs of our homeless residents. While offering less overnight beds this plan will still help some avoid cold nights outside and even more importantly connect them with services to improve their lives. I realize you have to balance many concerns and needs. Thank you for considering this, Elizabeth Mullin

Don't leave people out in the cold

Bruce Rusk <brucerusk@gmail.com>

Oct 15, 2020 3:46 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thnak you

Bruce Rusk
Auburn, ME

Don't leave people out in the cold

Diane Christy <dchristy@clarkinsurance.com>

Oct 15, 2020 3:46 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Diane

Diane Christy, ACSR,CISR,

Senior Account Analyst, Business Insurance Dept.

Clark Insurance | PO Box 3543

1945 Congress St. | Building A | Portland, ME 04104

Tel: 207.523.2205 | Fax: 207.774.2994

www.clarkinsurance.com



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Don't leave people out in the cold

Kathleen Savesky Buckley <savesky@me.com>

Oct 15, 2020 3:46 PM

Posted in group: **Planning and Urban Development**

Dear Friends,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

*Kathleen Buckley
207-838-6178*

Don't leave people out in the cold

Heather Allen <heather99marie@hotmail.com>

Oct 15, 2020 3:46 PM

Posted in group: **Planning and Urban Development**

Dear City of Portland Planning Board:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Housing is a matter of life and death. No one should have to live outdoors in Maine's brutal winter months. Let's put people first. Let's give those in need dignity. Let's be remembered for doing what is right. Not because we have to but because we want to. Everyone deserves a chance to be the best version of themselves. Everyone has a story. Portland is a community of people working with people and for people. We all have a moral obligation to support the efforts of Preble Street, as they continue to speak for those voices that often go unheard. We all want the same things.... To be valued as human beings. This is not a handout. These are people in our community that are victims to a much greater problem in our society - lack of social services and a detrimental opioid crisis that we are all paying for. Let's do better than this. Let's be the example that other communities look to and aspire to be... We love Portland. Show us that the City of Portland loves us back. Approve the request to allow for much needed renovations that will help further facilitate this mission. Our mission. Your mission. Let's get it done!

Heather
Sent from my iPhone

City of Portland Planning Board Approval of Preble Street Conditional Use Application

Gregg Ritter <gritter@clarkinsurance.com>

Oct 15, 2020 3:47 PM

Posted in group: **Planning and Urban Development**

Good Afternoon,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

Gregg Ritter

218 Sheridan Street

Portland, ME 04101

Requesting approval for 5 Portland St to be a wellness center

betts mayer <bettsgmayer@gmail.com>

Oct 15, 2020 3:47 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

*Betts Mayer
211 Sheridan St
Portland, Me 04101*

Sent from my iPhone

Don't leave people out in the cold

Sally Regan <sallyregan25@yahoo.com>

Oct 15, 2020 3:49 PM

Posted in group: **Planning and Urban Development**

Dear members of the City of Portland Planning Board:

As a downtown Portland resident, I respectfully request that you approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you and best regards.

Sally Regan
439 Congress St Apt 301
Portland ME 04101

Don't leave people out in the cold

Helen Cunningham <cunningham1@kenyon.edu>

Oct 15, 2020 3:49 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Helen Cunningham

Approve the shelter

Alessa Foley <afoley0294@gmail.com>

Oct 15, 2020 3:49 PM

Posted in group: **Planning and Urban Development**

Please approve the preble st application to change their day shelter to a wellness center! It holds 40 people which mean 40 people wont have to sleep outside in the cold and will receive the services they need to get on their feet. Their lives are in your hands so please make the right decision.

Don't leave people out in the cold

Kristina Minister <krisminister@me.com>

Oct 15, 2020 3:50 PM

Posted in group: **Planning and Urban Development**

To the Planning Board. The proposal to turn the Preble Street Resource Center into a Wellness Shelter is a thoughtful and carefully planned response to accommodate homeless persons who will suffer immeasurably if they have no place to go this coming winter.

I urge the Planning Board to approve the application for a Wellness Shelter.

Thank you.

Kristina Minister
101 North Street, Apt. 4
Portland Maine

Preble street wellness center

Dana Green <danamgreen@smccme.edu>

Oct 15, 2020 3:51 PM

Posted in group: **Planning and Urban Development**

Hello,

I'm a concerned member of the community who is asking that you please give approval for the Preble Street conditional use application in order for its facility at 5 Portland Street to undergo the necessary renovations for a new 24/7 Wellness Shelter. I'm sure that I need not remind you that we're currently in the midst of a pandemic, and all of us are feeling its effects to some degree, especially those who are most vulnerable. To my knowledge, Preble Street is not asking for City funds, just the approval for renovations. Please do the right thing and protect our city's most vulnerable population from the extreme dangers of a Maine winter.

Thank you for reading and for your consideration,

Dana Green

approve the shelter

Andy Schmidt <andyschm@gmail.com>

Oct 15, 2020 3:52 PM

Posted in group: **Planning and Urban Development**

You hold my neighbors lives in your hands. I would say it is a grave duty, except that it is really really simple. You just do the right thing and forget about the trumpian impulses of neighbors. If you don't your grandchildren will someday find out and be like how did you let that woman die?

Andy

Don't leave people out in the cold

Owen Marshall <osmarshall@gmail.com>

Oct 15, 2020 3:54 PM

Posted in group: **Planning and Urban Development**

Hi,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

-Owen Marshall
143 Bolton St, Portland ME 04102

Preble street conditional use application

Yasmine Kumar <yasminecumar21@icloud.com>

Oct 15, 2020 3:54 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

APPROVE PREBLE ST CONDITIONAL USE APPLICATION

Michelle Spencer <michellespencer519@gmail.com>

Oct 15, 2020 3:55 PM

Posted in group: **Planning and Urban Development**

To Whom it May Concern,

Please, I ask, approve the Preble Street Conditional Use Application.

There is no reason for people to be DYING when freezing temperatures hit.

Please, do the right thing.

Sincerely,

Michelle Spencer.

Don't leave people out in the cold

Alec Watson <aleccole32@gmail.com>

Oct 15, 2020 3:55 PM

Posted in group: **Planning and Urban Development**

To all that is concerned:

I'm asking for the planning board to please consider making the decision to turn Preble Street Day Shelter into a 24/7 Wellness Shelter. Everyone should have a warm place to stay everyday of the year not just in the winter. I can't imagine having to turn anyone away in the cold. It's imperative that people have a shelter where they can feel safe and protected from the extremities of Mother Nature. It's the first basic need in Maslow's hierarchy of needs to provide shelter ,food and safety to every human being. Please I ask you to consider making this plan a "yes" to all the individuals who depend on our love to keep them warm & safe throughout the year.

Best,

Alec Watson

--

Sent from Gmail Mobile

Don't leave people out in the cold

casey schwarz <caseyelizabeth@gmail.com>

Oct 15, 2020 3:55 PM

Posted in group: **Planning and Urban Development**

Hi,
I'm a residential of Portland and strongly support the efforts of Preble st to provide for our unhoused neighbors. Please allow their plans for a shelter.

Casey Schwarz

Don't leave people out in the cold

John Sustersic <john.sustersic@gmail.com>

Oct 15, 2020 3:56 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Best,
John Sustersic, Ph.D.
Falmouth, Maine

Don't leave people out in the cold

Robin Bartlett <rsbartlett@yahoo.com>

Oct 15, 2020 3:56 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Don't leave people out in the cold

Ben Nappi <benjnappi@hotmail.com>

Oct 15, 2020 3:57 PM

Posted in group: **Planning and Urban Development**

What are you folks thinking? Of course, this should be approved. This winter is going to be bad enough without people living in subzero temperatures on the street. Those headlines would not be flattering.

Ben N.

Don't leave people out in the cold

Marion Knox <marionknox@gmail.com>

Oct 15, 2020 3:57 PM

Posted in group: **Planning and Urban Development**

Madam, Sir,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

*Marion Knox
70 Thomas St
Portland Maine
04102*

Knox Gardens LLC
(207) 780-0018

Don't leave people out in the cold

John Testa <jtesta2@maine.rr.com>

Oct 15, 2020 3:57 PM

Posted in group: **Planning and Urban Development**

To Whom it May Concern:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Respectfully,

Donna Testa

Don't leave people out in the cold

Luke Claflin <ltclaflin@coastal.edu>

Oct 15, 2020 3:58 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold

Don't leave people out in the cold

Prudence Barry <prudencebbarry@gmail.com>

Oct 15, 2020 4:00 PM

Posted in group: **Planning and Urban Development**

I live on Chestnut Street, and have been very aware of the increase in number of people needing shelter, cold weather or not. Providing a stable place for 40 people to live seems like the least the city and people in the neighborhood can do. I admit that I don't understand all the dynamics of housing, but it makes me sad knowing that there are people here who don't have safe places to live. Misfortune is not a mandate for suffering.

Sincerely,
pru

Preble Street application

Jed Davis <jed@mitchellanddavis.com>

Oct 15, 2020 4:00 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at [5 Portland Street](#) undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you, Jed Davis

Don't leave people out in the cold

Herb Janick <hjanick@gmail.com>

Oct 15, 2020 4:00 PM

Posted in group: **Planning and Urban Development**

Planning Department,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Herb Janick

Please Open Preble

Justin Nichols <justinnichols70@yahoo.com>

Oct 15, 2020 4:02 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board,

I'd like to voice support for Preble Street and their plan to house 40 people this winter. Every day I see folks down at Deering Oaks and elsewhere, and many really are in difficult situations. The County won't allow use of the Civic Center, The City doesn't have enough bed/shelter space, and many people will have no shelter. Preble Street is aiming to provide a safe option for up to 40 people in need, and at no financial cost to Portland.

If Preble is not approved, I hope the City is able to figure out another way to safely house these people.

Thanks for your work!

Justin Nichols
Sherman St

Sent from my iPhone

Don't leave people out in the cold

Mark Elsner <sandyogin@yahoo.com>

Oct 15, 2020 4:03 PM

Posted in group: **Planning and Urban Development**

Having been previously helped out of a hard spot & sheltered over the winter of 2017-18 by the City at the Oxford Shelter, I strongly advocate for the re-purposing of the Preble Center in light of all that's changing and changed.

Thank you.

Mark Elsner
Sent from Yahoo Mail on Android

Don't leave people out in the cold

Barbara Feltes <hwb@gwi.net>

Oct 15, 2020 4:03 PM

Posted in group: **Planning and Urban Development**

I am writing to ask that the Planning Board approve the conditional use application for Preble Street so that they can provide a place to provide services for 40 people - helping them to move on to a more stable and healthy life.

I don't see that this will end up being a place where many people will hang around selling drugs etc. It seems to be a good step in the right direction of dealing with the problem of homeless.

Thank you

Barbara Feltes

Portland ME

Don't leave people out in the cold

Geoff Alexander <salty44sailor@yahoo.com>

Oct 15, 2020 4:04 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you!!

Geoff Alexander

Sent from my iPhone
Please excuse any typos

Please approve Preble Street application for renovating for emergency shelter at 5 Portland Street

cstj@gwi.net <cstj@gwi.net>

Oct 15, 2020 4:06 PM

Posted in group: **Planning and Urban Development**

Dear Portland planning Board,

Please approve the application by Preble Street to make the necessary renovations to 5 Portland Street to become a 24 hour emergency shelter. You know that the need is great in these times and the use is not different from how the property has been used, only better,

Brunswick will continue to do our part with our own Tedford Housing, but we cannot meet the whole county or state's needs. We are all in this time together,

Thank you for your consideration.

Christopher St.John

Home office 14 Cedar St.

Brunswick, ME 04011

Landline (207) 607-4168

Cell (207) 441-2694

Don't leave people out in the cold

Kimberly Scofield <kimberly.scofield@maine.edu>

Oct 15, 2020 4:06 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Kimberly

Sent from my iPhone

Don't+leave+people+out+in+the+cold

Bonni Hamilton <bonnihamilton@gmail.com>

Oct 15, 2020 4:08 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you so much for helping our fellow Mainers,

Bonni Hamilton, Eliot

Don't leave people out in the cold

Christine Stenberg <christinestenberg09@gmail.com>

Oct 15, 2020 4:09 PM

Posted in group: **Planning and Urban Development**

I support allowing the Preble Street organization provide overnight shelter for the homeless, particularly in the winter. I ask that you approve this. I am a Portland resident, voter and taxpayer, as well as a supporter and volunteer for Preble Street.

Christine Stenberg

Don't leave people out in the cold

Tess Hall <thall@kidsrsu.org>

Oct 15, 2020 4:10 PM

Posted in group: **Planning and Urban Development**

Dear City of Portland Planning Board,

I respectfully request that you approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

-Tess

Preble Street

Christianne Walsh <walsh04101@hotmail.com>

Oct 15, 2020 4:10 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Christianne Walsh

Sent from Mail for Windows 10

Don't leave people out in the cold

Kyle Shearer <kshearer88@gmail.com>

Oct 15, 2020 4:11 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

As a nurse and a citizen of Portland I ask you to please approve Preble street's application,

Kyle Shearer

Preble Street

amanda garami <amandagarami6@gmail.com>

Oct 15, 2020 4:16 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Amanda

Don't leave people out in the cold

Duckfat Restaurant <hugosmaine@msn.com>

Oct 15, 2020 4:12 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you for your consideration on this issue.

Sincerely,

Nancy Pugh

Duckfat

43 Middle Street

Portland, ME

5 Portland Street Renovations

Sean Daly <sean@dalylife.com>

Oct 15, 2020 4:16 PM

Posted in group: **Planning and Urban Development**

To Whom it May Concern:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

Sean Daly

Don't leave people out in the cold - Really

Patrick Rombalski <rombalskipatrick@gmail.com>

Oct 15, 2020 4:16 PM

Posted in group: **Planning and Urban Development**

This is a cut and paste statement but please enlighten me on why this is even a question? I live on Munjoy Hill and have been fortunate enough to volunteer at PS. I've lived across the country and many different urban areas. It seems we should be thankful for the work of this NFP. Let's remove barriers to helping the poor.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

Patrick Rombalski

Don't leave people out in the cold

bligh godin <blighalexandria@gmail.com>

Oct 15, 2020 4:16 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold!

Don't leave people out in the cold

sourdoughpancakes@yahoo.com <sourdoughpancakes@yahoo.com>

Oct 15, 2020 4:19 PM

Posted in group: **Planning and Urban Development**

yes, let's house people!!

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Preble Street

Paul Schofield <pschofie79@yahoo.com>

Oct 15, 2020 4:28 PM

Posted in group: **Planning and Urban Development**

Dear City of Portland Planning Board,

I'm writing to voice support for the new Preble Street 24/7 Wellness Center, and to urge you to approve the conditional use application currently under consideration. Whatever the reasons against it, we're experiencing a public health emergency at the moment, and a decision to approve the renovations would mean a warm place to stay for dozens of people this winter. I think this is a decisive consideration.

Thank you for your consideration.

Paul Schofield

14 Clinton Street
Portland, ME 04103

Don't leave people out in the cold

Rebecca Cohen <rlcvt27@gmail.com>

Oct 15, 2020 4:31 PM

Posted in group: **Planning and Urban Development**

To the Planning Board:

I add my voice to respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Please take this opportunity to do what our federal government has recently and regularly deemed not worth its time or energy: Show compassion for those with less than us.

Thank you for doing the right thing.

Rebecca L. Cohen
Mitigation Investigator
50 Gray Street #2
Portland, Maine 04102
(678) 361-6773
rlcvt27@gmail.com

Preble Street

Pearl Coogler <pearlcoogler@gmail.com>

Oct 15, 2020 4:33 PM

Posted in group: **Planning and Urban Development**

respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

*Thank you,
pearl coogler*

Don't leave people out in the cold

Nina Pooley <nina@stbartsyarmouth.org>

Oct 15, 2020 4:38 PM

Posted in group: **Planning and Urban Development**

Dear members of the City of Portland Planning Board,

As the rector of a parish consistently involved in assisting the Oxford Street shelter system - I know I speak on behalf of the members of St. Bartholomew's Episcopal Church, Yarmouth, as concerned members of our Portland area community. We have ourselves helped to host more than 150 people over the past several years when the shelter was overflowing and unable to house everyone in need of shelter. The need for overflow capacity is obvious - particularly at a time of a national public health and crisis with extensive economic fallout - which threatens the housing of many families and individuals living in the Portland area.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

The Rev. Dr. Nina Pooley
Rector, St. Bartholomew's Episcopal Church,
Yarmouth Maine
nina@stbartsyarmouth.org

God's dream is that you and I and all of us will realize that we are family, that we are made for togetherness, for goodness, and for compassion. - Desmond Tutu

Don't leave people out in the cold

David Larsen <dnlarsen42@icloud.com>

Oct 15, 2020 4:39 PM

Posted in group: **Planning and Urban Development**

Portland, ME Planning Board,

I am enclosing the letter drafted by Preble Street Resource Center with which I wholeheartedly agree. Please approve their request to make the changes needed for a safe 24/7 Wellness Center. People who are homeless and in so many ways abandoned by society need this.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,

David Larsen
1327 Westbrook Street
Portland, ME 04102

Sent from my iPad

Don't leave people out in the cold

Marguerite Usher <travelqueen48@aol.com>

Oct 15, 2020 4:39 PM

Posted in group: **Planning and Urban Development**

Sent from my iPhone

Don't leave people out in the cold

Kelli Antonson <antonson.kelli@gmail.com>

Oct 15, 2020 4:36 PM

Posted in group: **Planning and Urban Development**

To those voting on Preble Streets application to convert their facility into a 24/7 wellness shelter:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building.

Please do not leave people out in the cold. In a time when there is so much outside of our control, please use your voice/ power to change the lives of the individuals who could receive shelter and care this winter through Preble Street's request.

*With my sincere best wishes,
Kelli Antonson*

Don't leave people out in the cold

David Plimpton <plimpton.david@gmail.com>

Oct 15, 2020 4:42 PM

Posted in group: **Planning and Urban Development**

Ladies and Gentlemen,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter.

With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you for your service and for considering my views.

Sincerely,
David Plimpton

Don't leave people out in the cold

kim muehle <krmuehle@icloud.com>

Oct 15, 2020 4:43 PM

Posted in group: **Planning and Urban Development**

respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sent from my iPhone

Don't leave people out in the cold

Carmen Elena Menjivar Rivers <celena5810@yahoo.com>

Oct 15, 2020 4:44 PM

Posted in group: **Planning and Urban Development**

I hope that We are better human beings to be able to see the need of our fellow citizens that are in dispear.

Thank You,

Carmen Elena Rivers

Don't leave people out in the cold

Andrea Garcia <andrea113252@gmail.com>

Oct 15, 2020 4:46 PM

Posted in group: **Planning and Urban Development**

To whom it may concern,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold. Especially in the middle of a pandemic, we should not risk the health of others by not permitting them to sleep inside. It is cruel and inhumane to leave people sleeping outside in the cold, they are human too. I hope you read my request and many others' requests and sympathize with those who are not fortunate enough to own their own home.

Thank you for your time,

Andrea Garcia

Don't leave people out in the cold

Jonathan Bangs <sjonbang@gmail.com>

Oct 15, 2020 4:46 PM

Posted in group: **Planning and Urban Development**

To whom it may concern:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Regards from a Portland citizen,

Jonathan Bangs

99 Falmouth Street Apt 3

Portland, ME 04103

Don't leave people out in the cold

Cynthia Lamberton <cuthbert2@me.com>

Oct 15, 2020 4:46 PM

Posted in group: **Planning and Urban Development**

I hope you can vote to provide these very vulnerable people a safe warm and dignified place to stay for the winter. I hope you will vote to approve the use of the problem street facilities at 5 Portland street. Thank you in advance for your support.
Cynthia

Sent from my iPhone

Don't leave people out in the cold

Curry Ander <incornwall@yahoo.com>

Oct 15, 2020 4:50 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter.

With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Curry Ander,
Freeport Maine - supporter of Preble Street.

Don't leave people out in the cold

Maddy Riker <maddyriker@gmail.com>

Oct 15, 2020 4:50 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Preble Street Shelter

Scott Bennett <sbennett006@gmail.com>

Oct 15, 2020 4:50 PM

Posted in group: **Planning and Urban Development**

To whom it may concern,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter.

With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building.

Please do not leave people out in the cold.

Thank you,

Scott Bennett

Portland, Maine

24/7 Wellness Shelter

Carol and Mike Colton <candmcolton@gmail.com>

Oct 15, 2020 4:51 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

Carol Colton
60 Mayland Street

Don't leave people out in the cold

Rebecca Sammon <bflysp@gmail.com>

Oct 15, 2020 4:53 PM

Posted in group: **Planning and Urban Development**

To whom it may concern:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Kind regards,

Rebecca Sammon

Sent from my iPhone

Don't leave people out in the cold

Gwyneth Jones <gjones@bowdoin.edu>

Oct 15, 2020 4:55 PM

Posted in group: **Planning and Urban Development**

Planning Board,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

-Gwyneth Jones

Approval for 24/7 Wellness Shelter

Devin Ivy <devinivy@gmail.com>

Oct 15, 2020 4:55 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Best,
Devin Ivy
1 Avon Place, Apt. #17
Portland, ME 04101

Don't leave people out in the cold

Bill Gregory <wgregor1@maine.rr.com>

Oct 15, 2020 4:58 PM

Posted in group: **Planning and Urban Development**

Although living in Yarmouth now I was living in Portland for the entire period I was Senior Minister at Woodfords Congregational Church. Let me add my voice to those asking for your approval to rezone so Preble Street can house forty person who would otherwise have to face our Maine winter unhoused. The Rev. Bill Gregory

Preble street conditional use application

Margaret C. Lavoie <Lavoie@mainefamilylawyer.com>

Oct 15, 2020 5:01 PM

Posted in group: **Planning and Urban Development**

I believe it is essential that the Planning Board approve Preble Street's conditional use application to make the necessary Covid-informed renovations to its facility at 5 Portland Street. This facility will ensure at least 40 people will not be left out in the cold in the coming seasons. Thank you for your consideration. Meg Lavoie

Margaret C. Lavoie

527 Ocean Avenue, Suite 1

Portland, Maine 04103

t:207.747.4870 | f: 866.275.2505



As the COVID-19 situation continues to evolve, our Firm is committed to taking all responsible action promoting public health and our community's efforts to combat the virus's spread. We also remain committed to our obligations to serve our clients' needs and to support the continued processing of civil cases. We have in place technology that will allow us to continue our Firm's work as advocates and as mediators and neutrals remotely to keep cases on track. Please contact us for further information.

Don't leave people out in the cold

Julie Parks <jlauren@gmail.com>

Oct 15, 2020 5:02 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Don't leave people out in the cold

Dena Profenno <denaalice74@yahoo.com>

Oct 15, 2020 5:03 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

People deserve shelter, food and good health. Please do the right thing.

Thank you,

*Dena Profenno
109 Johnson Road
Gray ME 04039*

People need shelter

Paul Kendrick <kendrickpt@gmail.com>

Oct 15, 2020 5:04 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Don't leave people out in the cold

Hutch Brown <phingsb@gmail.com>

Oct 15, 2020 5:04 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,
Hutch Brown
67 Gray street
portland ME 04102

Preble Street winter shelter

Broydrick, Paula <Paula.Broydrick@nemoves.com>

Oct 15, 2020 5:05 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you!

Paula Broydrick
Coldwell Banker Realty
53 Baxter Boulevard, Portland, ME 04101
207-773-1990; 207-329-8762 (cell)

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***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

Don't leave people out in the cold

Alfred & Margery Margolis <7treepearls@gmail.com>

Oct 15, 2020 5:06 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

This outstanding organization deserves notice and support by your Board. Thank you.

*Alfred and Margery Margolis
Quarry Hill Terraces
30 Community Dr.
Camden, ME 04843*

Don't leave people out in the cold

Anna Brewer <anna.brewer.96@gmail.com>

Oct 15, 2020 5:07 PM

Posted in group: **Planning and Urban Development**

Dear Members of the Planning Board:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,
Anna Brewer
37 Payson Street

Don't leave people out in the cold

Lillian Eckstein <lillian.eckstein@gmail.com>

Oct 15, 2020 5:08 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

*Thank you,
Lillian Eckstein*

Don't leave people out in the cold

LOUISE DAVIS <lld41@aol.com>

Oct 15, 2020 5:08 PM

Posted in group: **Planning and Urban Development**

I hope the Planning Board will approve Preble Street's using their own building at 5 Portland St. for a new shelter for homeless people. Please. It's getting colder now, and these people will be in trouble soon, if they aren't already.
Thank you!

LOUISE DAVIS

lld41@aol.com

Please use my new email from now on. It is lldavis370@gmail.com

Don't leave people out in the cold.

Harper Burke <hrburke@umich.edu>

Oct 15, 2020 5:11 PM

Posted in group: **Planning and Urban Development**

To whom it may concern,

I'm writing to request that the City of Portland approves Preble Street's conditional use application for renovations on the building at 5 Portland Street. These renovations would provide for the building to be used as a 24/7 Wellness Shelter, something Portland sorely needs. Portland's combined housing opioid crises have already forced many people into the streets; the pandemic has, of course, worsened the situation, and with cold weather fast approaching, Portland is heading toward a season of unnecessary deaths due to exposure. Please approve this initiative to save lives.

Preble Street is requesting **no City funds**, but only seeking Planning Board approval for the necessary COVID-informed renovations.

Don't leave people out in the cold.

Many thanks,

Harper Ria Burke

Pronouns: [She/her/hers](#)

J.D. Candidate, 2023

University of Michigan Law School

hrburke@umich.edu | (207) 578-2399



Don't leave people out in the cold

Madeleine Corson <ljisunflower@me.com>

Oct 15, 2020 5:12 PM

Posted in group: **Planning and Urban Development**

On Tuesday October 20 ,Please vote to have the homeless have a reliable place to be warm. Then they can focus on finding a place to live with the help of a caseworker.

Please approve the conditional use application for 5 Portland Street.

Maddy Corson

Sent from my iPhone

Don't leave people out in the cold

diana hallen <dianahallen608@hotmail.com>

Oct 15, 2020 5:13 PM

Posted in group: **Planning and Urban Development**

Please don't leave people
Out in the cold!!

Sent from my iPhone

Don't leave people out in the cold

Michael A. Wicker <wickerm@mail.gvsu.edu>

Oct 15, 2020 5:13 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.--

Michael A. Wicker
Environmental Geologist
(616) 970-8459
wickerm@mail.gvsu.edu

Don't leave people out in the cold

Joan Conroy <joanconroy42@gmail.com>

Oct 15, 2020 5:13 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board Members:

At this time I am respectfully requesting that you approve the application for a plan by Preble Street Resources to convert their current space on Portland Street into a 24/7 hour shelter for those who will otherwise be literally left out in the cold during the winter months.

Many thanks for taking the time to read my letter,
Joan Conroy
Saco, Maine

Sent from my iPad

Don't leave people out in the cold

Annalise Panici <2021apanici@msad51.org>

Oct 15, 2020 5:14 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Don't leave people out in the cold

James Millard <jmillard@waynflete.org>

Oct 15, 2020 5:14 PM

Posted in group: **Planning and Urban Development**

To the Planning Board, City of Portland, Maine:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

--

Jim Millard
6-12 English Faculty
Global Liaison for Students Shoulder-to-Shoulder
Cross Country Coach
Substitute Teacher Coordinator

Preble Street 24/7 Wellness Shelter

Phil Coupe <phil@revisionenergy.com>

Oct 15, 2020 5:15 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board,

Reducing the historic enormous crowds at Preble Street to a 40-bed situation is a no-brainer. Of course it will not solve the burgeoning problems of homelessness and pan-handling that is ruining the City, but it will be a step in the right direction. The next step after this one would be identifying another property in the City where many more homeless can shelter such that we successfully get people off the street and on the path to self-sufficiency (if they are able).

Mark Swann has done so much for so many over the decades, let's heed his good advice to make the conversion to a 40-bed wellness shelter.

Thank you,
Phil



Phil Coupe | Co-Founder
ReVision Energy, a Certified B Corp

207.232.6595 cell
866.700.6065 ofc

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(Totally kidding.
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is friendly.)

Please Don't Leave People Out in the Cold

Nora <moberg@zwi.net>

Oct 15, 2020 5:16 PM

Posted in group: **Planning and Urban Development**

To Portland City Council,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. **Preble Street is not asking for City funds** and is only seeking Planning Board approval for necessary COVID-informed renovations to the building.

Please do not leave people out in the cold.

Sincerely,

Nora E. Kreisler

Don't leave people out in the cold

John Stange <john.stange@maine.edu>

Oct 15, 2020 5:16 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Regards,

John Stange

Don't leave people out in the cold

Maddy Cropley <madison.cropley@maine.edu>

Oct 15, 2020 5:17 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Preble Street

Lori Gunn <lgunn1870@gmail.com>

Oct 15, 2020 5:24 PM

Posted in group: **Planning and Urban Development**

To Whom It May Concern,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

*Thank you,
Lori Gunn
Aoife Gunn*

Homelessness in Portland/ Preble Street

Michelle Bartlett <michellemvra@gmail.com>

Oct 15, 2020 5:27 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

I am a clinical case manager. My office is located on Preble Street and much of the population I work with has experienced or is currently experiencing homelessness in our community. The consequences of homelessness were devastating enough before the pandemic, now it is unimaginable. I was witness to the positive changes that could be made when the Sullivan Wellness Center was open and run by the staff of Preble Street this spring. All humans deserve and have the right to their basic needs being met. Food, shelter, and safety are the most basic of needs. Preble Street is able to do so much more. Please allow them to shelter 40 people in our neighborhood so that 40 people have the opportunity to thrive. Thank you.

--

*Thanks so much,
Michelle*

--

Michelle Bartlett, MHRT-C
Maine Vocational & Rehabilitation Associates, Inc.
59 Preble Street
Portland, Maine 04101
E-mail: michellemvra@gmail.com
Phone: (207) 774-4248 ext: 102
Fax: (207)347-7872
www.mainevocandrehab.com

~~~~~

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## Please approve Preble Street's conditional use application

---

**Bob McKillop** <mckillop@maine.rr.com>

Oct 15, 2020 5:32 PM

Posted in group: **Planning and Urban Development**

Dear City of Portland Planning Board:

I understand that the City of Portland Planning Board will be considering the approval of the Preble Street conditional use application, which seeks to renovate its facility at 5 Portland Street for its use as a new 24/7 Wellness Shelter, including COVID-informed renovations to the building. .

Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building.

Please approve this application!

The City of Portland needs these overnight homeless services, especially with winter coming.

Preble Street is experienced and has the trained and compassionate staff required for providing these services.

Thank you

Bob McKillop

918 Washington Ave, Unit #6

Portland, ME 04103

## Don't leave people out in the cold

---

**GABEL Landis** <landis.gabel@insead.edu>

Oct 16, 2020 11:33 AM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

H. Landis Gabel

--

Emeritus Professor of Economics and Management

The Novartis Chair in Management and the Environment, Emeritus

INSEAD

E-mail: landis.gabel@insead.edu

## Don't leave people out in the cold

---

**Aaron Brady** <aaron@learnitology.com>

Oct 16, 2020 11:33 AM

Posted in group: **Planning and Urban Development**

I stand with Preble Street's message:

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Sincerely,

Aaron Brady  
Rosemont, Portland Resident

## Don't leave people out in the cold

---

**Margaret Irwin** <mirwin72@gmail.com>

Oct 16, 2020 11:21 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Sincerely  
Margaret Corral  
North Yarmouth, Maine*

## Don't leave people out in the cold

---

**Barbara Michael** <bmichael5@myfairpoint.net>

Oct 16, 2020 11:20 AM

Posted in group: **Planning and Urban Development**

Dear friends,

Please approve Preble Street's conditional use permit for necessary Covid-19 renovations to the 5 Portland St. facility, so that more people can be sheltered there 24/7 as cold weather approaches.

I understand this is not a funding request, but a request for your permission to facilitate Preble Street's serving people safely at this address.

You and I are warm and safe. Those currently on the street are no less deserving to be so.

Thank you for your attention.

Barbara D. Michael

## 24/7 Wellness Shelter

---

**Brooke Lloyd** <brookelloyd1979@gmail.com>

Oct 16, 2020 11:17 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you*

*Brooke Lloyd*



## Don't leave people out in the cold

---

**Leslie Rothman** <lrothman@yahoo.com>

Oct 16, 2020 11:05 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you for your consideration of this important project.*

*Leslie Rothman  
63 Atlantic St.  
Portland, Maine  
040101*

## Don't leave people out in the cold

---

J Clere <jchet99@gmail.com>

Oct 16, 2020 11:00 AM

Posted in group: **Planning and Urban Development**

Good morning -

I am a local city resident and long-time supporter of Preble Street. I am responding to their notice that the planning board is currently evaluating an application by Preble Street for a wellness shelter. I support their efforts and hope you carefully consider the application in light of the city's current situation with regard to the homeless services. I think this is a good solution and don't know of any others on the table that you are ready to implement to provide this assistance. Therefore:

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

thanks for your consideration.

J. Clere  
36 Ludlow Street

## Please Save Lives By Providing Housing

---

Julia Conley <jmconley62@gmail.com>

Oct 16, 2020 11:00 AM

Posted in group: **Planning and Urban Development**

To whom it may concern,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. **Please do not leave people out in the cold.**

Thank you for your consideration,

Julia Conley

## 24/7 Wellness Shelter

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**adinah** <adinah.barnett@gmail.com>

Oct 16, 2020 10:57 AM

Posted in group: **Planning and Urban Development**

Hello decision makers,

Please take care of our city's most vulnerable citizens. Please act now.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you very much for your swift action on this very important issue.

Best wishes,

Adinah Barnett

17 Atlantic St #2

Portland, Me. 04101

## Don't leave people out in the cold

---

Bev <ldunton5@roadrunner.com>

Oct 16, 2020 10:50 AM

Posted in group: **Planning and Urban Development**

As a mother of a former homeless person, now thankfully living in a group home, I urge you to approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. If you have never known the heartache knowing that a loved one is living on the streets, you are blessed.

Sincerely,

Beverly Dunton

## Don't leave people out in the cold

---

**Jeanette Andonian** <jeanette.andonian@maine.edu>

Oct 16, 2020 10:43 AM

Posted in group: **Planning and Urban Development**

*To whom it may concern:*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold. If this conditional use application is not granted we will indeed have larger problems in Portland over the months ahead.*

*Jeanette Andonian, MSW, Ph.D.*

## Don't leave people out in the cold

---

**Louise Maxfield** <louweez@maine.rr.com>

Oct 16, 2020 10:33 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Louise Maxfield  
Blessings!

## Don't leave people out in the cold

---

Dina Lattanzi <dlattanzi@msad51.org>

Oct 16, 2020 10:31 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

--

Dina Lattanzi  
English Department  
Greely High School



## Don't leave people out in the cold

---

Ellie Falby <elliefalby@gmail.com>

Oct 16, 2020 10:21 AM

Posted in group: **Planning and Urban Development**

Dear city council,

Please help keep our parks clean and our unsheltered residents safe and warm this winter. In effort to do this, *I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you for all of the hard work you do.*

Ellie Falby  
17 Adelaide St  
Portland, ME 04103

Sent from my iPhone

## In support of Preble Street

---

Elizabeth Sky-McIlvain <eskymacgm@gmail.com>

Oct 16, 2020 10:14 AM

Posted in group: **Planning and Urban Development**

As an owner of a unit at 15 Brown St., I have watched and talked with and listened to the homeless for almost a decade. The population has changed, but the situation is not much better. Times are getting worse. As winter approaches, the need for shelter (always a need, in all seasons) is magnified. My husband and I are financial supporters of Preble Street; we are well aware of the success of their management and the depth of their commitment. They are in a position to make life better for many!

So I am urging you to approve the following [words from Preble St.]:

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Respectfully -  
Elizabeth Sky-McIlvain

--

15 Brown St. #206 Portland, ME  
Box 248 Georgetown, ME

## Wellness Shelter

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**Amanda Reynolds-Gregg** <amanda.reynoldsgregg@gmail.com>

Oct 16, 2020 10:14 AM

Posted in group: **Planning and Urban Development**

Good morning,

I am reaching out to you today to respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold which would almost guarantee loss of life in an already challenging and devastating year.

Thank you for your time and consideration,  
Amanda Reynolds-Gregg, Portland Resident

## Don't leave people out in the cold

---

**Kathryn Stead** <stead482@gmail.com>

Oct 16, 2020 10:11 AM

Posted in group: **Planning and Urban Development**

Please approve the Preble Street conditional use application so that it's facility at 5 Portland Street can be renovated to become a new 24/7 Wellness Shelter.

As a 45 year resident of this wonderful city I feel strongly that this initiative is essential to the well-being of some of our people who are threatened daily by weather and an unfortunate variety of other unmet needs. Most of us cannot imagine not having a bed and warm place to go every night. It must be a desperate situation.

Approving this application is one way to help and I know that Preble Street will do a quality job.

Kathryn Stead  
50 Gleckler Rd  
Portland ME

Sent from my iPad

## Don't leave people out in the cold

---

**Ryan Ocampo** <reosomethingnew2022@gmail.com>

Oct 16, 2020 9:53 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

## Don't leave people out in the cold

---

**Kimberly Fournier** <kfournier@intermed.com>

Oct 16, 2020 9:40 AM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,  
Kimberly

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## Don't leave people out in the cold

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**Linda Schumacher** <lindas60@ghi.net>

Oct 16, 2020 9:37 AM

Posted in group: **Planning and Urban Development**

I want to add my voice to those working to insure people are safe and warm this winter and beyond.

I am writing to request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street can undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside and as winter approaches, this is an important, needed initiative. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID based renovations to the building. Please act to make sure people are not left out in the cold.

Linda Schumacher  
6 Ponce Street  
Portland

## Request to approve the Preble Street conditional use application

---

**Eileen Griffin** <emgatk@gmail.com>

Oct 16, 2020 9:33 AM

Posted in group: **Planning and Urban Development**

Dear Members of the Planning Board for the City of Portland,

I am writing to respectfully urge you to approve the Preble Street conditional use application so that its facility at 5 Portland Street can undergo renovations that will allow it to become a new 24/7 Wellness Shelter...one we so desperately need in the city.

There are so many human beings sleeping outside, and with the combined dangers of harsh winter weather and the pandemic/flu season around the corner, this Preble Street initiative is critical.

Preble Street is not seeking any funding at all from the city....only your approval that is necessary for them to move forward and complete the necessary COVID-19 renovations to the building.

I am so proud of our city for the compassion and care and action we take for all our people.

Thank you!

Eileen Griffin  
Hanover Street  
Portland, ME



## Preble Street Conditional Use Application

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erin.cote@gmail.com <erin.cote@gmail.com>

Oct 16, 2020 9:30 AM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland St undergo renovations needed for a new 24/7 Wellness Shelter.

With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building.

Please do not leave people out in the cold.

Thank you,

Erin Stuart

## Don't leave people out in the cold

---

**svea seredin** <sveaseredin@gmail.com>

Oct 16, 2020 9:30 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Sent from my iPhone

## Don't leave people out in the cold

---

**Laurie Soucy** <ljasoucy@icloud.com>

Oct 16, 2020 9:22 AM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,  
Laurie Soucy

## Don't leave people out in the cold!!

---

**Skylar** <skylardcook@gmail.com>

Oct 16, 2020 9:16 AM

Posted in group: **Planning and Urban Development**

Hi there! I hope you and your loved ones are staying safe. I'm emailing you because as you well know, there is an alarming amount of people without homes in Portland.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you for your time.

-Skylar Cook (14 yrs. old) of Portland Maine

## Wellness Shelter

---

**Elise Boyson** <eboyson@gmail.com>

Oct 16, 2020 9:13 AM

Posted in group: **Planning and Urban Development**

Dear Planning Board Members,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

Elise Boyson

27 Clifton Street, Portland

## Approval of Preble St conditional use application

---

**Barbara Brown** <brown.barbaras@yahoo.com>

Oct 16, 2020 9:07 AM

Posted in group: **Planning and Urban Development**

Dear Planning Board members,

I understand that the City of Portland Planning Board at its meeting this Tuesday, (October 20) is considering a conditional use application from Preble Street. The application is to allow renovations to its facility at 5 Portland Street to turn it into a new, 24/7 Wellness Shelter. This would be similar to the highly successful shelter they operated at the University of Southern Maine Sullivan Gym over the summer.

With so many people sleeping outside during a public health emergency and as another Maine winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building.

I strongly urge the Planning Board to approve Preble Street's application to allow these renovations to ensure that our most vulnerable people in Portland have shelter and warmth during the upcoming winter.

Thank you,

Barbara S. Brown

156 Sheridan St Unit 2C

Portland, ME 04101

## Don't leave people out in the cold

---

**James Bucar** <jbucar@maine.rr.com>

Oct 16, 2020 9:00 AM

Posted in group: **Planning and Urban Development**

Dear Members of the Portland Planning Board:

I urge you to approve the Preble Street conditional use application to accomplish renovations needed to accomodate sheltering 40 homeless people this winter. I cannot think of any reason to deny Preble Street's plans to provide a best practice Wellness Shelter for Portland's homeless population.

Sincerely (and hopefully),

James Bucar

## Don't leave people out in the cold

---

**John Ryan** <jryan@wright-ryan.com>

Oct 16, 2020 9:00 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you for your attention to this important matter.*

*Sincerely,*

John Ryan

29 Waterville St #3

Portland, ME 04101



<no subject>

---

**Shannon Keavy** <skeavy@une.edu>

Oct 16, 2020 8:58 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

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## PLEASE HAVE PEOPLE STAY WARM AND SAFE

---

mcmw <cat10111@hotmail.com>

Oct 16, 2020 8:52 AM

Posted in group: **Planning and Urban Development**

Good Morning,

I request that the City of Portland Planning Board approve the Preble Street conditional use application, so that its facility at 5 Portland Street undergo the renovations needed for a new 24/7 Wellness Shelter. As you know, it is not safe at all for people to be sleeping outside during a public health emergency and with winter approaching, so this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold!

Respectfully,

Maria Catalina Melo, M.D.

## Please - Don't leave Mainers out in the cold

---

Emily Loisel <emilyloisel@gmail.com>

Oct 16, 2020 8:48 AM

Posted in group: **Planning and Urban Development**

Hello there & good morning-

My name is Emily Loisel. I am a former resident of Portland, Maine and a lifelong Mainer.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

I understand that resources are limited but it would inhumane to withhold help if possible to extend supports to the growing number of unhoused Maine residents.

Thank you very much for your time.

Best wishes for health/happiness,  
Emily M. Loisel

## Conditional Use Application for Preble Street

---

**Blake McCartney** <blake.e.mccartney@gmail.com>

Oct 16, 2020 8:48 AM

Posted in group: **Planning and Urban Development**

Hello, City of Portland Planning Board,

I am writing to respectfully request that the Board approve the Preble Street conditional use application to convert its 5 Portland Street location into a 24/7 Wellness Shelter.

I am a resident in the neighborhood, and I know that opponents' voices are often much louder than proponents'. However, the concerns of people who have safe places to live cannot override concern for our most vulnerable population. Further, if we do not act to solve homelessness--by creating more sustainable shelters like the Preble Street proposal--then the problem will only get worse and worse. I feel that my neighbor's complaints about this proposed shelter are callous, frivolous, and unjustified.

Please do not deny our most vulnerable citizens an opportunity to have a safe place to sleep and regain control over their lives. This shelter has no cons and will only end up benefiting all of us here in Portland.

Thank you for your consideration,  
Blake McCartney

## Don't leave people out in the cold

---

**Nancy E. Shablom** <nwpoint@verizon.net>

Oct 16, 2020 8:36 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Regards,

Nancy Ellis Shablom  
NWPoint@verizon.net

## Fwd: Preble Street

---

**Kevin Riley** <krileygd201@gmail.com>

Oct 16, 2020 8:35 AM

Posted in group: **Planning and Urban Development**

To whom it may concern:

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Kevin Riley

## Approve 24/7 Preble Wellness Shelter

---

**Shannon Papalia** <shannon.papalia@uconn.edu>

Oct 16, 2020 8:34 AM

Posted in group: **Planning and Urban Development**

*Good Morning,*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Sincerely,*

Shannon Papalia  
Community Health Worker

## Wellness Shelter

---

**Elisabeth Brewington** <elisabethsbrewington@gmail.com>

Oct 16, 2020 8:33 AM

Posted in group: **Planning and Urban Development**

Good morning,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,  
Elisabeth

Elisabeth S. Brewington [she, her, hers]  
SJC MHA class of 2020

**Achiever | Developer | Maximizer | Relator | Restorative**



## Don't leave people out in the cold

---

Emily Scott <scottemilyanne@gmail.com>

Oct 16, 2020 8:32 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Emily Anne Pepper*

## Don't leave people out in the cold

---

**Jennifer Hickey** <jhickey@kw.com>

Oct 16, 2020 8:16 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Sincerely,

Jennifer Hickey  
Sent from my iPhone

## Approve Preble Street renovation request

---

**Lin Lisberger** <lin.lisberger@gmail.com>

Oct 16, 2020 8:15 AM

Posted in group: **Planning and Urban Development**

To the Portland Planning Board,

As a caring city resident, I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. Preble Street has shown itself capable of housing people safely through this pandemic at the center at the Sullivan Gym as USM last spring and summer. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed.

This is not an ask for City funds. It is a request for Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

Lin Lisberger

Lin Lisberger  
lin.lisberger@gmail.com  
www.linlisberger.com  
<https://www.covestreetarts.com/exhibitions-1/flight>  
<http://trails.org/2020/08/14/the-art-of-walking/>

## Please don't leave people out in the cold

---

**Vicki Wyman** <vwyman@clarkinsurance.com>

Oct 16, 2020 8:13 AM

Posted in group: **Planning and Urban Development**

Good morning,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

Vicki

*Please note that, for the safety of our customers and employees, our offices remain closed to visitors until further notice. Thank you for your understanding and patience. Please see our [COVID-19 Page](#) for more information.*

**Vicki Wyman, CPIW, CIC, MLIS** | Senior Account Manager - Business Insurance

**Clark Insurance** | PO Box 3543

1945 Congress St | Building A | Portland ME 04104

Tel: 207.523.2216 | Fax: 207.774.2994



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## Portland Planning Board Meeting

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**Hunter Ross** <hross2@une.edu>

Oct 16, 2020 8:09 AM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold this winter.

Thank you,

**Hunter Ross**

*University of New England, College of Pharmacy*

*Doctor of Pharmacy Candidate | 2022*

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## PREBLE STREET RENOVATIONS

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**Brian Steppacher** <brian.steppacher@gmail.com>

Oct 16, 2020 7:42 AM

Posted in group: **Planning and Urban Development**

Sir / Madam :

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Are we our brothers' and sisters' keepers?

Has PREBLE STREET shown to the City of Portland, Maine that it is a responsible, caring, supportive and necessary place of refuge for the people of the street?

Hard times call for radical action and a community of compassion.

I know you will take the right actions.

With hope and faith,

Brian Steppacher

A friend to the Planning Board of the City of Portland, Maine  
South Portland, Maine

## Don't leave people out in the cold

---

**Nick Daly** <nickdaly424@gmail.com>

Oct 16, 2020 7:31 AM

Posted in group: **Planning and Urban Development**

Hello,

My girlfriend and I live at 60 Parris Street and love our neighborhood. However, crime has gotten more violent and there are needles everywhere.

We want the best for folks experiencing homelessness (e.g., SUD counseling, social work, shelter) but are at a point where we don't feel safe going out to walk our dog at night. Additionally, there has been an uptick in human feces that can be harmful to humans and pets alike - our dog recently ate human feces and we were really worried she was going to get sick. My point is, these are systematic problems, and we need a proposal that ensures the safety of **ALL people living in this neighborhood**. How can we be part of the solution? Thank you very much for your consideration.

Best,  
Nick and Kelsey

## Don't leave people out in the cold

---

**Samantha Herriot** <samanthaherriot@hotmail.com>

Oct 16, 2020 7:11 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you,  
Samantha*



## Don't leave people out in the cold

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**Maureen Fitzgerald** <mfitzgerald12@icloud.com>

Oct 16, 2020 7:08 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Maureen FitzGerald

## Don't leave people out in the cold

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Judi Lim <judichong@gmail.com>

Oct 16, 2020 7:02 AM

Posted in group: **Planning and Urban Development**

*To the Planning Board:*

*We respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Sincerely,*

*Chong and Judith Lim*

*34 Fengler Rd*

*Scarborough, ME 04074*

## Preble Street

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Jeff Holmes <drjeffholmes@gmail.com>

Oct 16, 2020 6:43 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

--

Jeffrey A. Holmes, MD  
Regional Director of Simulation Education, Hannaford Simulation Center  
Director of Simulation Education  
Department of Emergency Medicine  
Maine Medical Center  
Assistant Professor, Tufts University School of Medicine  
Boston, MA

Editor of [www.downeastem.org](http://www.downeastem.org)

## Don't leave people out in the cold

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**Leverett, Stephen V.M. (US)** <SLeverett@unum.com>

Oct 16, 2020 6:37 AM

Posted in group: **Planning and Urban Development**

Dear Planning Board members,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you for your consideration.

Please wear your mask.

Stephen Leverett

## Please Approve Preble St. Conditional Use Application

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**Brian Walker** <brian@trailguideconsulting.com>

Oct 16, 2020 6:29 AM

Posted in group: **Planning and Urban Development**

In your upcoming Tuesday meeting, I would urge the Planning Board to approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter.

Winter in Maine is no time or place for homelessness. COVID-19 has exacerbated the current situation. If there are good alternatives, please consider those ideas as well, but please don't make the alternative no alternative, forcing people out in the cold to face illness and potential death.

As you know, Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building.

Thank you for your consideration.

Leigh and Brian Walker  
137 Spring St.  
Portland, ME 04101

## Don't leave people out in the cold

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**Lauren Goldsmith** <lgoldsmi@maine.rr.com>

Oct 16, 2020 5:59 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Lauren Goldsmith  
Portland, Maine*

Sent from my iPad

## Preble Street Shelter

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**Josh Key** <joshkeykidd@gmail.com>

Oct 15, 2020 11:24 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

## Don't leave people out in the cold

---

**Dan Morse** <sail420dan@gmail.com>

Oct 15, 2020 11:20 PM

Posted in group: **Planning and Urban Development**

*Dear planning board of the [City of Portland](#)*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*-- Be Well,  
Dan o Morse*



## Don't+leave+people+out+in+the+cold

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**Andrew Shedd** <andyshedd@gmail.com>

Oct 15, 2020 11:15 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

## Don't+leave+people+out+in+the+cold

---

**sandy good** <mrsjohnngood@gmail.com>

Oct 15, 2020 10:41 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

## Don't leave people out in the cold

---

**John Kruger** <kruger1@roadrunner.com>

Oct 15, 2020 10:35 PM

Posted in group: **Planning and Urban Development**

As a twenty year supporter of Preble Street and the work they do I urge your approval of the conversion required to provide more shelter for the homeless as winter approaches.

Respectfully,  
John Kruger, Windham

Sent from my iPad

## Don't+leave+people+out+in+the+cold

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**Theresa Stevens** <luv2bikeandski@gmail.com>

Oct 15, 2020 10:33 PM

Posted in group: **Planning and Urban Development**

*Dear City of Portland Planning board ,*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Respectfully yours,*

*Theresa Stevens*

## Don't leave people out in the cold

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**Lalla Carothers** <lallacarothers@mac.com>

Oct 15, 2020 10:32 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you—*

*Lalla Carothers  
Volunteer, Preble Street Soup Kitchen*

## Don't leave people out in the cold

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**Monica Boucher** <monica.boucher@maine.edu>

Oct 15, 2020 9:55 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

## Don't leave people out in the cold

---

Lucy Amory <lucyamory@gmail.com>

Oct 15, 2020 9:25 PM

Posted in group: **Planning and Urban Development**

*Hello,*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you  
Lucy Amory*

Sent from my iPhone

## Don't leave people out in the cold

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**Pauline** <breakwater@maine.rr.com>

Oct 15, 2020 9:14 PM

Posted in group: **Planning and Urban Development**

Sent from Mail for Windows 10



## Don't leave people out in the cold

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**Stacey Zaccaro** <musinggirl@yandex.com>

Oct 15, 2020 9:13 PM

Posted in group: **Planning and Urban Development**

*Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

## Don't leave people out in the cold

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**Janet Howe Kuech** <janet79ku@yahoo.com>

Oct 15, 2020 9:05 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Janet Kuech  
Gorham ME

## Don't leave people out in the cold

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**Thomas Rogers** <trogers1@me.com>

Oct 15, 2020 9:01 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building.*

*Thanks for your consideration.*

*Tom Rogers  
8 Drew Rd  
South Portland, ME*

Sent from my iPhone

## Don't leave people out in the cold

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**Maxine Sclar** <msclar1@maine.rr.com>

Oct 15, 2020 8:59 PM

Posted in group: **Planning and Urban Development**

*To the Portland Planning Board...*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Maxine Sclar*

Sent from my iPad  
509 Chandlers Wharf  
Portland, ME 04101  
msclar1@maine.rr.com

## Please Support Preble Street's Life-saving Work!

---

**Jay Tansey** <jay.tansey@gmail.com>

Oct 15, 2020 8:58 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board Members,

As a member of the Preble Street Board of Directors and longtime supporter of the agency's life-saving work, I respectfully ask - and strongly urge - the City of Portland Planning Board to approve Preble Street's conditional use application so that 5 Portland Street can undergo important renovations needed for a new 24/7 Wellness Shelter.

With more people than ever people sleeping outside as winter approaches and during a public health emergency, this initiative is desperately needed. As you know, Preble Street is not asking for City funds and is simply seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave our friends, family, and neighbors out in the cold.

Thank you for your time and consideration.

Sincerely,

Jay

-----  
**Jay Tansey**  
(617) 543-7516  
jay.tansey@gmail.com

## Don't+leave+people+out+in+the+cold

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**rob boudewijn** <robboudewijn@gmail.com>

Oct 15, 2020 8:56 PM

Posted in group: **Planning and Urban Development**

I request the the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 247 Wellness Shelter. This initiative is essential in light of the approaching winter, subjecting the most vulnerable to the elements.

thanks, rob j boudewijn

97 rackleff st. portland maine

## Don't leave people out in the cold

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Erica Alt <emccarthyalt@gmail.com>

Oct 15, 2020 8:53 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*-Erica Alt*

## Don't leave people out in the cold

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**Beth Doran** <beth\_doran@hotmail.com>

Oct 15, 2020 8:47 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter.*

*With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building.*

*Please do not leave people out in the cold.*

*Sincerely,*

*Beth Doran*

Sent from my iPhone



**Olivia Ryan** <oliviaryan1997@gmail.com>

Oct 15, 2020 8:42 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that it's facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID informed renovations to the building. Please do not leave people out in the cold.

Respectfully,  
Olivia Ryan  
Portland Resident

--

Olivia Ryan

## Don't leave people out in the cold

---

**Dick and Etta May Bates** <thebates1@comcast.net>

Oct 15, 2020 8:40 PM

Posted in group: **Planning and Urban Development**

Please open up Treble Street for people to sleep there...Etta may bates

## Don't leave people out in the cold

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**Dick and Etta May Bates** <thebates1@comcast.net>

Oct 15, 2020 8:36 PM

Posted in group: **Planning and Urban Development**

Please do not leave people out in the cold.....Dick and Etta May Bates

## Preble Street application

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**patricia waldron** <patriciawaldron@yahoo.com>

Oct 15, 2020 8:24 PM

Posted in group: **Planning and Urban Development**

Sent from my iPad

Please support this proposal from Preble Street. We need places now for the homeless.

Thank you for your consideration.

Sincerely,

Tricia Waldron

## Request/ wellness shelter

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**Bridget O'Keefe** <bridget.okeefe@maine.edu>

Oct 15, 2020 8:17 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Sincerely, Bridget O'Keefe

## Don't leave people out in the cold

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jean bryenton <jeanbryenton@hotmail.com>

Oct 15, 2020 8:17 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank,  
Jean Bryenton

## Problem Street conditional use app

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**Anna Louise Englund** <ale123@icloud.com>

Oct 15, 2020 8:14 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Sincerely,*

*Anna Louise Englund  
110 Alice Street  
Portland, ME 04103*

Sent from my iPad

## Don't leave people out in the cold

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**Leslie Rothman** <ljrothman@yahoo.com>

Oct 16, 2020 11:05 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you for your consideration of this important project.*

*Leslie Rothman  
63 Atlantic St.  
Portland, Maine  
040101*



## Don't leave people out in the cold

---

**Amanda Carson** <amanda.g.carson@gmail.com>

Oct 16, 2020 11:51 AM

Posted in group: **Planning and Urban Development**

To Whom it May Concern,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you for your time and kindness,  
Amanda Carson, Resident of Portland, ME

--

**AMANDA CARSON**  
*she/her/hers*

Graduate Student, M.S. Counselor Education: School Counseling  
University of Southern Maine  
amanda.carson@maine.edu

Cycling Instructor, Rêve Cycling Studio, Portland, ME  
www.revecyclingstudio.com  
\*\* Currently located at Halo at the Point! <http://haloatthepoint.com>

mobile: 414.745.9093

## Please don't leave people out in the cold

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edit.proof.wright@gmail.com <edit.proof.wright@gmail.com>

Oct 15, 2020 5:34 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you!

--Shannon Wright

Portland resident

## Don't leave people out in the cold

---

**Gaye Brown** <gayebrown25@gmail.com>

Oct 15, 2020 5:35 PM

Posted in group: **Planning and Urban Development**

*Dear Planning Board Members:*

*I respectfully request that the board approve the Preble Street conditional use application so that its facility at 5 Portland Street can undergo renovations for a new 24/7 Wellness Shelter. With so many clients forced outdoors due to the public health emergency, and with winter approaching, this initiative is desperately needed. Preble Street is not asking for city funds; it only seeks Planning Board approval for necessary COVID-informed renovations to the building. Your approval will ensure that 40 vulnerable people are not sleeping out in the cold.*

*Thank you for your consideration.*

*Sincerely yours,*

*Gaye Brown*

*72 Prospect Street*

*Portland, ME 04103*

## Don't leave people out in the cold

---

**Jennifer Heald** <jenniferheald8154@gmail.com>

Oct 15, 2020 5:35 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergoes renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Sincerely,

Jennifer Muehle Heald  
236 State Street Apt 2  
Portland, Maine 04101

## Don't leave people out in the cold

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jprin99443@aol.com <jprin99443@aol.com>

Oct 15, 2020 5:39 PM

Posted in group: **Planning and Urban Development**

*Dear members of the Portland Planning Board,*

*As a past resident of Portland, a long time supporter of Preble Street and past director of outpatient clinics at Maine Medical Center,*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Sincerely,  
Jane P. Pringle, M.D.*

## Preble Street 24/7 Wellness Center Approval

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**Susan Mansfield** <suzonboard@gmail.com>

Oct 15, 2020 5:41 PM

Posted in group: **Planning and Urban Development**

To the Planning Board:

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Thank you,

*Susan L Mansfield*

## Don't leave people out in the cold

---

Mary O'Brien <marymobrien2@gmail.com>

Oct 15, 2020 5:45 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*I volunteer at the Gathering Place in Brunswick, and I know this kind of overnight shelter is desperately needed everywhere in the state. I plan to urge all communities to take this kind of action. Preble St harnesses community support and donations to meet a public need that affects the well being on residents and visitors to Portland, so please partner with them in this way.*

--

Mary O'Brien  
7 Bowdoin St.  
Brunswick, ME 04011

marymobrien2@gmail.com  
207-240-0874

## Don't leave people out in the cold

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**Portland Fruit and Nut Company** <info@portlandfruitandnut.com>

Oct 15, 2020 5:46 PM

Posted in group: **Planning and Urban Development**

I was just approached by my adopted 18 year old son's birthmother this past weekend. She was very distraught, because she had spent the last 7 nights, sleeping in her car. The safest place to park it, she felt, was in front of an "Unavailable" woman's shelter. I told her, not to worry and stick it out for a few more days. I would do my best to find her a safe place to sleep. She drew a deep sigh of relief!. Well 4 days later and lots of phone calls, Nothing has happened. This child of God literally handed over her own flesh and blood to us, on the day after her son was born, eighteen years ago! The greatest gift to me and my wife; AND more importantly, a Better chance for a Better life for her Newborn son ! Not a day goes by that I don't recognize the magnitude of her sacrifice. She is just one person, with one story that needs to be heard. There are countless others, with the same God given needs. Real Faces, Real People, with their own particular story. The stories are not as important as the facts. And the Most Basic Fact is, " No Person, should Ever, be left out in the cold!" There are NO EXCUSES. I don't know how I'm going to explain to my son and his birthmother how or why the 'system' failed? But i will give them my opinion and a real dose of the truth..."It takes a cold person, with a cold heart " to literally ' Leave somebody out in the cold " SO, the next time, you go for that 'extra blanket 'on a cold winter's night... Pause, and take a 'moment' to Feel and Realize, that little bit of extra 'chill' in your body. Then magnify it a thousand fold. Because, that's what it probably feels like to a person out in the cold ! No bed, No blankets, No heat and No roof over your head !! Just the brutal, painful COLD; that goes right to the core of your bones. And along the way, Wreaks 'Havoc' with your heart and soul !! There is NO reason for this to happen to any "Human Being"



**Re: Preble Street**

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**Amy Tinkle** <amyseltzman.tinkle@gmail.com>

Oct 15, 2020 5:48 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Thank you,

Amy Tinkle  
Portland, ME

## 5 Portland St. - Preble St. Conditional Use Application

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**Gisele** <gisele.messier@gmail.com>

Oct 15, 2020 5:50 PM

Posted in group: **Planning and Urban Development**

To Whom It May Concern:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you for supporting the many homeless individuals who urgently need our help!

--

**Gisele Messier**  
**1700 Broadway #272**  
**South Portland, ME 04106**  
**(207) 450-2083**  
**gisele.messier@gmail.com**



Virus-free. [www.avg.com](http://www.avg.com)

## Support for Preble Street 24/7 Wellness Shelter

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**Emily Southard** <emilysouthard99@gmail.com>

Oct 15, 2020 5:51 PM

Posted in group: **Planning and Urban Development**

Members of the Portland Planning Board,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold!

Thank you,

Emily Southard

## Comment for Approval of Preble's Petition

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**Greta Lozada** <greta.lozada@maine.edu>

Oct 15, 2020 5:51 PM

Posted in group: **Planning and Urban Development**

Good evening,

As a Portland community member I implore that you approve the petition. I live in the intersection of Park Ave and Forest Ave, every day I see how these humans have been left out in the cold and it is sad to see that our community has not been able to come up with a way to help these members of society. We must find a way to facilitate a place where they could get the resources and help they need. Being at the park where they are using the streets as their living quarters is unacceptable. Using any hidden alley and at times even the front door of my apartment as their restrooms is unacceptable. These members of our community desperately need our help. Approving Preble's petition is one step forward in this long road to help our community.

Best,  
Greta Lozada  
207-228-5770

## Don't leave people out in the cold

---

angelaabsher@gmail.com <angelaabsher@gmail.com>

Oct 15, 2020 5:52 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you , Angela Absher*

Sent from my iPhone

## Wellness shelter

---

**Cameron Macedo** <macedocameron@gmail.com>

Oct 15, 2020 5:52 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

## Don't+leave+people+out+in+the+cold

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**Tristan Bennett** <taft.bennett@gmail.com>

Oct 15, 2020 5:52 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

## Don't leave people out in the cold

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**Jay Knowlton** <jay.s.knowlton@gmail.com>

Oct 15, 2020 5:57 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

--

Jay Knowlton  
Munjoy Hill resident  
c: 207.975.9004



## Don't leave people out in the cold

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Virginia Gill <vgilldvm@gmail.com>

Oct 15, 2020 5:59 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold!!*

*Respectfully,  
Virginia Gill  
Cape Elizabeth*

Sent from my iPhone

## Preble Street

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**Betsy Smith** <betsysmith429@gmail.com>

Oct 15, 2020 6:01 PM

Posted in group: **Planning and Urban Development**

To Whom It May Concern on the City of Portland Planning Board:

We are donors and supporters of Preble Street and believe the work they do is unparalleled in this community.

We know the Planning Board will be discussing Preble Street's conditional use application -- for a new 24/7 Wellness Shelter -- at its upcoming meeting on Oct 20. This type of program is desperately needed in Portland.

We respectfully request that the Planning Board approve Preble Street's conditional use application in order that its facility at 5 Portland Street can undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

I look forward to the Planning Board's decision and a response to my email after the vote.

Thank you very much,  
Betsy Smith  
Portland resident (63 Stroudwater Rd)

--

Betsy Smith  
betsysmith429@gmail.com  
207-939-7769

## Don't leave people out in the cold

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**Bethany Woodworth** <bethanyw@maine.rr.com>

Oct 15, 2020 6:02 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Sincerely*

*Bethany L Woodworth*

## Don't leave people out in the cold

---

**Jane Sloven** <janeslo@maine.rr.com>

Oct 15, 2020 6:08 PM

Posted in group: **Planning and Urban Development**

Please approve Preble Street's application to house people this winter.

Respectfully,  
Jane Sloven

Sent from my iPhone

## Don't leave people out in the cold

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**Claire Sutton** <OceanSunshine@outlook.com>

Oct 15, 2020 6:14 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Thanks.

Claire

Sent from Mail for Windows 10

## Don't leave people out in the cold

---

**Benjamin Heasly** <benjamin.heasly@gmail.com>

Oct 15, 2020 6:15 PM

Posted in group: **Planning and Urban Development**

To whom it may concern:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

Ben Heasly

**Grace Grace-Street Ministry** <gracestreetministry@gmail.com>

Oct 15, 2020 6:15 PM

Posted in group: **Planning and Urban Development**

I'm sending this email in support of the Preble Street Wellness shelter. As the executive director of a small street ministry, I've seen firsthand the good work that Preble Street does. I also know that the lessons learned from the shelter at Sullivan Gym will be applied with great efficacy at this new facility. -Pastor Jeffery Logan, Grace-Street Ministry.

--

Grace-Street Ministry  
email: GraceStreetMinistry@gmail.com

## Don't leave people out in the cold

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**suzcat23@gmail.com** <suzcat23@gmail.com>

Oct 15, 2020 6:17 PM

Posted in group: **Planning and Urban Development**

*I respectfully request the City of Portland Planning Board approve the Preble Street conditional use application so its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Sent from my iPhone



## Don't leave people out in the cold

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**Barbara Boes** <barbaraboos@icloud.com>

Oct 15, 2020 6:23 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you*

Sent from my iPhone

**please approve the Preble Street conditional use application**

---

**Jason Heinze** <jasonheinze@gmail.com>

Oct 15, 2020 6:23 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed.

I work with many homeless and formerly homeless individuals. They need the help Preble Street can provide -- during winter and a pandemic more than ever. Please do not leave people out in the cold.

Sincerely,  
Jason Heinze

## Preble Street conditional approval

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**Kaspar Heinrici** <kaspar@seaweedmaine.com>

Oct 15, 2020 6:25 PM

Posted in group: **Planning and Urban Development**

As a member of the Portland community and manager of a business in the area

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you,  
Kaspar*



**Director of Business Development**

Web: [www.seaweedmaine.com](http://www.seaweedmaine.com)

Instagram: [@sea.weed.co](https://www.instagram.com/sea.weed.co)

Phone: 207 766 6893

## Don't leave people out in the cold

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**Elaine McGillicuddy** <ebmcgillicuddy@gmail.com>

Oct 15, 2020 6:26 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Elaine G McGillicuddy  
62 Avalon Road  
Portland, Maine 04103

## Don't+leave+people+out+in+the+cold

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**Leslie Richfield** <leslie.richfield@gmail.com>

Oct 15, 2020 6:28 PM

Posted in group: **Planning and Urban Development**

To whom it may concern,

I am writing to express my strong support for the new Preble Street 24/7 Wellness Shelter.

Thank you,

Leslie Richfield

Portland, Me

Sent from my iPhone

## Don't leave people out in the cold

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**Anna Cashman** <annaelizabeth114@gmail.com>

Oct 15, 2020 6:31 PM

Posted in group: **Planning and Urban Development**

*Hello,*

*My name is Anna Cashman and I am sending this email to respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter.*

*With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you,  
Anna Cashman*

## Don't leave people out in the cold

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Trish B <trishabreshears@gmail.com>

Oct 15, 2020 6:34 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

## Don't leave people out in the cold

---

**Penny Kacere** <kkacere@earthlink.net>

Oct 15, 2020 6:35 PM

Posted in group: **Planning and Urban Development**

Dear Portland Planning Board,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank You,  
Penny Kacere



## Don't leave people out in the cold

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Jeanette <jog@maine.rr.com>

Oct 15, 2020 6:36 PM

Posted in group: **Planning and Urban Development**

Dear Portland City Planning Board,

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*God Bless you for helping with this critical humanitarian problem.*

*Sincerely,*

*Jeanette Guglielmetti*

## Preble Street shelter

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**wendy Haskell** <wendy\_haskell@hotmail.com>

Oct 15, 2020 6:37 PM

Posted in group: **Planning and Urban Development**

To whom it may concern:

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you,  
Wendy Haskell*

Sent from my iPad

## Don't leave people out in the cold

---

**Bob and Linda Webster** <blwebby@yahoo.com>

Oct 15, 2020 6:41 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board,

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Sincerely,  
Linda Webster  
Sent from my iPhone

## Preble Street conditional use application

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**Liz Blake** <elizabeth.p.blake@gmail.com>

Oct 15, 2020 6:44 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Best,  
Elizabeth Blake  
Biddeford, ME

## Don't+leave+people+out+in+the+cold

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max zakian <maxzakian@gmail.com>

Oct 15, 2020 6:46 PM

Posted in group: **Planning and Urban Development**

*respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold*

## Approve Preble St 24/7 Wellness Shelter

---

**Nikki Wetenkamp** <nwetenkamp@gmail.com>

Oct 15, 2020 6:50 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you for your consideration and attention to this important matter.*

*Kindly,  
Nikki Wetenkamp  
11 Cleeve St.  
Portland, ME 04101*

Sent from my iPhone

## Don't leave people out in the cold

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**Jean Harmon** <monaharmonart@yahoo.com>

Oct 15, 2020 6:53 PM

Posted in group: **Planning and Urban Development**

Help these people!

Sent from my iPad

## Approve Wellness Shelter at Preble St

---

Emily Kelly <enicklawskyk@gmail.com>

Oct 15, 2020 6:56 PM

Posted in group: **Planning and Urban Development**

*To Whom It May Concern:*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*I am a resident physician at Maine Medical Center, and almost every day I see first hand how living without permanent shelter negatively affects my patients' health, and limits the extent of the care and counselling we are able to provide. Housing this winter is a life-and-death matter of importance.*

*Sincerely,*

*Emily Kelly, MD*



## Preble Street request for conditional facility use

---

**Laura Paul** <laura.cyr@gmail.com>

Oct 15, 2020 6:59 PM

Posted in group: **Planning and Urban Development**

*Greetings -- This email is in regard to Preble Street's request for conditional use of their space to shelter people. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you for your consideration.*

*Sincerely,  
Laura Paul*

## Please approve the Preble Street conditional use application

---

**Mollie Barnathan** <mwbarathan@gmail.com>

Oct 15, 2020 7:09 PM

Posted in group: **Planning and Urban Development**

Hello-

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,

Mollie

Mollie Barnathan, MPH  
Postpartum Doula and Maternity Concierge  
mwbarathan@gmail.com  
617-512-9456

## Don't leave people out in the cold

---

**Anne Grimes** <annergrimes@gmail.com>

Oct 15, 2020 7:15 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Sincerely,*

*Anne Grimes*

Sent from my iPhone

## Don't leave people out in the cold

---

**Pat** <patlin900@aol.com>

Oct 15, 2020 7:15 PM

Posted in group: **Planning and Urban Development**

Please allow Preble Street to open a homeless shelter this winter. It is desperately needed in Portland. I have volunteered at Preble Street and find them to be a very responsible, caring, professional agency! Thank you, Pat Linscott

Sent from my iPhone

## Don't leave people out in the cold

---

**Reesa Wood** <reesawood@gmail.com>

Oct 15, 2020 7:20 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

--

Reesa Wood

## Don't leave people out in the cold

---

**Amy Gamble** <amygamble17@gmail.com>

Oct 15, 2020 7:28 PM

Posted in group: **Planning and Urban Development**

To the City of Portland Planning Board,

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*I work for a non-profit organization that is committed to keeping all of greater Portland healthy and I would love for our community to also have the shelter so badly needed.*

Amy Gamble, PharmD

978-549-5617

Sent from my iPhone

## Don't+leave+people+out+in+the+cold

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**Jeanne LePage** <jeanne.lepage6@gmail.com>

Oct 15, 2020 7:30 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you,  
Jeanne LePage*

## Please Approve Preble Cond Use App on Tues

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**Karen Prieto** <kprieto01@gmail.com>

Oct 15, 2020 7:32 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board members,

My name is Karen Staples Prieto. I recently moved back to Brunswick after living out of state, and I work for a company in Portland.

I'm relieved to hear that the Preble Street facility at 5 Portland Street may be converted to a 24/7 Wellness Shelter. This initiative is desperately needed - can you imagine how awful it must feel to sleep outside in a normal winter, much less this year with a pandemic?

In order to give shelter and a helping hand to forty human beings, Preble Street just needs your help with one thing: Approval of the conditional use application for necessary COVID-informed renovations to the building.

If you could please make this approval request a top priority on Tuesday October 20, I'd be very grateful - on behalf of my fellow Mainers in Portland who are having tough times this winter. Please help them have a place to stay, so they're not out in the cold.

With appreciation,

Kp



## Don't leave people out in the cold

---

Christoph Egli <cegli67@gmail.com>

Oct 15, 2020 7:34 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold*

Best Regards  
Christoph Egli

54 Smith Street  
South Portland, ME 04106  
cegli67@gmail.com  
+1 207 239 7411

## Don't leave people out in the cold

---

**Jeff Peterson** <jbpjayhawk@gmail.com>

Oct 15, 2020 7:36 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold*

*Jeff Peterson  
Portland*

## Don't leave people out in the cold

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**Deborah Silberstein** <deborah.silberstein@gmail.com>

Oct 15, 2020 7:36 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

## Planning Board, Portland Shelter

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**Jamie Walsh** <jamielouisewalsh@gmail.com>

Oct 15, 2020 7:37 PM

Posted in group: **Planning and Urban Development**

To Whom it May Concern,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Respectfully,  
Jamie Walsh

## Preble Street

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**Merissa Beaulieu** <merissabeaulieu@gmail.com>

Oct 15, 2020 7:39 PM

Posted in group: **Planning and Urban Development**

Greetings,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter.

With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building.

**Please do not leave people out in the cold.**

M Beaulieu

## Don't leave people out in the cold

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**Richard Wolfe** <richard.robert.wolfe@gmail.com>

Oct 15, 2020 7:40 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

## Preble Street Wellness Shelter

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amyroche@myfairpoint.net <amyroche@myfairpoint.net>

Oct 15, 2020 7:46 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*I work in the neighborhood (with MaineHealth Access to Care at 241 Oxford Street) and I see the need every day. Last winter we had people sleeping on the sidewalk in front of our building. Anything that can be done to provide the homeless with shelter and care is greatly appreciated by everyone in the community.*

*Thank you for your consideration.*

*Sincerely,*

*Amelia L. Roche  
Westbrook, Maine*

## Preble Street

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**Susan Hemond** <susanhemond5@gmail.com>

Oct 15, 2020 7:51 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you,*

*Susan Hemond*



## Don't leave people out in the cold

---

**Bill Creighton** <todabill@gmail.com>

Oct 15, 2020 7:53 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thanks very much,*

*Bill Creighton*

## Don't leave people out in the cold

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**Parker Beekom** <parker.beekom@gmail.com>

Oct 15, 2020 7:54 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*-Parker Beekom*

## Moral Imperative

---

**Amy Sinclair** <amysinclair@maine.rr.com>

Oct 15, 2020 8:00 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board,

It's not okay to willfully leave people outside in the cold during the Maine winter.  
Please support Preble Street's initiative.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Respectfully,

Amy

Amy Sinclair  
amysinclair@maine.rr.com

## Don't leave people out in the cold

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**Julia Lockwood** <julialockwood@comcast.net>

Oct 15, 2020 8:01 PM

Posted in group: **Planning and Urban Development**

I support the planning board to grant approval to Preble Resource Center to create a wellness center for the homeless. I am a board member of the Grace Street Ministry and am stunned by the lack of shelter space for this population. Please support this initiative.

Julia Lockwood MD

Sent from my iPhone

## Don't leave people out in the cold!

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**Marilyn Noble** <quiltingpastor@gmail.com>

Oct 15, 2020 8:03 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold. Please take this action and show that Portland cares about everyone and is willing to step up and take action!*  
thank you Marilyn Noble, resident of Portland

## Don't leave people out in the cold

---

**Joe Heasly** <jheasly1@maine.rr.com>

Oct 15, 2020 8:06 PM

Posted in group: **Planning and Urban Development**

Dear Portland Planning Board members,

The following is text provided by the folks at Preble Street, but I wholeheartedly support it; I hope you will, too:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,

Joe Heasly  
1832 Congress St  
Portland

## Wellness Center

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**Linda Suitor** <lindacampt@gmail.com>

Oct 15, 2020 8:09 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

***Linda Suitor***

259 Meadow Road  
Raymond, ME 04071  
207-751-1018

## Don't leave people out in the cold

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**maddy r** <madelineryan1287@gmail.com>

Oct 15, 2020 8:10 PM

Posted in group: **Planning and Urban Development**

To whom it may concern,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,  
Madeline Ryan



## Don't leave people out in the cold

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**Robbie Trowbridge** <rgtrowb8@gmail.com>

Oct 15, 2020 8:11 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Thank you.

## Please don't leave people out in the cold!!

---

**Anne Parsons Marchant** <aparsonsmarchant@gmail.com>

Oct 15, 2020 8:11 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

with thanks,  
Anne Parsons Marchant  
131 Temple Ave #37  
OOB ME 04064

## Approve Preble Street Wellness Shelter!

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**Nicole Brown** <nicole.brown1@maine.edu>

Oct 16, 2020 1:07 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold. The people of Portland deserve to be housed.

**Nicole Brown**

*Social Work Major*

*Psychology Minor*

*University of Southern Maine '21*

*President of USM's Social Work Student Organization*

*Pronouns: She, Her, Hers*

## Don't leave people out in the cold

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**Hilary Andrew** <andrew.hilary@gmail.com>

Oct 16, 2020 12:59 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you!  
Respectfully,  
Hilary Andrew*

## Comment on Preble Street request

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**Paul Sarvis** <psarvis51@gmail.com>

Oct 16, 2020 12:55 PM

Posted in group: **Planning and Urban Development**

Forgive the canned response, but I can't say it any better than the quoted text below; I hope the Planning Board will approve this conditional use application.

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Thank you for considering my input  
Paul Sarvis  
24 Linden St.  
Portland 04103

## Don't leave people out in the cold

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**Jean Sanborn** <jmsanbor@colby.edu>

Oct 16, 2020 12:45 PM

Posted in group: **Planning and Urban Development**

It would be inhumane and unthinkable not to allow that use of this space by 40 of the currently homeless people in Portland. The winter is coming on. Preble Street knows how to manage housing like this. The Planning Board must approve the plan.

Sincerely,  
Jean Sanborn

## Don't leave people out in the cold

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**Susan Kroll** <sckroll@me.com>

Oct 16, 2020 12:41 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Susan C. Kroll  
33 Kimberly CT  
Portland, ME. 04103

## Don't leave people out in the cold

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**Jason Rogers** <jason.rogers@maine.edu>

Oct 16, 2020 12:40 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Thank you,  
Jason

--

Jason Rogers, BSW, MHRT/C  
He/Him  
MSW Student, University of Southern Maine 2021  
Phone: 207-210-1326  
Email: jason.rogers@maine.edu



## Our community can do better, don't leave people out in the cold

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**Eric Dodge** <eric.dodge@maine.edu>

Oct 16, 2020 12:29 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Best,  
Eric Dodge

## Don't leave people out in the cold

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**Kristina McKenna** <kristinammckenna@gmail.com>

Oct 16, 2020 12:26 PM

Posted in group: **Planning and Urban Development**

Hello,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland St undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,

Kristina McKenna

## Don't leave people out in the cold

---

**Sarah Daignault** <spdmom@gmail.com>

Oct 16, 2020 12:15 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

--

Thanks.

Sarah

Sarah Daignault

## Approval of 24/7 Wellness Shelter conditional use application - 5 Portland St

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**Alice** <bluesky10@maine.rr.com>

Oct 16, 2020 12:04 PM

Posted in group: **Planning and Urban Development**

Dear City of Portland Planning Board,

Please approve the conditional use application submitted by Preble Street Resource Center for a 24/7 Wellness Center at 5 Portland St.

Your approval will allow Preble Street to provide 40 people an indoor place to sleep this winter and beyond, renovated with virus safety in mind. As you know, no City funds are requested, only an approval of use.

Preble Street has been a steadfast community partner in providing and advocating for food, shelter and other services for many years - a great benefit to the City. Please approve this application to bring some of our most vulnerable neighbors in from the cold.

Thank you.  
Sincerely,  
Alice Grant  
Cape Elizabeth

## Don't leave people out in the cold

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**nan hughes** <nshoreyh@gmail.com>

Oct 16, 2020 12:03 PM

Posted in group: **Planning and Urban Development**

Sent from my iPad

## Don't leave people out in the cold

---

**Susan Berry** <susanb23@twc.com>

Oct 16, 2020 11:59 AM

Posted in group: **Planning and Urban Development**

I cannot imagine our wonderful city doing anything less than approve Preble Street as a 24 hour shelter for the homeless. The support surrounding that could too so.much good. Plus it's right.

## Preble Street Wellness Shelter

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**Tessa Storey** <tessa@tessastorey.com>

Oct 16, 2020 12:00 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergoes renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,

Tessa Storey

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## Preble Street - Remarks in Opposition to Conditional Use Permit for Emergency Shelter at 5 Portland Street

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Laura S. Underkuffler <lu27@cornell.edu>

Oct 15, 2020 3:56 PM

Posted in group: **Planning Board**

October 15, 2020

### **Re: Application of Preble Street Resource Center: Conditional Use Permit for Conversion of 5 Portland Street to a Permanent Emergency Shelter**

To: Members of the Portland City Planning Board

I am writing regarding the conditional use permit application by Preble Street to convert its former Resource Center building into a homeless shelter for 40 people.

This proposal fails General Conditional Use Approval Standards, and the City's Specific Conditions for Emergency Shelters. It also fails state and national COVID requirements. After the flowery language of descriptions and philosophies is stripped away, what is left is an attempt to cram 40 people into one floor of a decrepit and aging building that was not built for this purpose, and which is not suitable for this purpose. The proposal, as described below, is critically and legally inadequate in multiple dimensions.

#### **I. Preliminary Observation: COVID Requirements, which are claimed to motivate this proposal, are conspicuously unaddressed.**

First, it must be noted that the exigencies of the COVID epidemic – which the applicant has claimed to have motivated this application, and to require its rushed approval – are reflected nowhere in this application. With the exception of a stated distance of 8 feet between beds, the proposal ignores all of the state and national COVID rules which attempt to stop the spread of this pandemic.

State and national CDC agencies require social distancing in public spaces. In this proposal, the only dimension in which there is even an attempt to meet this requirement is the listed space between beds. Essentially, as soon as residents get off their beds, there is no allowance or space for social distancing in this facility at all. The two conference rooms on the lower level, where it is stated that counseling required by the City's new rules will take place, are tiny spaces that hardly admit one desk and two chairs. No social distancing can happen there. In addition, and more fundamentally, there is no inside recreational or social space for residents to sit or "be" which allows social distancing whatsoever. In the entire facility, the only inside space that exists is a small first floor space with 4 tables that crowded with 4 chairs each. Even the architectural drawings place these tables only 4 feet apart. There is no other inside space for congregating, eating, socializing, or doing anything else – let alone one where required social distancing could be maintained. Presumably, the applicant will argue that residents can go "outside" into the "courtyard" as a place to be. However, this ignores the stark reality of that space. The "courtyard" is a large concrete slab, with concrete benches with no backs, providing no shelter, and open now to rain and shortly to snow.

Another critical requirement in COVID rules are the ventilation upgrades in public spaces that are now required to contain COVID's spread. With the CDC's acknowledgment on 10/7/20 that COVID is spread – perhaps primarily – by aerosol transmission, this requirement has become of even more critical importance. The ventilation system of any new or renovated building for public accommodation must be adequately ventilated, with sufficient air exchange and HEPA filters to block the spread of the virus's contagion. In this proposal, nothing is said about the capacity or quality of the ventilation system that this building will have. Nothing is said about HEPA filters, or system upgrades, or separate circulation and filtering systems for the two different floors.

Critical requirements of the COVID pandemic – although invoked by the applicant to justify the rush approval of this permanent project – are conspicuously unaddressed.



## II. General Conditional Use Approval Standards

**Requirement: “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.”**

This standard requires that the proposed use be evaluated as compared with other uses in the surrounding neighborhood. The applicant attempts to elide that requirement by making the argument that “the propos[al] ... will decrease negative impacts on the neighborhood from the current use of the property” – an apparent reference to the vast and documented neighborhood deterioration created by the operation of its resource center over the past ten years. (See, e.g., “Bayside at Rock Bottom: Portland Neighborhood Is Under Siege,” Portland Press Herald 5/6/18).

However, what Preble Street uses is not the test. An applicant cannot concede that it operated a public nuisance for years, and then claim that it should be granted a conditional use permit because its now-proposed use will be “an improvement” over prior, intolerable conditions. Rather, the legal test is whether the proposed use will create conditions in the neighborhood that are harmful to the property of others and to the neighborhood, as they now exist.

The operations of Preble Street in the 5 Portland Street location have created intolerable conditions for residential owners, restaurant owners, and others there for years. The area around Preble Street’s Resource Center has been the area of worst conditions in the City, under any metric. As the Portland Press Herald described the scene, “[r]ough looking crowds gather on street corners. Alcoholics drink openly on public sidewalks and addicts slide needles into their arms and legs. Others in drug-induced stupors slump over in doorways and entryways. Some slip into alleyways and private driveways to relieve themselves or engage in sexual acts. And tempers flare, leading to arguments and fights on city streets.” (Portland Press Herald, “Bayside at Rock Bottom: Portland Neighborhood Is under Siege,” above).

As was recently described from personal experience in another article, in the area “[t]rash cluttered [the] sidewalks: bottles and cans, empty cigarette packs and coffee cups, discarded blankets and dirty syringes Every form of refuse could be found on those curbs, from rotten food to human waste ... .” (“Chapter Two: Preble Street,” The Bollard, 11/19).

Conditions are currently alleviated in the area only because the Preble Street’s Resource Center was required, several months ago, to abandon operations.

Preble Street apparently wants decision-makers to assume that none of this will reoccur if it reopens with a permanent homeless shelter at this site. However, there is little to substantiate this statement. The track record of Preble Street at this location, and with this population, is worse than poor. As described below, Preble Street in its proposal makes its assurances (if they are possible) only as to the safety and preservation of its own property – a partial city block covered by its own building, and surrounding sidewalks. It does not even pretend to be able to control, or to take responsibility for, the kinds of conditions that its previous operations attracted.

**Requirement: “The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.”**

This requirement reinforces the previous requirement. “Effects” and “impacts” must be assessed in terms of other surrounding uses, not in some sort of comparison with Preble Street’s previously disastrous operations.

However clear this requirement is, Preble Street’s application makes no effort to address it. The application does not describe surrounding uses (residences, restaurants and other small businesses, well-kept government operations), and does not describe how the proposed use will affect or impact any of them. Rather, the applicant persists in its attempt to change the legal standard to one that compares the proposed use with its previously and concededly detrimental and out-of-control operations:

“The proposed project will decrease impact on the surrounding properties [as compared with Preble Street’s prior operations]. The current day shelter and emergency temp[orary] overnight shelter have exterior space open to the

corner of Preble Street and Portland Street. [NB: the day shelter and temporary overnight shelter are now shut down.] This open courtyard crowds with people throughout the day and evening. [NB: this was also closed, and has been surrounded by fencing and “no trespassing” signs for months.] The new emergency ... shelter has the opportunity to work with smaller groups giving the homeless a better chance to recovery. The new fencing [around the courtyard] will act as a screening for those wanting to be outside during the day and evening... . This facility will provide adequate space and support for the homeless individuals staying there and the new screening fence will have a positive impact in the neighborhood.”

When this is boiled down, the entire paragraph contains only the argument that this proposal will be better than Preble Street’s own, prior operations – an argument that does not address what the City requirement demands. Furthermore, and more thinly, the only real statement about how this proposal will be better than Preble Street’s prior operations is that the “courtyard” will now be screened. There is nothing about any of the other severe problems that the placement of 40 people in a completely inadequate building (described below), and the attraction of others to this operation, will almost certainly create.

### **III. Specific Conditions for Emergency Shelters**

These specific conditions for emergency shelters were very recently enacted by the City Council, after public hearings and much deliberation. Meeting them is critical. Many of them are not met in this case.

**Requirement: “The facility shall provide adequate space for conducting security searches and other assessments.” (Other assessments presumably include whether the individual is ill, inebriated or under the influence of drugs, or exhibiting anger/hostility or other socially dangerous attitudes or behaviors).**

All of this is supposed to be going on in the “secure check in” area, which is approximately 12 feet x 6 feet. (Once the individual gets through the door from this area to the “main lobby,” security is lost and access to the entire building is achieved.) This space is completely inadequate for the safety assessments required for a shelter of this type.

**Requirement: “The facility shall be designed with a centralized shelter operations office on each level providing sight lines to sleeping areas.”**

This requirement is also violated by the project’s plans.

The floor, on which the shelter is located, is divided up by both full height (8 foot) and half height (4 foot) walls and partitions. It is also divided up into zones, as dictated by these walls. Three staff members will be on duty during the night and will be charged with observing the entirety of the facility.

The actual sight lines that the plan provides are as follows:

Staff member #1 (desk outside of the lavatories): this staff member is located at the far western part of the floor. He/she is responsible for the entirety of Zone 2, a total of 19 beds down the length of the building (zone 2), which totals more than 104 linear to feet. All of the beds except for the closest one to the monitor’s desk are behind 4-foot half walls, through or around which the monitor is apparently supposed to see. EOne, in the eastern far corner of the building, is also behind the 8-foot walls of the Water Closet (toilet) and completely obscured from view by this staff member or others.

Staff member #2 (desk in the opposite end of the building, next to the stairs to the lower level): This person is to monitor 7 beds in Zone 3. To see one of the beds, the monitor must look through or around a 4-foot half wall.

Staff member #3 (desk in the “common area” with four round eating tables): This person is to monitor 6 beds in Zone 1. Two are in direct line of sight. The other 4 are behind 4-foot half walls.

Zone 4 (6 beds): These beds are completely hidden on three sides by 8-foot walls. They are not even purported to be in the line of sight of anyone.

**Requirement: "A Management Plan adequately outlining the following areas shall be provided: Management responsibilities; Process for resolving neighborhood concerns; Staffing; Access restrictions; On-site surveillance;**

## **Safety measures; Controls for resident behavior and noise level."**

The Management Plan submitted with the application is grossly inadequate regarding these requirements.

As for the first requirement, "management responsibilities," the applicant's "Management Plan" skips this item altogether. This is, unfortunately, has been a pattern with this provider. What will this provider (applicant) *actually undertake* to do? *For what* is it undertaking to be responsible? This has been the core problem with the Resource Center operations for years. The applicant's attitude has always been that it runs its operations, and none of the externalities created toward others were its concern. What responsibility is undertaken here? Responsibility only for the building and the 8 feet of sidewalk that surrounds it? Or is there responsibility for conditions – drug use, public alcohol consumption, discarding of trash, violence – when those attracted to the shelter step across the street?

The clear inference from the proposal is that the applicant interprets "safety" and "desirable conditions" only in terms of its own building and its operations within that building, as described below. There is nothing in this proposal that guarantees anything to the public, the surrounding environment, or neighbors.

The next requirement is "process for resolving neighborhood concerns." On this, the applicant's outlined "process" boils down to describing its own internal relations with shelter clients (including the requirement that clients sign a "Service Expectation Agreement," something that it has used for years in its operations with little apparent effect). This is not a "process for resolving neighborhood concerns"; rather, the applicant acts as though there *will be no* concerns. That is not what the City's special zoning law requires.

Indeed, this reiterates a core problem with this plan. The Management Plan contains no assurance that it will, actually, take responsibility for problems that are created in the neighborhood as the result of its operations, and commit to their resolution. Neighbors and the City government have heard a lot of talk and (in the case of neighbors) absolutely no action from this operator in their midst for years. Its statements that it will "participate in the [once a year Bayside Neighborhood Association clean ups," and that someone from staff will "attend[] Bayside Neighborhood Association meetings," unfortunately mean little. Attending meetings and participating in annual clean ups organized by someone else are not the taking of responsibility for the serious problems that the use creates.

The next requirement, "staffing," has already discussed in the lines of sight. A staff of 3 people to monitor sight lines and enforce safety and other rules in this antiquated building is inadequate.

Other requirements are "on-site surveillance," "safety measures," and "controls for resident behavior." Again, sight lines to all beds are not there, which impairs on-site surveillance. In addition, and most critically, safety measures and controls for behavior are apparently limited to the building and the 8-foot sidewalk area that surrounds it. The proposal states that "clients cannot use the premises" for hazardous, illegal, or waste activities. "No alcohol or illicit substances are permitted in any indoor or outdoor shelter area." "Loitering of non-clients around the Wellness Shelter is not permitted nor is any behavior that is disruptive or unsafe." There is no mention if the behavior moves across the street, or halfway down the block. The proposal's undertaking is crafted carefully to include its premises, only. It excludes areas across the street, outside neighboring businesses or homes, or on surrounding streets or alleys.

**Requirement: "The facility shall provide on-site services to residents, such as case management, life skills training, counseling, employment and educational services, housing assistance, or other programs."**

Notably, the proposal does not address this requirement. It states only that there will be "(2) client consultation rooms for these specific purposes on the lower level." There is no statement, and no commitment, to provide life skills training, counseling, employment, educational assistance, housing assistance, or other programs; and no statement or commitment as to who will do it.

When the new shelter requirements were adopted, a critical mandate was that any new shelter must provide comprehensive services to the human beings housed. There is nothing in this proposal that even attempts to address this requirement.

In addition, the statement that there will be "(2) client consultation rooms" for the rendering of the unnamed services undermines any inference that the applicant takes the mandate for services seriously. Two tiny rooms, on the lower level, each approximately 8 x 10 feet in size, and which can barely accommodate one tiny table and two chairs, are

hardly a commitment to a comprehensive services program. The applicant's statement that counseling work can "also be done in areas throughout the shelter level, at tables, the front desk, near the laundry, and outside in the courtyard," only makes the situation worse. The last suggestion makes no sense, when one considers that the "courtyard" is uncovered, and open to the rain and (soon) the snow. The other suggestions are not much better. The "tables" mentioned are, again, the 4 tiny tables in the lobby area (the only tables that the entire facility provides). Privacy at these tables is impossible, as they are also – supposedly – the (only) indoor place where residents can exist, other than sitting on their beds. The front desk, as a place for confidential counseling, is even more perplexing. How can confidential counseling occur at a desk that is mere feet from the tables (just discussed), and in the gangway of the lobby? The suggestion that counseling could occur "near the laundry" is perhaps the most ridiculous of all. This area is surrounded by residents' beds, and there is no apparent place to sit other than the floor. Truly, the complete inadequacy of this aging building is obvious when the applicant has to strain to come up with these suggestions.

**Requirement: "Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site."**

The proposal states that laundry, kitchen, and secure storage facilities "will be included," with no further elaboration. It is difficult to know how adequate these will be. For instance, a place for personal storage is one of the most critical needs of homeless persons. Although the proposal states that this "will be included," there is no mention of where storage for 40 people will be and no inclusion of this on the drawings supplied. There is notation, elsewhere, of where the mandated bicycle storage will be provided. That will be in a different building owned by Preble Street, altogether.

**Requirement: "An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests."**

The obvious intention of the new shelter requirements is that the shelter occupants be afforded humane and adequate physical conditions. However, this proposal fails this test. For instance:

– As stated above, there will be no recreational space within this building for residents. Apparently residents, who will live in this closed environment, will be expected sit on their beds all day. The only other interior space is a small area with four round tables (pictured as each seating 4, at a non-social-distanced distance – at the most – of about 2 feet). This cramped area, accommodating 16 people, is all of the interior space afforded for the 40 residents. Beyond the sixteen "accommodated" by this space, there is nothing in the way of interior space. This is obviously grossly inadequate (as well as violating COVID guidelines).

– The outdoor, "courtyard" space is grossly inadequate. This is the specific issue that the specific condition above sets out. Driven outside, where will the people go? The answer, presented by the proposal, is that the "courtyard" will provide this venue. The "courtyard" is described in glowing terms. There, residents will be able to "eat, visit, and heal in the fresh air in a healthy environment that maintains confidentiality." The reality, however, appears somewhat different. "The landscaping," the proposal elsewhere states, "will remain as is." As it is, the "courtyard" is an expanse of concrete, with concrete slabs for sitting with no backs. In addition, as noted, it provides no cover – open to rain, wind, and snow. The belief that people will flock to its use as an oasis of sorts defies at least this writer's practical imagination.

For all of these reasons, the proposal cannot be approved.

Sincerely,

Laura Underkuffler  
Residence: 215 Oxford Street, Portland

Work: J. DuPratt White Professor  
Cornell University

## Please don't let our neighbors sleep out in the cold

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**Jennifer Tibbals** <jldoherty84@gmail.com>

Oct 15, 2020 4:18 PM

Posted in group: **Planning Board**

Dear Planning Board,

I am writing to ask that you approve the Preble Street conditional use application so that the former Resource Center can become a 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. You have a chance to save people's lives. Please do not leave these vulnerable human beings out in the cold.

Thanks,

--

Jen Tibbals

**Re: 5 Portland St**

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**Jim Hall** <mtjimhall@gmail.com>

Oct 15, 2020 5:06 PM

Posted in group: **Planning Board**

I would like to add to my prior comments to be included in the packet for the Planning Board's workshop next Tuesday, as well as future public hearing on this topic.

—  
To the Planning Board,

The application to convert 5 Portland into a new permanent shelter is not happening in a vacuum. It's the first test of conditional use standards that are clearly intended to create new protections against negative community impacts.

Pointing to zoning showing this building as eligible to conditional usage ignores important context. This specific location is already surrounded by several grandfathered shelters that are not properly zoned. The council purposely opened up additional zones to shelter usage for exactly this reason.

The city is in the process of defining licensing to clarify shelter requirements such as buffering distances and capacity. It would be improper to grandfather a fourth shelter into this small area first.

While the pandemic has created a need for *temporary* shelter to provide proper distancing, this does not translate into a need for new permanent emergency shelters. The existing use of this space as an overflow area would actually be more appropriate until such time as the city shelter may be able to return to capacity.

The city already has an MOU in progress with the county to use a property for distancing when they need to vacate the Expo. The city is also working with the state on consolidating general assistance hotel use to lease a contiguous block that can operate more like a shelter and mitigate the effects of isolation. Director Dow indicated at the last HHS committee meeting that this plan will allow the Oxford shelter to begin taking on new clients again.

Longer term municipal plans are well in progress to create a service center hub, intended to work with partnerships that can shelter sub-populations with special needs. Creating a new general shelter at this time goes against the city's goals.

The state is in progress creating new regional systems intended to finally share the responsibility Portland has been shouldering alone. Forcing yet another permanent shelter into the cluster everyone is trying to break up also goes against state plans.

The neighborhood association has formally stated that none of the steps outlined in this application provide an adequate process for resolving community concerns. Given a history of operations with extreme impact, a stated refusal to recognize any responsibility for

helping mitigate these effects, and an inability to dialog appropriately with the community through the means suggested – you must consider this requirement failed at this time.

The application states in several places that impacts will be “better” or “improved”. A decrease from blatantly terrible is not a good enough metric. What is the measurable threshold, and what is the recourse if they fail as they have in the past?

Please do not grant this request.

– Jim Hall  
47 Cedar St

On Sep 15, 2020, at 2:08 PM, Jim Hall <mtjimhall@gmail.com> wrote:

I am writing to express concerns about Preble Street’s application for conditional use of 5 Portland Street as a new permanent shelter.

This is the very first test of the city’s recently enacted conditional use standards for shelter operations, and I hope to learn that they provide legitimate protections from a known bad neighbor.

My primary complaint is that Preble Street has NOT submitted a viable process to resolve community concerns. The only measures they’ve listed are already proven failures.

As a board officer of the Bayside Neighborhood Association (BNA), I can tell you that their attendance at our meetings has merely acted as a smoke screen, with no real engagement or dialogue for decades. Preble Street management and board knows this, and I could provide extensive minutes or recordings of many public meetings demonstrating such.

Preble Street fails to enforce any part of the agreement which their clients already sign, which was exactly what enabled the extreme lawlessness surrounding their operations at the resource center and soup kitchen. Preble Street director Mark Swann is on record in many places stating that they don’t consider handling any of the fallout of their operations at all a responsibility to the larger community.

As far as twice-yearly neighborhood cleanups – their involvement has extended to providing brooms that the midtown community policing coordinator then distributes to BNA members who do the actual work. Not exactly a conflict resolution plan.

These false solutions have proven entirely ineffective at resolving any community concerns for decades. As a long-time highly involved neighbor who has tried to engage in practical solutions with many organizations, I have no reason to trust Preble Street will do any better, unless something like these new standards actually *forces* them to. By contrast, city staff and other local providers *have* worked with neighborhood representatives, and have acted as responsible community members even in the midst of disagreement. Preble Street has been given every opportunity, but again and again they refuse to collaborate.

Preble Street’s management has a proven record of non-cooperation with the rest of civil society, and a willingness to play hardball to get their way. Just one recent example: They refused city staff requests to obtain a food distribution license, abusing the fact that they want to help needy people to act as if no rules should apply to their operations. I could list a very long history of similar actions going back years, but will refrain for the sake of brevity.

When the Bayside Neighborhood Association asked Preble Street’s board president why they want to locate yet another shelter in an already overwhelmed poor neighborhood – the only answer given was their own convenience: “Because we own the building”. Remember it wasn’t so long ago that they newly

purchased the former city property at 55 Portland with the *stated intention* of breaking covenants on permitted uses. Their actions consistently show that they are purposely doing everything in their power to move *against* the wishes and plans of municipality governance and the community that hosts them.

As they've continued to bully their way to an ever-expanding Bayside footprint, they now want to cram more and more shelters into a previously ghettoized area the city is trying to break up, running directly counter to what the city council is clearly trying to do with expanded zoning and similar measures like these conditional use standards. See Preble Street's recently published 5-year vision, which posits *three* new emergency shelters in Bayside.

The city's HHS committee is currently in the process of forming small shelter licensing requirements – which I understand can't exactly be applied until they are approved – but it would be improper to rush through and grandfather a new shelter while knowing that additional council guidance is imminent.

Please do not allow Preble Street to move forward with any new shelter use without explicit neighborhood support of a real process for resolving community concerns. At the very least, please wait until we know what licensing rules need to be met. To grant this now in the face of neighborhood opposition would send a clear message to all neighborhoods (including Riverton, future site of the city's new homeless service center) that despite council efforts, there remains no protection from known bad neighbors.

Sincerely,

Jim Hall

47 Cedar St / Portland ME 04101

207-939-3741

[https://selfservice.portlandmaine.gov/EnerGov\\_Prod/SelfService#/plan/1fec2d45-5af1-47c0-82ec-eb33a37fc177](https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfService#/plan/1fec2d45-5af1-47c0-82ec-eb33a37fc177)



## Preble Street

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**Amy Tinkle** <amyseltzman.tinkle@gmail.com>

Oct 15, 2020 5:44 PM

Posted in group: **Planning Board**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Thank you,  
Amy Tinkle  
Portland, ME

## Shelter

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**elizabeth kovarsky** <elizabeth.kovarsky@gmail.com>

Oct 15, 2020 6:42 PM

Posted in group: **Planning Board**

Please approve the Preble Street conditional use application. There is zero excuse for people to go and sheltered in Portland.

Sincerely,

Liz Kovarsky, resident

Sent from my iPhone

## 5 Portland Street Conditional Use Permit

Sarah Michniewicz <sarahmichniewicz@me.com>

Oct 15, 2020 7:00 PM

Posted in group: **Planning Board**

To Chair Mazer and Members of the Planning Board,

You will likely soon receive many well-meaning messages with some version of the following text copied from a solicitation email that was sent by Preble Street as part of the 'high impact advocacy' campaign being run by their full-time public relations and advocacy staff, made possible by the millions of dollars in donations they receive every year.

*People are being asked to "...request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold."*

As a 23-year resident of Bayside and leader of a small neighborhood association with no resources to marshal armies to our cause, I have my own request: please look past this intentionally emotional appeal and think very long and hard about what is really being asked; what an approval will say about the city's commitment to an equitable and sustainable future and complete neighborhoods for all its citizens; what the long-range impacts will be; and whether such a shelter is necessary or even desirable when viewed through the lens of effective city planning. Sheltering people safely in winter is essential; this project, objectively, is not.

As it stands the City is working with the county to utilize the Joyce House near the jail on County Way to house 50 homeless individuals when the Expo closes October 25. The Expo is currently under-capacity, sheltering around just 35 individuals. The City's Oxford Street Shelter also has not been filling to its 75-bed CDC-approved capacity. Through the use of General Assistance funds in conjunction with State monies the City is utilizing hotels to shelter additional people. The City uses diversion practices to help people stay in existing housing, and some vulnerable individuals will self-divert from shelters and outdoor situations. City shelter staff have always done a phenomenal job of bed management, moving things around to ensure no one is without a bed in the winter.

The City is also in the midst of a well thought out years-long shelter planning effort, comprising a modern homeless services center, two partner specialty shelters, and other elements. The State is embarking on a homelessness planning strategy initiative to implement its existing plan, with recommendations expected next summer. Increasing the number of shelters in Bayside before the Oxford Street shelter is relocated, or the new partner shelters are online, or the city's share of responsibility is reevaluated and hopefully redistributed, is frankly unconscionable. Bayside residents and businesses already struggling under COVID face the additional challenge of absorbing the fallout from impacts to the shelter system. It's an economic double whammy.

As Preble Street points out elsewhere, the former resource center has been used for years to effectively house 75 people as an overflow location. It can be used that way immediately, without a prolonged renovation, as-is, to temporarily house a CDC-approved 40 bed operation for the winter without creating yet another permanent shelter in Bayside, and nothing other than that should be allowed in this location. It's rushed, emotional decisions like the permanent 40 beds being suggested, and a lack of strategic long-range planning over the decades, that led to the unexamined growth of the sprawling web of shelters and services we see in Bayside today.

Lest anyone be under any illusion about what that means in practical terms, Bayside's calls for police service increased by 71% over the last decade, despite the fact that it accounts for only 1% of the city's landmass and 5% of its population. That's 21% of the city's total police calls. The rest of the peninsula hasn't seen much change over the years. And the numbers don't begin to tell the whole story, in part because many victimized people, particularly those experiencing homelessness, don't seek redress, and also because the sterility of a percentage sign can't convey what the day-to-day reality is like.

Continuing to add more shelters in Bayside is unsustainable, inequitable, and doesn't help the people it's intended to. It's time to put the brakes on, hard and fast, to make room for the homeless services we truly need, not the first proposal that's pushed under our noses in troubled times. If reactive policies and organic expansion of the existing system had worked, we wouldn't be having this conversation at all. This is time for a new start, not a step backward, not heeding the obsolete "New Vision for Bayside" from twenty years ago.

Preble Street's application is missing key ingredients to make it a viable long-term solution for homelessness – despite management's insistence that the four month experiment at the USM "Wellness" shelter was a watershed moment, there is no comparison to be made between the open expanse of gymnasium space in the quiet setting of the Sullivan Gym and the resource center's cramped urban corner in Bayside, butted up to homes and almost all of the city's other shelter beds,

and steeped in the culture of chaos that was allowed to flourish for so many years. The only source crying out for many small shelters seems to be Preble Street, who were themselves in opposition to shelters until just a few months ago.

There is also a blithe disregard in Preble Street's application for the reality of controlling the impacts in the area around 5 Portland Street. Trespassing people from lingering on the sidewalk around the facility is unrealistic – if it were possible, why were the former resource center sidewalks allowed to be so impassable and chaotic that pedestrians had to walk in the street to move through the area? Simply saying there will be “fewer people coming and going” isn't good enough. Preble Street's word isn't good enough, not in light of decades of inaction. It's up to the City to define an acceptable standard of impact, and doing that on the fly to accommodate this project is simply not good policy or precedent. The police department must evaluate this management plan and weigh in on what is and is not possible based on their years of experience in the neighborhood. The neighborhood must be included, not patronized, in developing a process for addressing neighborhood concerns.

Above all, licensing MUST come first, not least because Preble Street's “Vision” for 2020-2025 calls for not just this shelter but an additional one for women “in the area,” and there is room to grow at 5 Portland Street should the current food production operation move. If the planning board says yes to this permit will you be willing to say no to Preble Street's next request? Or the one after that? Licensing is in progress. Do that first. Please do not grant this permit and grandfather yet another shelter with no means for the City to mitigate impacts.

Preble Street is overselling its ability and its commitment to be a good neighbor to the residents and businesses, and the record shows it. They have squandered many years with a seat on the Bayside Neighborhood Association board that could have been spent collaborating on solutions and building goodwill instead of denying accountability.

You will likely be receiving practical, matter-of-fact letters from other long-time Bayside residents testifying to that sad reality. I hope you will give as much if not more weight to our words, the words of the people who will have to live with the impacts of yet another rushed, poorly conceived shelter, as to those of well-intentioned folks automatically clicking through from Preble Street's email.

Thank you,

Sarah Michniewicz

## Preble Street Conditional Application

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**sberlew1** <sberlew1@comcast.net>

Oct 15, 2020 7:06 PM

Posted in group: **Planning Board**

Please approve the Preble Street conditional application. This is the right thing to do.

Sincerely,  
Sarah Berlew

Sent from my iPhone

## Turn preble street into a 24hr shelter for winter

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**Amara Young** <msmariyoung@gmail.com>

Oct 15, 2020 7:17 PM

Posted in group: **Planning Board**

Hi,

Please approve the Preble Street conditional use application so that Portland's homeless population may have shelter this winter. If they are left out on the street, it could be deadly. We need to help them!

Thank you for your consideration.

Amara Young  
9 Longmeadow Rd  
Cumberland Foreside, ME 04110

Sent from my iPhone

## Preble Street conditional use application

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**Emily Wasserman** <erwasserman96@gmail.com>

Oct 15, 2020 7:23 PM

Posted in group: **Planning Board**

Hello,

I am a Portland resident and weekly volunteer at Preble St. Resource Center, and I'm writing to ask that you please give the organization to 'go-ahead' to create their 24-hour wellness shelter.

Have you noticed the nip in the air lately? That the evening sky creeps in earlier and earlier each day? It's impossible not to. Regardless of how you feel about neighborhood politics, long-term housing solutions and the state of public/private/non-profit partnerships in the city, I do not believe you are insensitive to the physical sensation of cold air, to the danger of sleeping in an icy doorway or camped beneath the Casco Bay Bridge as a frigid tide rolls in. These are imminent, perennial dangers that we must address now, while simultaneously continuing the conversation about the state of the homeless population and the best use of social service resources in Portland.

Are there folks who will continue to sleep outside, even if this center is made available? Yes. And yet, that is an illogical reason to prevent the shelter from going up, given the dozens of folks who DO and WILL access these kinds of spaces and the services that accompany them come wintertime. Will this create temporary challenges or annoyances for area residents? Perhaps. Again, I am not invalidating those concerns. Rather, I am suggesting that we must simultaneously meet the pressing needs of homeless human beings while we also have that conversation in our communal, municipal and professional settings.

Thank you for your time and consideration, and please feel free to respond with any questions or concerns you have.

Sincerely,

Emily Wasserman

**CU-001231-2020**

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**MaryLee Bennison** <maryleebennison@gmail.com>

Oct 15, 2020 7:47 PM

Posted in group: **Planning Board**

Dear Planning Board Members,

I am a long term home owner and community member in Bayside neighborhood. I have to start by saying how helpful and responsive the city employees have been to my needs as a close home owner to the Oxford Street Shelter, in particular the maintenance staff. I have always enjoyed living here and have many in this neighborhood whom I consider friends.

As a homeowner here in this neighborhood, the main issue I see is that the current shelter is not big enough and was not built to accommodate the people it serves. I believe we need to continue to look at the big picture for Maine and look for creativity in our solutions to homelessness. More importantly I think we need a unified, proactive approach as a state to serve the needs of the most vulnerable people.

Firstly, having a licensing system would give the city more ability to have a coordinated effort, rather than a disjointed approach. Preble Street often does things their own way which causes a great deal of confusion and lack of workable solutions. My experience as a homeowner is that the City is doing a great job with such limited resources and we need the City to be empowered to take the lead in this planning effort.

The State of Maine is also beginning to look at a more statewide ways to address the growing needs of all the residents. Especially during Covid, it is imperative that people have safe and socially distant options. Let's support and allow the State to do their work to present larger picture solutions to this growing issue.

I support people being housed, I support facilities that are more accessible and accommodate the needs of the people delivering and receiving services. I think it is time we come together as a community to find workable solutions.

Thank you, MaryLee Bennison



## Approve Preble Street Conditional Use Application

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**Benjamin Ewing** <benjaminrewing@gmail.com>

Oct 15, 2020 8:11 PM

Posted in group: **Planning Board**

Good Evening,

Preble Street is on the agenda of the City of Portland Planning Board for October 20th. There is a conditional use application to turn an existing Preble Street site into a new 24/7 Wellness Shelter modeled after the successful shelter opened at USM Sullivan Gym. Each person will have their own individual space and will work towards housing and personal goals.

With winter approaching this is an important matter so please approve the conditional use application to help provide warmth and safety to Preble Street's clients.

Thanks,

Ben Ewing

## Preble Street Conditional Use Application

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**Anna Eaves** <anna.eaves33@outlook.com>

Oct 15, 2020 8:24 PM

Posted in group: **Planning Board**

Hello,

I am a citizen of Portland and would like to ask you to approve the Preble Street conditional use application. I strongly believe that this is necessary in order to house those who do not have shelter and if the application is denied, I believe it could lead to insecurity, fear, and physical harm for those who do not have shelter. This year Portlanders and Mainers have been laid off, furloughed, received pay and hour decreases, and have faced other financial challenges. We have no way to anticipate how many people will need access to emergency housing in the winter and we all have the responsibility to prepare as many resources as possible to contribute to their safety and well-being. These people are part of our community and they matter greatly. We, as a city, must stand up for them and keep them safe.

Thank you for reading my email. I hope it has contributed in some way to positively impacting another person's life.

Best,  
Anna Eaves  
North Deering Area

## Preble Street

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**Nikki Dube** <nicole.dube@maine.edu>

Oct 15, 2020 8:45 PM

Posted in group: **Planning Board**

Please approve the preble street conditional use application.

No amount of money is more important than a life.

Thank you

Sent from my iPhone

## Preble Street

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**aonesheim@gmail.com** <aonesheim@gmail.com>

Oct 15, 2020 8:47 PM

Posted in group: **Planning Board**

To whom it may concern ,

Please approve Preble Street's conditional use application on October 20. It is Portland's moral duty to keep our neighbors without means warm and safe during our tough winter.

Thank you,  
Andrew Nesheim

## Preble street conditional use application

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**Carl Hanson** <cfhanson@gmail.com>

Oct 15, 2020 9:09 PM

Posted in group: **Planning Board**

Good Evening,

I as a current resident of the city of Portland Maine and long time resident of this fine town would like the city of Portland, Maine to approve the Preble Street conditional use application.

Carl Hanson  
Cell 207-272-2518

## Preble Street

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**Alexandra Wojenski** <alexwojenski@gmail.com>

Oct 15, 2020 10:04 PM

Posted in group: **Planning Board**

Hi there,

I am writing this evening to ask that the Preble Street use application be approved.

Thank you,  
Alex Wojenski

## Approve Prebble Street Conditional Use

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**Linda Moran** <lg\_moran@yahoo.com>

Oct 16, 2020 12:15 AM

Posted in group: **Planning Board**

I'm writing to ask you to please approve the Prebble Street conditional use application.

For the past 4 years, we have paid for our children's apartment in downtown Portland. We have seen the homeless crisis in Portland, and we are grateful you are considering this action that will enable 40 people shelter and care.

Thank you,  
Linda Moran

Sent from Yahoo Mail for iPhone

## Homelessness

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**Susanne Conley-Higgins** <smconley411@hotmail.com>

Oct 16, 2020 4:42 AM

Posted in group: **Planning Board**

Please approve the Preble Street Conditional use  
Application!!!  
No one should be left in the cold!!  
We all need to help these people, Why....  
Because they can't help themselves†  
Thank you, Susanne

Sent from my iPhone



2077491556@vzwpix.com <2077491556@vzwpix.com>

Oct 16, 2020 8:30 AM

Posted in group: **Planning Board**

I am a supporter of Preble Street Resource Center and thankful for all they do. Please approve the Preble Street conditional use application on your agenda for Oct 20, 2020.

This approval will enable 40 human beings and warmth, safety, food, and professional social work services this winter as with permission from the City of Portland, Preble Street Resource Center can convert their day shelter into a 24/7 Wellness Shelter.

I am proud of all our city does to help our people in need, such as our homeless.

Thank you,

Andrea Larsen

## Preble Street conditional use application

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Jessica Willis <walkerent@gmail.com>

Oct 16, 2020 9:04 AM

Posted in group: **Planning Board**

To the Planning board of Portland,

My name is Jessica Willis and I am resident of Connecticut. Even though I don't live in your community I support Preble Street.

In August of 2017 I secured a free entry to Beach to Beacon 10K from a shipyard brewing contest. I decided that I would use that opportunity to support Preble Street and turned my race into a fundraiser for Preble Street. I was able to visit Preble Street and hand them my check personally to them. I enjoyed the visit to Preble Street and staying in Portland for the weekend.

The work that Preble Street does is very important. There are people that need to get back on their feet and Preble Street is that first step to help them do that. In the same breathe there are people that can not be a productive member of society and can not afford to take care of themselves. Both cases need our help, and are important lives to our community.

I live in Vernon, CT and our shelter has had to shut down it's overnight services because a lack of funds. It is critical that if Preble Street has the funds and space that it is allowed to move forward with the conditional Use Application of the Resource Center.

I don't live in your community, but it is one that I support. Portland is a great city. I feel we should support everyone that is apart of the community.

Please approve the Preble Street Conditional Use Application.

Thank you,

Jessica Willis

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Jessica Walker Willis

Please send all quotations and orders to [walkerandwillis@gmail.com](mailto:walkerandwillis@gmail.com)

Walker and Willis Inc.

(860) 882-4514

[www.walkerandwillisinc.com](http://www.walkerandwillisinc.com)

## Preble Street

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**Michela Micalizio** <michelarubymicalizio@gmail.com>

Oct 16, 2020 9:08 AM

Posted in group: **Planning Board**

Hello,

I am writing to you to beg that you approve the Preble Street conditional use application. Too many people have already barely survived through winters here, and many more have died. Please make Preble Street into a 24/7 wellness center.

Sincerely,

Michela Micalizio

## Preble Street's Request for 24/7 Wellness Shelter

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**Matthew Houston** <matthewshouston@gmail.com>

Oct 16, 2020 9:21 AM

Posted in group: **Planning Board**

Dear planning board members,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,

Matthew Houston  
North Deering, Portland

## Preble Street Wellness Shelter Winter 2020

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**Becca Garibaldi** <beccagaribaldi@gmail.com>

Oct 16, 2020 9:24 AM

Posted in group: **Planning Board**

*To whom this may concern,*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Best,  
Becca*

## Please Approve Preble Street's Proposed Wellness Shelter

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**Danielle Corciullo** <danielle.corciullo@gmail.com>

Oct 16, 2020 9:28 AM

Posted in group: **Planning Board**

Hello,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,  
Danielle Corciullo

**re: Preble Street Conditional Use Permit**

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**Jay O'Hara** <oharjo@gmail.com>

Oct 16, 2020 10:56 AM

Posted in group: **Planning Board**

To whom it may concern,

I want to write you in support of Preble Street's application for a conditional use permit for the current site of the Resource Center to be converted into a Wellness Center. As a resident of the Parkside neighborhood, and a member of the Bayside Community Garden in the same block as Oxford Street Shelter, I believe that this will be a benefit to our community and to Portland as a whole. It is precisely these types of investment in helping unhoused people get on their feet that is needed in these times. I hope you approve their application.

Sincerely,  
Jonathan O'Hara  
15 Deering Ave.

--

Jay O'Hara he/him Note: I limit my email engagement to only a few days a week. If you are looking to ask me about an urgent matter, please text or call.

## Prebble Street Conditional Use Application

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**Elliot Nye** <enye@gm.slc.edu>

Oct 16, 2020 11:53 AM

Posted in group: **Planning Board**

Hello,

My name is Elliot Nye, and I am a resident of Portland Maine. I am writing to implore you to please consider approving the Prebble Street Conditional Use Application in anticipation of winter. As you know, winter conditions in Maine pose a challenge to everyone, and for those without access to food/shelter/warmth/social services deserve these resources as fellow people and citizens. I feel it is your responsibility to extend that care in every way possible. Thank you very much.

Best,  
Elliot



## Please approve 24/7 Wellness Shelter

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**Galen Koch** <galen.e.koch@gmail.com>

Oct 16, 2020 11:53 AM

Posted in group: **Planning Board**

Dear Portland Planning Board,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Please respect the lives of all of our citizens.

Respectfully,  
Galen Koch

--

Galen Koch // 207.664.4759

Founder + Lead Producer

**The First Coast**

[www.thefirstcoast.org](http://www.thefirstcoast.org)

@thefirstcoast

....

radio producer + writer

[www.galenkoch.com](http://www.galenkoch.com)

## Preble Street application

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**Betty Haymon** <bhaymon@hotmail.com>

Oct 16, 2020 11:57 AM

Posted in group: **Planning Board**

Please approve the conditional use application for Preble Street. We need to convert the Preble Street day shelter into a 24/7 wellness shelter.

PLEASE approve this application. I volunteer every Saturday morning, breakfast shift, and fill paper bags for hundreds of meals. I work the food pantry shifts and fill many, many boxes with food for families in need. I serve dinner at the Teen Center to teens once a month. Now winter is coming. Food is absolutely necessary BUT shelter is a prime concern. PLEASE . . . think of eating your meals out of a paper bag in the midst of a snow storm or freezing temperatures. I bet if you can put yourself into this scenario you will vote immediately to pass to approve the application.

Please help our friends needing shelter and vote to approve the Preble Street conditional use application.

Betty C. Haymon  
bhaymon@hotmail.com

## Public Comment: 5 Portland Street 40-bed Shelter Application

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**George Rheault** <george.rheault@gmail.com>

Oct 16, 2020 12:01 PM

Posted in group: **Planning Board**

My wife and I own a home on Hanover Street in West Bayside which has been our primary residence since August 2015. We can see both the Oxford Street and Portland Street entrances to the Preble Street Resource Center looking out our windows.

We fully support Preble Street's plan to convert the upper level of the former Resource Center to a 40-bed 24-hour residential shelter for unhoused individuals in need of emergency shelter services. Outlined below are various considerations the Planning Board should address in the workshop and do everything in its power to get this project approved and hammers swinging. To do otherwise literally may cost the lives of troubled people who are counting on the privileged in our community to do the right thing even if it may upset or inconvenience various business or other interests.

Fundamental need for 40-bed Shelter Clearly Established by City Council's Own Words from September 11, 2020

Frankly we are astonished the City of Portland has done nothing to expedite this plan despite the fact it will be fully paid for with non-City funds (a mix of State and private funds) and would dramatically assist the alarming number of individuals living in the streets, parks and the many unseen corners of Portland. One only has to read the letter 6 members of our City Council (including our feckless Mayor) wrote to the Cumberland County Commission back in September (see attachment) to make the argument for how important it is to get this 40-bed facility up and running AS SOON AS POSSIBLE. It says everything about our City's current leadership that the letter referenced above deliberately (and cynically) avoids ANY mention of the Preble Street 40-bed shelter application at the same time it begs the County to take on responsibilities that the City of Portland is shirking. That omission represents the moral bankruptcy of our City Council and highlights how important it is now that the Planning Board absorb the OBVIOUS NEED for additional quality shelter capacity expressed in the City Council's letter while avoiding the Council's total hypocrisy in not embracing an actionable plan that should already have been implemented by now if not for the Council-endorsed foot-dragging by Jon Jennings and the bureaucrats who answer to him.

The Planning Board is WELL AWARE of how many corners the City of Portland has cut in recent years to expedite and facilitate the many projects that the Jon Jennings regime has deemed acceptable. Where there is a Jon Jennings will, the Planning staff unsurprisingly find a way. In advance of the public hearing for this matter (which should already be on the agenda for the Planning Board's very next scheduled meeting), I would be happy to list all the different projects that the Planning Board has allowed major exceptions and waivers to occur without serious objection in 2020 and 2019 due to those projects having received the backroom blessing of City Hall.

So it will be fascinating to see if the Planning Board wield and abuse its political discretion to tut-tut and chin-scratch over an extremely low-impact interior renovation the intent of which would dramatically lower the previous activity that once existed at this site as recently as mid-March 2020.

Impact of 40-Bed Shelter Dramatically Less Than Pre-Existing Impacts

Planning staff should be acknowledging that the activity being proposed for the Resource Center property represents a dramatic drop from its previous extensive soup kitchen operation (3 meals/day, roughly 365 days/year serving 400+ per day) and homeless services day center. Additionally, the Planning staff should be taking note that the COVID-related closure of the 75-bed overflow overnight shelter at this location (operated by the staff of the City-run Oxford Street Shelter and offered on a rent-free basis by Preble Street) represents a MAJOR diminution of activity that should make it extremely easy for the Planning Board to approve a far more innocuous and less disruptive 40-bed residential shelter plan.

Since the arrival of Jon Jennings at City Hall in 2015, there has been a deliberate sowing of confusion about the 75-bed overflow shelter operation and who is responsible for it. Both City Hall and a handful of Bayside property-owners (operating under the banner of the "Bayside Neighborhood Association") with major support provided by Randy Billings and his Press Herald colleagues have done their level best to create the impression in the minds of many Portlanders that PREBLE STREET ran this shelter and thus was responsible for the many adverse impacts that flow from it. By refusing to hold the CITY responsible for its own failings, the interests that want to push poor and troubled people out of Portland's central precincts have instead tried to deflect the blame onto Preble Street whose only sins have been saving the City a TON of money on both rent and the direct provision of food for the City's overall homeless shelter operations (the State requires the provision of meals for all state-funded shelters as a condition of reimbursement and the City has been content for decades to push this responsibility onto Preble Street despite the fact that it has strained Preble Street's operations considerably and conflates Preble Street's many programs with the City's shelter operations which Preble Street has zero authority or supervision over.

Attached is a great article from 2012 that helps shed light on how the 75-bed overflow shelter worked in practice and how Preble Street has been an essential partner in the City's effort to mitigate the ever-widening impacts of homelessness for a long time. Sadly, it also reminds us that at one time the City and Preble Street had a constructive relationship - a time long since past now that morally bankrupt politicians like Jill Dusen and Belinda Ray openly insult Preble Street and the hard work that its social workers do every day to keep a badly strained system from completely collapsing.

While it took a deadly COVID epidemic that has killed hundreds of thousands to shut down the Resource Center, a wish that bad actors like the Bayside Neighborhood Association have dreamed about for years, it is absolutely irrational for anyone to suggest that replacing the previous constant whirlwind of activity that once characterized the 5 Portland Street building with a much more low-key 40-bed 24-7 residential shelter operation (versus an 8 p.m. to 8 a.m. turnstile) is anything but a huge plus for the entire area in the vicinity of the proposed shelter.

### Neighborhood Engagement

One aspect of the "management plan" that Preble Street has submitted that should be made clear is that Preble Street, as the shelter operator, should be responsible for holding periodic community-wide meetings regarding its shelter operations. This is a crucial function for maintaining community trust and linkage to the facility and it is essential that Preble Street NOT OUTSOURCE this responsibility to any third party, especially the Bayside Neighborhood Association, which barely is functional and whose board and "membership" (basically one and the same) is wholly unrepresentative of West Bayside's overwhelming renter and BIPOC demographic.

Preble Street should be required to hold a community meeting at least quarterly for the first 2 years of its operation to educate and orient interested community members on what it is doing at the shelter including presenting relevant shelter statistics (turnover rates, lengths-of-stay, prevalence of Portland connections among clients, disruptive episodes, mitigation strategies, etc.). Thereafter, twice a year meetings may be acceptable once the community and Preble Street have established understandings and lessons learned. But Preble Street should be DIRECTLY sponsoring and moderating these meetings including hosting them at neutral locations large enough (if in-person or digitally) to accommodate any interested member of the public without unaccountable gatekeepers. Invitations for these meetings and publication of them should be the responsibility of Preble Street and again not filtered through any third-party groups. Minutes from the meetings should be made public and any commitments or follow-up should be tracked by Preble Street including report-outs prior to and at future community meet-ups. Of course, beyond this, Preble Street is free to meet with whomever it wants to also discuss community concerns or responses to the shelter.

This effort at transparency and openness can be enriched in additional ways (including periodic open houses and other creative outreach), but it is essential that Preble Street be asked to build into its budget NOW this community outreach rather than it being vaguely promised down the road and then being easily discarded as an unfortunate "unfunded mandate" that gets deemed a luxury whenever it actually kicks in.

Any neighborhood is going to have an uneasy and skeptical relationship with any residential homeless shelter program (and there is much more hostility for the hypothetical concept than for the reality), but Preble Street has the opportunity to get things off on the right foot and build wide support that this work is valuable and effective and any problems arising will be flagged and mitigated or eliminated with community input and participation along the way instead of being allowed to fester and cause unnecessary animus.

### QUESTIONS ABOUT FACILITY DETAILS AND OPERATIONS

Any concerns the Planning Board has regarding the conditional use application should be squarely focused on the needs of those who will be using the shelter. If the needs of those individuals are being satisfactorily addressed and respected within the facility's footprint (including the outdoor courtyard), then these clients are far more likely to be good neighbors and cause few or any issues beyond the shelter.

To that end, the Planning Board should be putting itself in the shoes of those clients who would use the shelter.

While Portland has a lot of experience standing up emergency shelter operations at various locations (Salvation Army gym on Cumberland and Expo on Park Avenue), Preble Street themselves has the recent Sullivan Gym experience (50 beds) to draw off of for lessons learned to inform the new 40-bed shelter. It would be helpful for there to be a comparison of the Sullivan Gym layout with the 5 Portland Street layout to show how the relative success of the Sullivan Gym episode can be reproduced at the soon-to-be repurposed Resource Center.

With respect to COVID-related shelter guidelines - who has vouched for the bed spacing and other daily living space conditions depicted in the application materials? Maine CDC? Other infectious disease experts? It would be helpful to understand whether Preble Street has received formal blessings in writing about this rather than relying solely upon its own interpretations of how those guidelines should be implemented.

With respect to the elevator (which seems to be located very much off in a corner of the facility), is access likely to be a security concern and will use of it be monitored by staff, especially at night, via keycard or other permission-only technology? Shelter residents may be tempted to come and go via the elevator if it is unsupervised and at the very least security cameras should record comings and goings here to ensure it is not abused.

How will storage of personal belongings be handled by shelter residents and will they be able to have secure and private access to storage/locker spaces?

How adequate are the proposed laundry facilities (both for up-to-40 residents and staff who may have occasion to launder material for various reasons)? Presumably all bed linens will be separately laundered via other means than the on-site laundry room but this should be confirmed by the applicant.

The entrance vestibule raises some questions regarding its vandalism-resilience and how it will function. How much cueing up can it accommodate, especially during inclement weather? Will those waiting in the vestibule be seen from the street? While cameras are proposed to record all entry/exit activities, is shatter-proof glass and other outburst-proof materials being incorporated to ensure that any residents that have breakdowns are not able to create short-term havoc with the shelter's operations with a single destructive episode?

With respect to the staff-to-client ratio - what is the foundation for the 13.3 client to staff member ratio proposed for the facility? How does this compare to other facilities, like the Oxford Street Shelter or other small shelter facilities in Maine and New England? Did Preble Street arrive at this ratio via a homeless shelter "industry" standard?

The attractive fence proposed for the shelter is certainly appreciated and welcome but the following should be addressed in the workshop:

- What is the precise height of the fence (including how it changes based on the sidewalk elevation) and how easy would it be to scale it from either side and can anything be done to design it so as to discourage any attempts to do so?
- Graffiti resistance and removal including a budget contingency for this expense category should be built in now and a 24-hour graffiti removal policy should be required, otherwise the nice fence will quickly deteriorate if it is not maintained properly (graffiti taggers are likely to leave it alone once it gets a reputation for being an unreliable and ephemeral billboard for this kind of vandalism).
- Any gaps at top/bottom and in between the cedar planks should be plugged/covered over, especially on the interior so the courtyard does not become a means to evade inspections and staff supervision at the entrances (for the passing of drugs, etc.). Ideally there would be an interior fence providing a buffer space between the two fences to discourage anyone from trying to make the fence line a hot-spot for evading shelter rules. Preble Street should be open to possibly introducing vegetative landscaping (via containers?) at some point at intervals to soften the courtyard wall's visible impact and make it blend in more.
- Cameras should pick up all activity along the fence perimeter (including persons standing at some distance from the fence) including having night-vision capability as shenanigans are likely to occur most often at night versus other times of the day. There should also be camera synchronicity between courtyard access and the fence perimeter - so if the same shelter guest is continually entering the courtyard at times that coincide with someone loitering along the exterior side of the fence perimeter with bad intentions, this activity can be easily detected and contraband exchanges or other nuisance activity that may compromise shelter security can be efficiently stopped.

*[NB: This story was originally published in The Forecaster in 2012 when it was an independent publication, but it has now been absorbed into the media conglomerate that also owns the Portland Press Herald. The article is now archived via the PPH website at this link: <https://www.pressherald.com/2012/06/19/portland-emergency-shelters-overflowing-no-relief-for-homelessness-in-sight/>]*

## THE FORECASTER

Posted June 19, 2012

# Portland emergency shelters overflowing, no relief for homelessness in sight

BY ANDREW CULLEN

PORTLAND — On the wall behind city Health and Human Services Director Doug Gardner's desk is a classroom-sized whiteboard. On Monday, there were 10 high-priority projects, issues, and initiatives written on it.

Five of them – emergency shelter overflow, a veteran's affairs case worker at the Oxford Street shelter, the Homeless Task Force, a meeting with the Milestone shelter for intoxicated persons, and a General Assistance working group that has been discussing homelessness and housing alongside state-

mandated changes to assistance eligibility guidelines – share a common thread.

“If you look at my board, I guess it is pretty telling,” Gardner said. The message is clear – Portland is experiencing an epidemic of homelessness.

The city now averages about 350 homeless residents at any given time.

“These are the highest (numbers) that we’ve ever seen, at least for the last five to seven years,” Gardner said.

Social service workers expect the problem to get worse before it gets better. The city established the Homeless Task Force last November to assess long term-solutions and new approaches to resolving homelessness.

But the task force likely won’t make its recommendations until the fall, and the city has an emergency on its hands: it scarcely has the space for all the people looking for a place to sleep each night.

“Overflow is an urgent need that we want to align with the task force, but we really can’t be waiting until October,” Gardner said.

## **No room**

From 2000 to 2005, the city’s homeless population routinely exceeded the capacity available at its general shelter at 203 Oxford St., said Mark Swann, executive director of Preble Street, one of the city’s primary non-municipal service providers.

Men who didn't fit at Oxford Street were sent to spend the night at Preble Street's resource center, a busy hub of case management and other services during the day, located above the organization's soup kitchen at the corner of Preble and Portland streets.

Then, in 2005, Preble Street opened Logan Place, a supportive housing facility that offered permanent living quarters and services to 30 of the city's chronically homeless, regardless of their addictions, mental health issues, or other circumstances.

The project was an instant success, and it slashed the overflow demand to nothing virtually on its own, both Gardner and Swann said. Preble Street followed that with a similar home for chronically homeless women, Florence House. For the next three years, the city did not require overflow shelters.

"We had successfully wrenched the system in a way that worked," Swann said. "With just one creative housing option, we were able to really make a difference."

The supportive housing approach saved lives, and money, and even represented a "change (in) the conversation about homelessness," he said.

But with the recession in 2008 came slowly rising numbers at the shelters. The homeless population overall is now 20 percent higher than it was then, and the city has been opening overflow shelters nearly every night since January 2011.



First Florence House filled its 10 beds, and the city began sending women to the refugee services office on Lancaster Street. That arrangement quickly proved unmanageable, Gardner said. Since there was space at Oxford Street, the formerly all-male shelter began housing women, too, in separate rooms.

But as more and more men continued to flood the 154-bed shelter, Oxford Street also needed an overflow shelter. The city once again began using Preble Street's resource room as its overnight emergency shelter.

Most days since then, Preble Street staff had to shoo clients out the door at 6 p.m. Most head downstairs, where dinner is served at the same time.

While the hungry and homeless eat below, a pair of janitorial staffers rush to clean the hall-sized room, moving tables and chairs and washing the floor. As they finish, a team of city-employed workers from Oxford Street arrive carrying industrial-sized laundry sacks filled with towels and blankets.

Then they set up the "beds" – "a euphemism," Preble Street supervisor Mary Beth Sullivan said. They are simply plastic mats, perhaps 6 inches thick. A few people with doctor's orders not to sleep on the floor are given cots, which take up more space.

The Oxford Street workers open the door to a large storage room and pull out one forest green mattress after another, lining them up half a foot from each other, as per fire code, along the walls of the main space and a narrow hall. The mats are no wider than the frame of a man of average height and weight;

the preferred spots are along the walls, which affords greater privacy than those sandwiched between other “beds.”

The team tries to finish setting up by 8 o’clock. When they told the crowd of men waiting to get in last Friday evening that they would be 15 minutes late to open the doors, one stormed off, vehemently claiming that the staff didn’t care about the welfare of the homeless. Another man watched him go and said he would return later, after calming down; he doesn’t handle changes well, the man said.

The Oxford Street shelter can hold 154 people. The overflow shelter at Preble Street has a capacity of 75. For the last several months, this maximum – which is itself flexible because the shelters cannot mix men and women and must sometimes leave beds empty in the women’s dorm room, and because cots for those with disabilities take up more space – has been surpassed a few times a month, Oxford Street Assistant Director Rob Parritt said.

“It’s reached the point of almost having to open every night,” he said.

The current solution, when the city needs an emergency overflow shelter for the emergency overflow shelter, is to send people to the General Assistance waiting room at 196 Lancaster St.

The city calls it a “warming shelter.” Here, the homeless are not allowed to lie down. They sit on chairs throughout the night; Oxford Street staff try to move people to shelter beds as people leave them, Parritt said.

The warming shelter has seen as many as 16 people, he said. By morning, the warming shelter is mostly empty; those that have not received beds tend to eventually venture off the uncomfortable chairs and out into the world once the sun rises.

## **Search for solutions**

When the overflow shelter came into use again a year and a half ago, most officials thought it would be a temporary step.

“We certainly at that time didn’t think we’d be here a year later,” Gardner said.

But now, the reality that the trend is anything but temporary is settling in.

“I think we need to prepare for it to get worse, or prepare for it to take some time to improve,” Swann said. The recession started the flood, and increasingly the rickety life rafts that once kept the vulnerable from homelessness are out of reach.

“Not only are we seeing more people because of the recession, we’re seeing fewer options for them because the human services system is being dismantled,” he said, a week before the state’s new, more restrictive General Assistance eligibility guidelines take effect.

And as the task force process stretches on, a question that once nagged at the edges now gnaws at the forefront of service providers' conversations: Is the overflow shelter really workable? And can the city do better?

"... This overflow is not sustainable," Gardner said. "It's not a good situation for the individuals seeking shelter, for the staff, for the building, and it doesn't allow us to engage with folks the way we'd like to, because we're just trying to provide shelter for the people who are present."

"It's absolutely not the long-term option that's going to work for Portland," Parritt said.

The alternatives are few, the immediate future bleak.

"The last time numbers were like this ..." Parritt said, "we had Logan Place on the horizon. ... (Now,) there is no Logan Place on the horizon. There's no anything."

A search by a subcommittee of the Emergency Shelter Assessment Committee (which is separate from the city's task force) for alternative spaces that the city could use as a shelter turned up just one viable option, he said.

That building, at 250 Anderson St. in East Bayside, is being assessed by the city, Gardner said. At 16,000 feet, it is significantly larger than the Oxford Street shelter, and is more conveniently designed. With just one floor and a mostly open floor plan, it would require fewer staff to keep watch, and it sits in a mostly industrial, non-residential area.

But it is also further from the center of the city and the Preble Street soup kitchen, the Healthcare for the Homeless clinic on Portland Street, and a host of other services that the homeless depend on.

And few social workers like the idea of more, or bigger shelters.

“Shelters in general are not a good response to homelessness,” Gardner said.

“Permanent supportive housing is the response to homelessness.”

END



Office of the Mayor and City Council  
389 Congress Street Portland, ME 04101  
cityclerk@portlandmaine.gov  
207.874.8941

September 11, 2020

Cumberland County Board of Commissioners  
142 Federal Street  
Portland, ME 04101

Dear Chairman Coward and the Board of Commissioners of Cumberland County,

On August 14, 2020 Portland City Manager Jon Jennings wrote to County Manager Jim Gailey to request that the County Commissioners discuss the possibility for the Cross Insurance Arena to be temporarily used “for the purpose of providing temporary day space and services as well as overnight emergency shelter space for persons experiencing homelessness in our community.”

We understand that the CIA Trustees read the City Manager’s request and are not recommending the arena be considered for this purpose. However, we respectfully ask that before you make a decision on this matter, you take the time to explore this issue further by speaking directly with representatives from the City of Portland such as City Manager Jon Jennings, Director of Health and Human Services Kristen Dow, and Mayor Kate Snyder. It is imperative that you have a full understanding of the current situation in the community, the challenges we are facing in the Greater Portland region, and the potential short- and long-term solutions we see on the horizon with help from our partners at the County and State levels.

## THE SITUATION

As City Manager Jennings explained in his letter, due to the COVID-19 pandemic, many former resources designed to assist people experiencing homelessness are no longer available. The pandemic has also required the City of Portland to implement new social distancing protocols that have vastly diminished our capacity to shelter unhoused individuals.

The Oxford Street Shelter used to be able to accommodate 154 individuals with another 75-100 in nearby overflow facilities. It can now only accommodate 75 individuals, not even a third of its former capacity. As a result, we have opened an additional 75 beds at the Portland Expo and are currently sheltering more than 200 people in area hotels each night (see chart below).

| Facility                                                                 | Pre-COVID Capacity      | Current Capacity                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Oxford Street Shelter (OSS)                                              | 154                     | 75                                                                                                                                                                                                                                                             |
| Overflow space for the OSS at the Preble Street Resource Center Day Room | 75                      | No longer available for use.                                                                                                                                                                                                                                   |
| Other City of Portland overflow spaces for the OSS                       | 30+                     | No longer available for use.                                                                                                                                                                                                                                   |
| Family Shelter Buildings                                                 | 130                     | Being used to provide shelter for unhoused people with exposure to COVID who are awaiting test results and/or to quarantine unhoused people with active COVID cases. Limited capacity for families at this time. Many families being sheltered in area hotels. |
| Portland Expo                                                            | Not in use pre-pandemic | 75                                                                                                                                                                                                                                                             |
| Area Hotels & Motels                                                     | Not in use pre-pandemic | 242<br>(187 single adults + 28 families)                                                                                                                                                                                                                       |

As the chart above indicates, in addition to accommodating many people in City facilities, we have well over 200 individuals being sheltered in area hotels each night. This is not a sustainable practice, nor is it a best practice. Being spread out like this makes it difficult for folks to access the services they need to assist them in obtaining permanent housing while also making it tough for area providers to track individuals in need of service, follow their progress, and provide assistance.

The spaces that the City of Portland currently has available to offer overnight shelter to unhoused individuals is inadequate, and our capacity to offer day space is even more limited. We need to find alternatives quickly, particularly as the weather gets colder and individuals will not be able to remain outside for large portions of the day.

#### THE TRUSTEES' RECOMMENDATION

In the letter communicating their recommendation concerning use of the Cross Insurance Arena, the Trustees' write:

We consider the Arena to be the public's property; and recognize that in times of crisis, a facility like ours can be put to creative use in order to solve problems and serve the common good.

We very much appreciate this sentiment and contend that this is, in fact, a time of crisis. We also believe that the hurdles identified in the Trustees' letter are, in fact, surmountable and should be

discussed in greater depth before a final decision on this matter is contemplated. Our responses to the Trustees' three areas of concern are enumerated below.

- *Contract Obligations*

While we understand the Trustees' concerns regarding contract obligations at the Cross Insurance Arena, we also recognize that in years past, when the CIA was under construction, the Portland Pirates were able to play at the Androskoggin Bank Colisee in Lewiston. Had there not been contract disputes following that hiatus from the CIA, the Pirates would have started up again in Portland the following season without missing a beat.

Though moving the Mariners to Lewiston for a season may be a difficult task to accomplish, it could certainly be considered, especially since there will most likely be no attendees at games this season. One of the biggest concerns in moving the team away for a season before was how the fan base would react and how that would impact future ticket sales. That is not a consideration at this time as fans will not likely be allowed to gather in large arenas until COVID is fully under control. In some ways, the pandemic makes a temporary team relocation easier.

- *Appropriateness of the CIA to serve as temporary shelter*

Another concern the Trustees express in their letter is the suitability of the CIA for use as a temporary shelter. While this may in fact be a valid concern, we encourage you to discuss this more fully with staff experienced in running such a facility. Perhaps it is a poor fit. Perhaps not. But certainly this is something that should be evaluated by professional staff accustomed to doing this type of work before being used as a reason to deny the City's request.

- *Insurance*

The Trustees have expressed concern that the Arena's insurance does not cover this particular purpose. We suspect the Arena's insurance also did not cover its potential use as "an emergency Alternative Care Site should the ongoing COVID-19 pandemic force hospitals beyond their capacity," and yet, as the Trustees state, it has been slated for that use in coordination with State agencies and area hospitals. Clearly the insurance issue must have been worked out in that case.

Finally, in recommending that the Commissioners turn down the City of Portland's request, the Trustees state:

We support ongoing efforts to activate sites that already exist in the city and were designed to provide these critical services.

But that is precisely the issue: THERE ARE NONE. If there were, we would be pressing them into service immediately. Unfortunately, the buildings we are currently using to provide emergency shelter comprise a 1900s duplex, multiple three-unit Victorian era homes, an old auto garage,



the gymnasium at the Expo, and area hotel and motel rooms. While the City is currently working to design, fund, and build—for the first time—a facility designed to provide temporary shelter to people experiencing homelessness, that facility does not yet exist. We do hope to expedite its construction, but in the meantime, we need alternatives. Hence, City Manager Jon Jennings' letter on the Portland City Council's behalf.

As you consider the City of Portland's request at your meeting on Monday, September 14, 2020, we hope you will take our comments into consideration and delay your vote until you have had time to speak directly with City Manager Jennings and appropriate city staff and elected officials about this matter.

We thank you for your time and for your service to the community.

Sincerely,

**Belinda Ray, City Councilor, District 1**  
Chair, HHS & Public Safety Committee

**Tae Chong, City Councilor, District 3**  
Member, HHS & Public Safety Committee

**Kimberly Cook, City Councilor, District 5**  
Member, Housing Committee

**Kate Snyder, Mayor of the City of Portland**

**Jill Duson, City Councilor, At-large**  
Chair, Housing Committee

**Pious Ali, City Councilor, At-large**  
Member, HHS & Public Safety Committee  
and Housing Committee

cc: County Manager Jim Gailey  
City Manager Jon Jennings  
Director of Health & Human Services Kristen Dow  
HHS Commissioner Jeanne Lambrew  
Governor Janet T. Mills  
Dan Brennan, Maine Housing  
Jeremy Kennedy  
Portland City Council

**Bayside Neighborhood** <bnaportland@gmail.com>

Oct 16, 2020 12:02 PM

Posted in group: **Planning Board**

To Chair Mazer and Members of the Planning Board,

The Bayside Neighborhood Association is categorically opposed to adding more shelters in Bayside, and specifically to Preble Street's proposed project at 5 Portland Street. Our objections are based on irreconcilable inadequacies within Preble Street's application and many other factors including but not limited to the extraordinary impact of the decades-long inequitable concentration of high-impact social services within a single underserved and neglected neighborhood. We ask the planning board to look at this project both through the wider lens of city and state plans to address and end homelessness as well as through the frame of history.

We ask that you draw a line in the sand and deny this permit based on the applicant's long history of unwillingness to adequately address impacts on the community surrounding their facilities; the absence of legitimately enforceable controls for neighborhood impacts; the lack of a defined city standard for what constitutes acceptable impact from a social service facility; the absence of a process for resolving neighborhood concerns (or indeed even a process to determine what the neighborhood's concerns are); and the lack of licensing standards for emergency shelters, without which the city has no way to enforce the standards after a shelter is operational.

The attached letter was written in June 2020 as an initial response to the unveiling of Preble Street's "Vision" for 2020-2025, and captures the initial reaction of the BNA board. This letter was approved by 15 members of the 16 member board (ex-officio member Preble Street abstaining) and co-signed by many community members.

I will be providing updated testimony at Tuesday's planning board workshop on behalf of the Bayside Neighborhood Association. Please include this letter in the packet for that meeting.

Sincerely,

Sarah Michniewicz  
President, Bayside Neighborhood Association

--

**Mission Statement**

*The **Bayside Neighborhood Association (BNA)** brings members of the Bayside community together. BNA brings conversations about Bayside to Bayside and to the greater community in a way that organizes, informs, and empowers residents; social service and other organizations; local businesses; and city representatives to form meaningful and long-term partnerships. BNA preserves and promotes safety, multi-cultural diversity, housing, and carefully planned social, economic, and physical development in this unique urban community.*

## Preble Street

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**Molly Kite Spadone** <mollyspadone@gmail.com>

Oct 16, 2020 12:31 PM

Posted in group: **Planning Board**

*To whom this may concern,*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Respectfully,*

*Molly Spadone  
90 Salem st Portland, ME 04102*

## Preble Street 24/7 wellness center

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**Emma Liberty-Langlais** <emmaliblang@gmail.com>

Oct 16, 2020 12:44 PM

Posted in group: **Planning Board**

Hello,

My name is Emma, and I'm a resident of the parkside neighborhood in Portland. I am contacting you to let you know how important it is to me that the planning board approves the Preble Street conditional use application. For many of the people living in my community, this decision means life or death. As the housing crisis in Portland continues to worsen, the pandemic continues, and the winter months approach us, it is extremely urgent that we have more services to provide people in our community with food, safety, and warmth.

Thank you for your time!

Kind regards,  
Emma Liberty-Langlais

## Preble Street Day Shelter

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**Omega Haehnel** <omega.rain.haehnel@gmail.com>

Oct 16, 2020 12:47 PM

Posted in group: **Planning Board**

Hello,

I'm writing to implore you to approve the Preble Street conditional use application. This shelter could be the only thing standing between dozens of homeless lives and the harsh Maine winter. Do the right thing and turn the Preble Street day shelter into a 24/7 wellness center.

Thank you,  
Omega Haehnel

## Homelessness

---

**Brenda Norris** <bwnorris@icloud.com>

Oct 16, 2020 12:54 PM

Posted in group: **Planning Board**

Dear Planning Board members,

*I can't presume to know all the implications of this decision and I truly believe that you all have the best interest of the people you represent at heart. I know also that Preble Street is an organization that carry these beliefs and have the ability to implement change for the homeless of Portland, Maine and beyond.*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you for listening,*

Brenda

## **Urgent: Approve Preble Street conditional use application**

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**Brooke Wentworth** <bwntwrth@gmail.com>

Oct 16, 2020 12:57 PM

Posted in group: **Planning Board**

Hello,

My name is Brooke Wentworth, and I'm a resident of Portland. I am contacting you to let you know how important it is to me that the planning board approves the Preble Street conditional use application. For many of the people living in my community, this decision means life or death. As the housing crisis in Portland continues to worsen, the pandemic continues, and the winter months approach us, it is extremely urgent that we have more services to provide people in our community with food, safety, and warmth.

Thank you for your time!

Kind regards,  
Brooke Wentworth

## Preble Street Conditional use application

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**Charley Merryman** <charley.merryman@maine.edu>

Oct 16, 2020 1:18 PM

Posted in group: **Planning Board**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*



## Request for approval of conditional use application

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**Liza Miller** <liza.victoria.miller@maine.edu>

Oct 16, 2020 1:22 PM

Posted in group: **Planning Board**

Dear Portland Planning Team,

I am asking and urging you to support and approve the Preble Street conditional use application. The unhoused community of Portland deserves and needs shelter, safety, food and social resources this winter.

We know that the upcoming season is brutal on the vulnerable members of the community, and even more so in this situation of a pandemic, they will not be able to easily shelter inside with pandemic restrictions and precautions. This issue should be a forefront concern and importance of the planning board to figure out a safe plan for those who would seek resources for basic needs this winter.

This Wellness Shelter proposal proposes each person their own bed and caseworker. I think it is the least we can do for our community to open up another option for emergency shelter and care, and hope you will consider supporting this proposal.

Thank you,

Liza Miller (Portland community member)

## Preble street shelter

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**liv nicol** <osnapple1@gmail.com>

Oct 16, 2020 1:38 PM

Posted in group: **Planning Board**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,

Olivia Nicol

**Preble Street Resource Center Application# CU-001231-2020**

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**K. Scott Morrison** <kscottmorrison2@gmail.com>

Oct 16, 2020 1:47 PM

Posted in group: **Planning Board**

Good day all,

Please find an attachment to this email which is our written comments regarding Preble Street Resource Center's application for a 40 bed shelter in Bayside which is on the Planning Board's agenda for the Tuesday 4:30PM meeting on October 20, 2020.

Please provide a copy of our comments to each board member and staff of the planning board.

Also please confirm receipt of our comments.

Thank you and best regards,

K. Scott and Mary Beth Morrison  
9 Parris St.

To: City of Portland Planning Board

From: K. Scott & Mary Beth Morrison, 9 Parris Street Portland, ME, October 16, 2020

Re: Preble Street Resource Center Shelter Permit Application# CU-001231-2020

Thank you for opportunity to share our thoughts on the Preble Street Resource Center's application for a new permanent shelter in Bayside.

As owner residents of a Bayside home since 2010 my wife Mary Beth and I want to express our strong opposition to this new shelter application. Our opposition focus here is in three areas based on our personal experience living in Bayside and our involvement in the Bayside Neighborhood Association.

- a) Safety and security- Our 10- year history in Bayside is marked by continuous events of trespassing, vandalism, theft, verbal and physically threatening behavior, loitering, littering, drug dealing and drug use----all on our single property. We have found these trespasses are from people who reside in Bayside because of the social services they receive here. One person succinctly put it this way- "Bayside is the mecca for free everything", so people come here what is offered. In 2020 we experienced a reduction in trespass events and threatening encounters, explained by the closing of and/or the reduction in 'free' services offered in Bayside due to pandemic protocols. People seeking services have had to go elsewhere. What is happening in Deering Oaks Park this year, is a glimpse of what we have dealt with in our yard for 10 years. We have filed a criminal trespass authorization form with the Police Dept, allowing officers to engage with people on our property. A shocking statistic to us was provided by the police – 23% of all Portland police calls for service are in Bayside yet Bayside represents only 1% of Portland's population. The management of the Preble St. Resource Center is quoted as saying what happens outside their walls is not their responsibility, so the neighborhood is on its own to deal with whatever Preble Street Resources attracts. For neighborhood safety and security reasons please do not approve this application.
- b) Neighborhood fairness- We have learned that Bayside hosts a severely disproportionate share of the public and private social services offered in Portland. If the city residents and city government want to provide these services, then it is a fair and reasonable expectation for all neighborhoods to share in hosting them. I have asked Preble Street representatives if other Portland neighborhoods, or even other cities, have been explored for the location of this new shelter. They have not responded. Folks, the benefits, and burdens of our city should be shared! This is an opportune time for the city to bring fairness to the social services delivery system in Portland. Saying no to this shelter application is an answer long overdue!

- c) Accountability- Are the recipients of social services in Portland being well served? Are they really being helped to move on to a better life situation? Mary Beth and I support several service providers in Portland. From newsletters and reports we conclude that they are not well served by the existing service models. On the positive side, Portland's city council has approved building an adult homeless services center in Riverton that promises an improved, humane model for helping people. The state has engaged a commission to develop plans for coordinated regional homeless services. Portland City Council's Health and Human Services committee is developing a licensing process for these small shelters, such as is being proposed here. I understand there are numerous efforts under way by other service providers to better meet the homeless population's needs. It is reasonable and prudent for these plans to be fully developed before any new shelters, including this one, are approved.

Thank you again for this opportunity to share our thoughts on this application. Bottom line for us - the Preble Street Resource Center has been a historically inconsiderate, bullying type neighbor who does not deserve approval to expand their operations in Bayside with a permanent homeless shelter.

## Please vote to accept Preble Street's year-round winter shelter!

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**Catherine Buxton** <catherine.anne.buxton@gmail.com>

Oct 16, 2020 2:02 PM

Posted in group: **Planning Board**

Hi there!

I am writing to strongly encourage you to vote to approve the 40 person wellness shelter at the site of the Preble Street Resource Center. Especially now it is essential for us all to get creative to make sure as many people as possible have homes during this winter. Preble Street has shown a long-time commitment to serving unhoused people here in Portland, and I trust them as a leader to care and house folks safely in their new space. This space will be essential in providing safe housing for folks experiencing homelessness and it will alleviate the escalating housing crisis here in Portland. A Wellness Shelter is an important step for finding people long-term housing. As it stands now, clients are spread out in disparate locations across the city, making it difficult for social workers and case managers to help them get back on their feet. A 24/7 shelter with services will help move more people to stability and economic independence.

Institution after institution has turned their backs on the homeless population this year, please do not be another one of these institutions.

Thank you for your time and attention.

**-Catherine Buxton**

[p] she/her/hers

[e] catherine.anne.buxton@gmail.com

[m]: 978-382-2629

## Preble Street

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**Jason Ouellette** <jason.ouellette@gmail.com>

Oct 16, 2020 2:22 PM

Posted in group: **Planning Board**

Hello,

I hope this message finds you well. Please approve the Preble Street conditional use permit. The nights are already dipping into freezing temperatures and no Mainer should have to sleep in the cold. Please allow the shelter to provide warm beds for people.

Kind regards,  
Jason Ouellette

## Wellness Shelter

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**Gordon Thomson** <thomsonbg@aol.com>

Oct 16, 2020 2:31 PM

Posted in group: **Planning Board**

We want to express our strong support for the Planning Board approval of the Preble Street conditional use application so that its facility at 5 Portland Street can undergo the needed renovations for the Wellness Shelter.

This facility is certainly desperately needed, particularly as winter approaches. No city funds are required for the COVID-related renovations that are needed for this building to serve homeless Mainers. Leaving people out in the cold is not good at any point in time, but the need is particularly important given the public health emergency that exists because of COVID-19.

We look forward to hearing that the Planning Board has granted this Preble Street application at its next meeting.

Gordon and Barbara Thomson  
160 Marlborough Rd  
Portland



## Winter housing crisis in Portland

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**Fiona Coleman** <fionarcoleman27@gmail.com>

Oct 16, 2020 3:04 PM

Posted in group: **Planning Board**

Hello,

My name is Fiona, and I'm a resident of Portland. I am contacting you to let you know how important it is to me that the planning board approves the Preble Street conditional use application. For many of the people living in my community, this decision means life or death. As the housing crisis in Portland continues to worsen, the pandemic continues, and the winter months approach us, it is extremely urgent that we have more services to provide people in our community with food, safety, and warmth.

Thank you for your time!

Kind regards,  
Fiona Coleman

## Don't leave people out in the cold

**Kristen Miale** <KMiale@gsfb.org>

Oct 16, 2020 2:17 PM

Posted in group: **Planning and Urban Development**

To the Portland Planning Board,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you for your consideration.

Best regards,

Kristen Miale

**Kristen Miale | President**

**Good Shepherd Food Bank**

3121 Hotel Road | PO Box 1807

Auburn, Maine 04211

(207) 782-3554 ext. 1122

(207) 423-5166 (cell)

[kmiale@gsfb.org](mailto:kmiale@gsfb.org)

[www.feedingmaine.org](http://www.feedingmaine.org)

-

### The latest on GSFB's response to COVID-19

| Resources for Agencies | Resources for Community Members |
|------------------------|---------------------------------|
|------------------------|---------------------------------|

[COVID-19 FAQs for Partner Agencies](#)

[GSFB Food Map](#)

[Connecting with your Community Toolkit](#)

[Food Assistance Changes to Operations](#)

[Volunteer Guidance for Safe Deliveries](#)

[Cooking Matters at Home](#)

[Governor's Stay Healthy at Home Mandate](#)

[Recipes for Pantry Boxes](#)

[MANP Reopening Guide for Nonprofits](#)

[COVID-19 Food Safety Info](#)

|                                            |                                      |
|--------------------------------------------|--------------------------------------|
| United Way – Volunteer Incentive Program   | Accessing Assistance through DHHS    |
| United Way – COVID-19 Response Fund        | ME Equal Justice Legal Services      |
| Machias Savings Bank – Building Resilience | Community Resources thru Aunt Bertha |
| Other Maine COVID-19 Response Funds        | Maine 2-1-1: Find Services!          |

[Maine Center for Disease Control and Prevention \(CDC\)](#)

[Contact GSFB](#)



## Don't leave people out in the cold

---

hmstilin@gmail.com <hmstilin@gmail.com>

Oct 16, 2020 2:18 PM

Posted in group: **Planning and Urban Development**

Hello,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Heather Stilin

531 Cottage Road

South Portland, Maine

Sent from Mail for Windows 10

## Don't leave people out in the cold

---

**Bobbi Lennie** <bobble3@yahoo.com>

Oct 16, 2020 2:24 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board Members,

I am requesting that the city of Portland Planning Board approve the Preble St conditional use application in order that the facility at 5 Portland St undergo renovations.

We need to ensure, as caring human beings, that we take care and shelter those less fortunate.

Particularly with winter right around the corner.

Thank you,

Sincerely,

Bobbi Lennie

Sent from my iPhone

## Don't leave people out in the cold

---

**Linda Haley** <lehaley30@gmail.com>

Oct 16, 2020 3:29 PM

Posted in group: **Planning and Urban Development**

Please approve the application for renovations for a 24/7 shelter.

## Don't leave people out in the cold

---

**Linda Haley** <lehaley30@gmail.com>

Oct 16, 2020 3:29 PM

Posted in group: **Planning and Urban Development**

Please approve the application for renovations for a 24/7 shelter.

## Don't leave people out in the cold

---

River Hodgdon <river.hodgdon@maine.edu>

Oct 19, 2020 11:39 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

--

Best Wishes,  
River Hodgdon



## Please approve the Preble St application

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**Kate Maurer** <kymaurer@gmail.com>

Oct 19, 2020 6:10 PM

Posted in group: **Planning and Urban Development**

Dear City of Portland Planning Board,

I am a primary care provider and I live in the west end of Portland.

I respectfully request the City of Portland planning board approve the Preble Street conditional use application in order that its facility at 5 Preble Street undergo renovations needed for a new 24/7 Wellness Shelter.

With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed.

Preble Street is not asking for City funds and is only seeking Planning board approval for necessary COVID-informed renovations to the building.

Please do not leave our community members out in the cold.

Respectfully,  
Kate Y. Maurer

## **SHELTER People -Don't Leave People Out In The Cold**

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**Rebecca Ayers** <rebecca.ayers01@gmail.com>

Oct 19, 2020 3:22 PM

Posted in group: **Planning and Urban Development**

*To Members Of The Planning Board:*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application so that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter.*

*With so many people sleeping outside during a public health emergency, and as winter approaches, this initiative is DESPERATELY needed!*

*Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Sincerely,  
Rebecca Ayers  
603-730-2388*

## Don't leave people out in the cold

---

**Sarah Johnson** <sejohnson231@gmail.com>

Oct 19, 2020 2:58 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

## Preble Street 24/7 Wellness Shelter

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Nicole Jordan <nicole.jordan@maine.edu>

Oct 19, 2020 2:47 PM

Posted in group: **Planning and Urban Development**

Hello,

I am writing as a Portland resident, a Master of Social Work student, and a former mental health case manager in Portland to request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold - we can (and need) to do better than that.

Respectfully,  
Nicole Jordan

## Portland

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Faith Tourigny <faith.tourigny@maine.edu>

Oct 19, 2020 2:32 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Faith Tourigny

Sent from my iPhone

Sent from my iPhone

## Don't leave people out in the cold

---

**Betsy Folan** <folan@pro-voke.co>

Oct 19, 2020 2:17 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

With kind regards,

Betsy Folan

## Don't leave people out in the cold

---

**Christie Barnes** <christie.s.barnes@gmail.com>

Oct 19, 2020 1:57 PM

Posted in group: **Planning and Urban Development**

To Whom it May concern,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you!

Christie Barnes

## Don't leave people out in the cold

---

**Robert Gardner** <rgardner@bowdoin.edu>

Oct 19, 2020 12:27 PM

Posted in group: **Planning and Urban Development**

Hi-

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Robert Gardner



## My uncle..

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**annehask** <annehask@maine.rr.com>

Oct 19, 2020 12:13 PM

Posted in group: **Planning and Urban Development**

My uncle Phil was one of those veterans who came home from WW II with a range of issues.. and more times than I can remember he was found sleeping outdoors in his home state of New Hampshire. It was heart wrenching for our entire family.

So I have been so impressed over the years with the compassion and care of Preble Street by being open to people like Phil and giving them a place to sleep.

I plead with you to support this conditional use application.

Anne Haskell  
31 Higgins street  
Portland, ME 04103

Sent from my Verizon, Samsung Galaxy smartphone

## Preble Street application

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Clara Porter <claraportermaine@gmail.com>

Oct 19, 2020 11:31 AM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve Preble Street's application to renovate their former drop-in center for use as a 40 bed 24/7 shelter. As you know there is a huge need for winter shelter and Preble Street has the expertise to service people facing the greatest difficulties.

The area is well sited and has been well run for years.

I have a child at Baxter Academy and have attended meetings at the Lancaster Street building and volunteered at the soup kitchen for years.

Approval of this request is best for all of Portland's residents, housed and unhoused.

Thank you for your consideration.

Clara Porter  
72 Rackleff Street  
Portland

## Don't leave people out in the cold

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Scott DeBlock <[scottdeblock@gmail.com](mailto:scottdeblock@gmail.com)>

Oct 19, 2020 11:05 AM

Posted in group: **Planning and Urban Development**

Greetings!

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Joy and Peace,  
The Rev. Dr. Scott A. DeBlock  
Interim Pastor  
State Street Church UCC, Portland

## 5 portland st

---

Lacey Gale <laceygale1@gmail.com>

Oct 19, 2020 10:48 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*thank you for your kind attention,  
Lacey Gale*

## Don't leave people out in the cold

---

**Malvina Gregory** <malvinita@gmail.com>

Oct 19, 2020 7:49 AM

Posted in group: **Planning and Urban Development**

Dear Portland Planning Committee,

I'm writing to request that the City of Portland Planning board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter.

With so many people sleeping outside during a public health emergency, and as winter approaches this initiative is desperately needed.

It is my understanding that Preble Street has secured funding sources for the renovations.

Just a few days ago the Portland Press Herald published that the City of Portland is struggling to find the financing to create the needed bed space for its homeless (<https://www.pressherald.com/2020/09/21/portland-still-searching-for-emergency-homeless-shelter-beds-as-winter-nears/>) It seems that funding is one of the crucial factors, and here you have a proposal where funding isn't even needed.

Furthermore, the renovations would allow them to continue the personal gains that many of their clients saw this summer. From a human perspective, this should be our focus--not just where but what the quality of the shelter that we are providing. Preble Street is positioned to deliver soundly on both fronts, with little to no cost to the City.

I am a long-time Portland resident, and what I want is that ALL Portland residents are cared for with dignity and given the mean to ensure that they are safe. Every morning I drive through Deering Oaks Park. I worry about the lives around me, where will they go? I see their struggle to survive, and I see a City that has turned its back on them in the middle of this crisis. It didn't have to be that way. They are our neighbors too. We would be well served in these times of crisis to create small, manageable local community shelters that we could support locally and which would also serve to reduce risk of transmission due to their smaller size.

To me, the Preble Street proposal meets all basic measures: human dignity, finances, longevity, and public health. Please approve it.

Sincerely,  
Malvina Gregory  
24 Windsor Terrace  
Portland ME 04103

## Don't leave people out in the cold

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Harriman, Crystal <CHarriman@unum.com>

Oct 19, 2020 7:46 AM

Posted in group: **Planning and Urban Development**

CAUTION EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Unum COVID-19 Response - [Click here](#)

How to File a Claim Online - [Click here](#)

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,

*Crystal Harriman*

Client Specialist | Midwest Region

**Unum | National Client Group**

For information and resources regarding Unum's COVID-19 response and FAQs, visit [unum.com/covid-19](https://unum.com/covid-19)

## Wellness shelter approval

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Heather Dadiego <hdadiego@outlook.com>

Oct 19, 2020 7:31 AM

Posted in group: **Planning and Urban Development**

To The City of Portland Planning Board,

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you,*

*Heather Dadiego*

Sent from my iPhone

## Don't leave people out in the cold

---

**Lara Anderson** <lara.anderson@maine.edu>

Oct 18, 2020 6:27 PM

Posted in group: **Planning and Urban Development**

Please approve the Preble Street conditional use application so the facility at Portland Street can undergo renovations to become a Wellness Center. This is so urgently needed in Portland for our homeless population. Thank you for considering this.

Lara Anderson



## Don't leave people out in the cold

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Harriet Davis <harriet.davis@gmail.com>

Oct 18, 2020 6:07 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you.*

Harriet Davis  
harriet.davis@gmail.com

## Don't leave people out in the cold

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Angela Strader <ang.strader@gmail.com>

Oct 18, 2020 5:59 PM

Posted in group: **Planning and Urban Development**

None of us are safe from being homeless. Seriously - none of us! Especially in times of COVID and so many losing jobs and homes. Please try to imagine if this was you, your child, your mother... Everyone deserves to have a roof over their heads and a warm place to lie their heads. Please, I beg of you - do not leave people out in the cold.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Kind regards,

Angela M Strader

207.604.8013

2 Longmeadow Rd Scarborough, ME 04074

## Don't leave people out in the cold

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**M Tupper** <catalpa.girl@gmail.com>

Oct 18, 2020 4:50 PM

Posted in group: **Planning and Urban Development**

Greetings,

I like the idea of using a day shelter as a 24/7 shelter.

As you know, hunger and cold do not just show up during daylight hours.

Preble Street has an excellent reputation; I know many people who have volunteered there.

Thank you,

Mariana

## Support for Preble Street conditional use application

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Stephanie <seglinto@maine.rr.com>

Oct 18, 2020 4:40 PM

Posted in group: **Planning and Urban Development**

*Dear City of Portland Planning Board,*

*As a Portland resident concerned about humane and effective support for people experiencing homelessness, I encourage you to approve the Preble Street conditional use application so that its facility can serve as a Wellness Shelter. The renovations are in line with what is needed during the public health crisis. Preble Street seeks no funding and continues to be an important partner with the city to address issues related to homelessness.*

*Thank you,  
Stephanie Eglinton  
189 Frances Street  
Portland, ME*

## Preble Street

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**Michael Hendry** <mikerhendry@gmail.com>

Oct 18, 2020 4:17 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Kind regards...Mike

Cell: 207-776-9167

Email: mikerhendry@gmail.com

LinkedIn: [linkedin.com/in/mikehendry](https://www.linkedin.com/in/mikehendry)

## Don't leave people out in the cold

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**cathryn st.laurent** <cathrynstlaurent@hotmail.com>

Oct 18, 2020 2:33 PM

Posted in group: **Planning and Urban Development**

Approve this!

Sent from my iPhone

## Don't+leave+people+out+in+the+cold

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**Katie Profenno** <katie.profenno04@gmail.com>

Oct 18, 2020 2:24 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

## Don't leave people out in the cold

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Nancy Richards <nansealea@gmail.com>

Oct 18, 2020 1:52 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*



## Don't leave people out in the cold

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**dshirle19@aol.com** <dshirle19@aol.com>

Oct 18, 2020 1:47 PM

Posted in group: **Planning and Urban Development**

This should be a no-brainer. Please respect the lives of poor and disadvantaged people.

## Preble Street conversion of day center to 24/7 wellness center

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**Albert Thayer** <a.thayeriii@gmail.com>

Oct 18, 2020 11:18 AM

Posted in group: **Planning and Urban Development**

To whom it may concern,

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Best,  
Albert Thayer  
207.699.8023

## Don't leave people out in the cold

---

**Mallory Patton** <pattonmallory75@gmail.com>

Oct 18, 2020 10:49 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

## Preble Street Homeless Shelter

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**MyChi Damon** <mychidamon@yahoo.com>

Oct 18, 2020 10:46 AM

Posted in group: **Planning and Urban Development**

Dear Portland Planning Board,

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Best regards,*

*MyChi Damon*

Sent from my iPhone

## Don't leave people out in the cold

---

Elizabeth Chalmers <elizabeth.chalmers@maine.edu>

Oct 18, 2020 10:45 AM

Posted in group: **Planning and Urban Development**

Dear City of Portland Planning Board,

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

As a student in the School of Social Work at USM, I recognize the important foundation that safe shelter provides to people. I also have learned that people who are housed cost the city far less in emergency expenses like first responders, police, and medical emergency departments. Additionally, Preble Street has a long history of successfully providing shelter to people who are homeless, from emergency shelters to Housing First apartments.

Please approve the conditional use application and allow Preble Street to continue to do the important work of providing housing as a human right.

Respectfully,  
Elizabeth Chalmers  
MSW Student

## Don't+leave+people+out+in+the+cold

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**Michael Nagell** <mnagell123@gmail.com>

Oct 18, 2020 9:02 AM

Posted in group: **Planning and Urban Development**

I think Portland needs to do more. Help these people get counseling and have a warm place to live and eat I was once homeless at that shelter and it was bad but better then sleeping in street and now. Fine and I'm my own living working and back to normal it can be done with little help. But people can't be living the street with no place to stay

## **Don't+leave+people+out+in+the+cold**

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**CAROL Flynn** <carolflynn49@gmail.com>

Oct 18, 2020 8:51 AM

Posted in group: **Planning and Urban Development**

Please approve the Preble Street conditional approval for housing homeless.

## Conditional Use Application for Preble Street

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Dianne Barbour <ldb3356@gmail.com>

Oct 18, 2020 7:31 AM

Posted in group: **Planning and Urban Development**

Dear Portland Planning Board,

Preble Street has done so much to help the under-privileged so on their behalf, I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

L. Dianne Barbour  
42 Tuttle Lane  
Wells, ME 04090  
ldb3356@gmail.com  
207-668-6010



## Please approve COVID-informed renovation to the Preble Street Facility at 5 Portland Street

---

**Kerry Bennett** <kerry.l.bennett@gmail.com>

Oct 18, 2020 7:27 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you,*

*Kerry Bennett*

## Wellness Shelter

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**Riley McNeil** <riley.mcneil@maine.edu>

Oct 17, 2020 9:40 PM

Posted in group: **Planning and Urban Development**

To whole it may concern,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Best,

Riley McNeil

Sent from my iPhone

## Preble Street

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**Cameron Petit** <petit.cameron@gmail.com>

Oct 17, 2020 9:39 PM

Posted in group: **Planning and Urban Development**

To whom it may concern,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Kind regards,

Cameron Petit

## Don't leave people out in the cold

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**Resa Redhunt** <therese.redhunt@maine.edu>

Oct 17, 2020 5:47 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

## 24/7 Preble Street Wellness Shelter

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nancys@gwi.net <nancys@gwi.net>

Oct 17, 2020 5:45 PM

Posted in group: **Planning and Urban Development**

To the Portland Planning Board:

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Thank you for your time & concern for people less fortunate than you and I.  
Nancy Sanford

Sent from my iPhone

## Oct 20 meeting: conditional use application

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**Sarah Brydon** <brydon.sarah@gmail.com>

Oct 17, 2020 1:23 PM

Posted in group: **Planning and Urban Development**

Hello!

I'm a Portland resident, and I urge you to approve Preble Street's conditional use application this Tuesday (October 20), allowing them to convert their resource center to a 24/7 wellness shelter. Please approve the application so they can help 40 people stay as safe as possible.

Thank you!  
Sarah Brydon

## Please approve the conditional use request for the Preble Street Resource Center

---

**Martha Thompson** <martha.smallaxe@gmail.com>

Oct 17, 2020 12:53 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you!*  
*Martha Thompson*

## Don't leave people out in the cold

---

Nina G. Miller <nmliller@maine.rr.com>

Oct 17, 2020 12:30 PM

Posted in group: **Planning and Urban Development**

*Dear Planning Board Members,*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you for doing the right thing.*

*Sincerely,*

*Nina Miller*



## **Don't+leave+people+out+in+the+cold**

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tginn8 <tginn8@gmail.com>

Oct 17, 2020 12:16 PM

Posted in group: **Planning and Urban Development**

Please don't allow people to sleep out in the cold, in tents, under trees in stairwells, this is not fair and we need to help them as citizens of Portland Maine! Thank you, Tracy

## Don't leave people out in the cold

---

**Barbara Rachel** <greenheart.rachel@gmail.com>

Oct 17, 2020 12:11 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

--

*Barbara Rachel, LCSW  
The Maine DBT Center  
333 Lincoln St.  
Saco, ME 04072  
(207) 229-2320*

## Don't leave people out in the cold

---

**Tyler Jackson** <timothytylerjackson@gmail.com>

Oct 17, 2020 12:08 PM

Posted in group: **Planning and Urban Development**

Hello,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at **5 Portland Street** undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,  
Tyler Jackson

## Re: Approve Preble Street's conditional use application at 5 Portland Street

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**Kimberly M. Cook** <kcook@portlandmaine.gov>

Oct 17, 2020 11:43 AM

Posted in group: **Planning and Urban Development**

Ginger - thanks for reaching out but this is not a Council decision. I have copied the Planning Board and Planning Department so they have your comments.

Best  
Kim

On Sat, Oct 17, 2020 at 10:47 AM Ginger Raspiller <mainelyearth@aol.com> wrote:

City Leaders:

Based on the success of the Sullivan Wellness Center and similar programs, we support Preble Street's effort to focus their resources on wellness and their application to create a 24/7 wellness center at their current location. The transition to a wellness center will accomplish two things:

1. It will help us begin to transition homeless individuals to some sort of permanent housing.
2. It will also reduce the number of homeless individuals hanging out in the Bayside area which has been a source of concern and caused problems for Bayside residents

Several friends who are involved with ministering to homeless individuals have shared what a positive impact the Sullivan Wellness Center had on the residents. Just having a place - their own cot and trunk for their possession, access to showers, laundry, food, community (the pandemic has left homeless people with no place to gather) and social services allowed many residents to start to reconnect with family and get their lives back on track. Preble Street's new wellness facility will continue that work. Preble Street's proposal will allow them to develop a COVID-safe facility and does not require any city funding.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application at 5 Portland Street. We plan to attend the workshop and public hearing.

Ginger Raspiller  
Kenneth Swanberg  
150 Spring Street #5  
Portland, ME

--  
**Kim Cook**  
Portland City Council, District 5  
Deering Ctr., Riverton, No. Deering  
[www.kimcook.org](http://www.kimcook.org)  
207.874.8986

## Don't leave people out in the cold

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Heidi Spiller <heidi.spiller@maine.edu>

Oct 17, 2020 11:33 AM

Posted in group: **Planning and Urban Development**

*To whom it may concern,*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Sincerely,  
Heidi Spiller  
BSW Student, University of Southern Maine*

## Don't leave people out in the cold

---

Carol Oehlschlager <carol.oehlschlager@maine.edu>

Oct 17, 2020 10:52 AM

Posted in group: **Planning and Urban Development**

Dear Planning Board,

I am a USM Clinical Masters of Social Work student. Two years ago my internship was at Preble Street's Florence House. I have remained a steadfast supporter and advocate for people experiencing homelessness and understand how important Preble Street is to both the Portland community and the homeless community. Homelessness runs much deeper than to simplify it down to "get a job." The amount of mental illness that is involved is honestly what I see as the main problem. It is a problem that stands in the way of leading a more meaningful and productive life. The only autonomy people experiencing homelessness have is in making decisions for themselves. People have a right to make up their own minds about where they stay. These people trust Preble Street who have been there for them for many many years. The ideal situation for them is "Housing First" programs that provide low barrier living that is both cost effective and has shown proven results in stabilizing their lifestyles. It allows them to stop being consumed by where they are going to eat and sleep, providing them with the security and stability that enables them to focus on things above the basic needs level like getting proper medical, mental health, and substance abuse care which elevates them to the next level of independence.

In the meantime before the City accepts the fact that Housing First programs are really the best option in multiple goal attainment for both Portland and its needs and the homeless and their needs:

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

--

Best,

Carol Oehlschlager, BSW  
carol.oehlschlager@maine.edu

## Don't leave people out in the cold

---

(null) (null) <beckina@yahoo.com>

Oct 17, 2020 10:51 AM

Posted in group: **Planning and Urban Development**

*To whom it may concern,*

*I am a physician and mother who lives and works in Portland.*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building.*

*I am concerned that the City be as prepared as possible with the coming flu, cover, and winter season. It is not going to be easy, and we need to be proactive.*

*thank you,*

*Becky Hunt, MD*

## Don't leave people out in the cold

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kittiga@me.com <kittiga@me.com>

Oct 17, 2020 10:50 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Thank you sincerely,  
Amy Ford*



## Approve Preble Street's request

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**Ginger Raspiller** <mainlyearth@gmail.com>

Oct 17, 2020 10:37 AM

Posted in group: **Planning and Urban Development**

Based on the success of the Sullivan Wellness Center and similar programs, we support Preble Street's effort to focus their resources on wellness and their application to create a wellness center at their current location. The transition to a 24/7 wellness center will accomplish two things:

1. It will help us begin to transition homeless individuals to some sort of permanent housing.
2. It will also reduce the number of homeless individuals hanging out in the Bayside area which has been a source of concern and caused problems for for Bayside residents

Several friends who are involved with ministering to homeless individuals have shared what a positive impact the Sullivan Wellness Center had on the residents. Just having a place - with a cot, a trunk for possession, access to showers, laundry, food, community and social services allowed many residents to start to reconnect with family and get their lives back on track. Preble Street's new wellness facility will continue that work. Preble Street's proposal will allow them to develop a COVID-safe facility and does not require any city funding.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application at 5 Portland Street.

Ginger Raspiller  
150 Spring Street #5  
Portland, ME

## Don't+leave+people+out+in+the+cold

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**Peter McGuire** <pmcguire1@comcast.net>

Oct 17, 2020 10:21 AM

Posted in group: **Planning and Urban Development**

As a former Board member of Tedford Housing in Brunswick, I know the importance of a shelter for the homeless, particularly during this Covid Pandemic. I, therefore, request that the City of Portland Planning Board approve the conditional use application in order that its facility at 5 Portland St. undergo renovations needed for a new 24/7 Wellness Shelter. Please do not add to the stressful situation that now exists for the homeless.

## Don't leave people out in the cold

---

Sara Freshley <sara.freshley@maine.edu>

Oct 17, 2020 9:33 AM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, **this initiative is desperately needed**. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sara

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Sara Freshley

**Legal Intern**, Maine Audubon

**JD Candidate**, University of Maine School of Law

## **Don't+leave+people+out+in+the+cold**

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**Val B** <valnmt@gmail.com>

Oct 17, 2020 9:54 AM

Posted in group: **Planning and Urban Development**

I am aware that this is difficult for the council, but we must face our responsibility to the homeless now while also repairing the priorities and programs that create the homeless problem.

Val Blais  
207-318-2027  
77 Vannah Ave, Portland, ME 04103

## Don't leave people out in the cold

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**TINA WHALEN** <whalenolder@aol.com>

Oct 17, 2020 8:37 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold!*

*Tina Whalen*

Sent from my iPhone

## Don't leave people out in the cold

---

**John Wolfgram** <wolfgjrjo@hotmail.com>

Oct 17, 2020 8:23 AM

Posted in group: **Planning and Urban Development**

I support turning the Preble Street facility into a 24/7 wellness center.

John Wolfgram

## Don't+leave+people+out+in+the+cold

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Jen Dickstein <rhidemjen@gmail.com>

Oct 17, 2020 8:07 AM

Posted in group: **Planning and Urban Development**

Good evening, I am writing regarding the current homelessness situation we have in Portland. Please, please allow the 5 Portland Street former resource center building to be utilized as a 24hr shelter for the most vulnerable individuals in our community. It is inhumane what is happening in Portland, as well as surrounding towns and we can and HAVE TO do better!!

As a provider in the community, I know full well the detrimental impact homelessness has on Portland's marginalized individuals and I seriously hope we will prioritize HUMAN BEINGS over buildings and profit. It's getting colder and hope is getting lost. What happened to good ole fashioned loving on your neighbor? Did we also forget we're in a pandemic? People deserve more than the grassy knoll, park benches, woods, sidewalks, tents or worse.

Portland prides itself in tourism and money being brought in, sales of homes, new businesses, etc BUT AT WHAT COST?! People are literally dying in the streets and enough is enough. The individuals impacted by this negligence deserve better. Housing is a basic need and a RIGHT not a privilege, so in the interim can we at the very least give them food, shelter, warmth, kindness and care. Anything above that is a bonus in our eyes.

Consider this begging, pleading whatever you may call it, but I for one will not sit silent about this issue. HOUSING IS A HUMAN RIGHT & WE are all in this together. Portland should be a city that cares about people more than revenue.

Thank you for your time and consideration,

Jen D.

## Don't leave people out in the cold

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**Stephanie scherr** <stephaniecooperscherr@gmail.com>

Oct 17, 2020 8:03 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Stephanie Scherr*



## Don't leave people out in the cold

---

hskodis <hskodis@maine.rr.com>

Oct 17, 2020 5:32 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

## Preble Street Conditional Use Approval

---

Stephen Blattner MD MBA <sblattner@exagomd.com>

Oct 17, 2020 12:26 AM

Posted in group: **Planning and Urban Development**

*Please expedite approval of the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Thanks for doing the right thing

Stephen Blattner

>>>>>>>>>>

Stephen Blattner MD MBA

Founding Principal

exāgoMD, LLC

Leadership Strategy, Leadership Structure, Leadership Effectiveness

EMAIL: sblattner@exagomd.com

CELL: 207-233-8521

FAX: 207-799-8156

WEB: www.exagomd.com

"A goal without a plan is just a wish" Antoine de Saint -Exupery"

## Don't leave people out in the cold!

---

Tazmaine28 <tazmaine28@gmail.com>

Oct 16, 2020 11:16 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Thank you,  
Karen

## Truth

---

**Jake Ledue** <balancedfire@yahoo.com>

Oct 16, 2020 10:11 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Sent from Yahoo Mail for iPhone

## Don't leave people out in the cold

---

**Rene Burdet** <kburdet@icloud.com>

Oct 16, 2020 8:59 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Thank you very much.  
Sincerely,  
Katharina Burdet

## Don't leave people out in the cold

---

**Lee Street** <leefitzstreet@gmail.com>

Oct 19, 2020 9:25 AM

Posted in group: **Planning and Urban Development**

Please support the conditional use application being submitted by the Preble Street organization for renovations of the 5 Portland Street facility being considered Tuesday evening October 20. My understanding is that these renovations are needed to house and serve 40 homeless people population safely this winter during the pandemic!!

Thank you,

Lee Street

## Open Preble Street Shelter For Homeless

---

Aly Shannon <alshannon.4@gmail.com>

Oct 16, 2020 10:10 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*





## Don't leave people out in the cold

---

William Higgins Jr <billhj5659@yahoo.com>

Oct 16, 2020 10:08 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

## Don't leave people out in the cold

---

**Cloutier, Todd** <Todd.Cloutier@tylertech.com>

Oct 16, 2020 8:47 PM

Posted in group: **Planning and Urban Development**

I support this request.

Sent from Mail for Windows 10

## Don't+leave+people+out+in+the+cold

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Hannahh Daniell <hannahhdaniell@gmail.com>

Oct 16, 2020 8:13 PM

Posted in group: **Planning and Urban Development**

*Greetings,*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Sincerely,*

*Hannah Daniell*

*2021 prospective social work graduate at the University of Southern Maine*

## Don't leave people out in the cold

---

Anita Egli <an-eg@bluewin.ch>

Oct 16, 2020 7:59 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold*

Anita Egli  
54 Smith Street  
South Portland, ME 04106  
USA  
+1 207 653 7113  
an-eg@bluewin.ch

## Don't leave people out in the cold

---

**Eileen Gerenz** <egerenz@gmail.com>

Oct 16, 2020 7:44 PM

Posted in group: **Planning and Urban Development**

Please

--

Eileen Gerenz, CPA

Gerenz & Associates  
42 Fairfield Street  
Maynard, MA 01754  
(978) 897-7776

## Don't leave people out in the cold

---

**Marcie Ristich** <mrstich@une.edu>

Oct 16, 2020 7:33 PM

Posted in group: **Planning and Urban Development**

Dear Board Members:

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Cordially,

Marcie Ristich, RN

This e-mail may contain information that is privileged and confidential. If you suspect that you were not the intended recipient, please delete it and notify the sender as soon as possible.

## Don't leave people out in the cold

---

**Mary Tennant** <maryetennant15@yahoo.com>

Oct 16, 2020 6:38 PM

Posted in group: **Planning and Urban Development**

To the Planning Board,

I ask that you approve Preble St.'s conditional application so that they can complete renovations at 5 Portland St., in order to establish a Wellness Center. This will allow homeless people to come in from the cold of winter.

These are difficult times for many, which likely will increase the homeless population. They need to be provided the basics - shelter and food - in order to stay alive.

Respectfully,  
Mary Tennant

## Don't leave people out in the cold

---

Jess <thisisjessicagrimes@gmail.com>

Oct 16, 2020 5:30 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Jessica Grimes*



## Preble St.

---

**Stephanie Pridgeon** <stephpridg@gmail.com>

Oct 16, 2020 5:27 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility undergo renovations needed for a new Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Stephanie Pridgeon  
Portland resident

## Approve conditional use application

---

**Allison Strausberg** <allison.strausberg@gmail.com>

Oct 16, 2020 5:25 PM

Posted in group: **Planning and Urban Development**

Hello,

I have, lived and worked in Portland for the last 9 years. I am writing to request that the City of Portland Planning Board approve the conditional use application submitted by Preble Street so that its facility at 5 Portland Street can undergo necessary, COVID-informed, renovations for a new 24/7 Wellness Shelter. Preble Street is not asking for City funds and is only seeking approval for this life-saving conditional use application.

I request that the Planning Board approve this application that can save the lives of our most vulnerable neighbors.

Thank you,  
Allison

--

Allison Strausberg  
She/they

## Don't leave people out in the cold

---

**Martha Leggat** <mleggat67@gmail.com>

Oct 16, 2020 4:41 PM

Posted in group: **Planning and Urban Development**

Dear Planning Board,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold. We are so fortunate to have an organization in Portland like Preble Street that is fully committed to the well-being of our homeless population. Let's not do anything that gets in their way of progress. Thanks for your consideration.

Sincerely,

Martha Leggat  
Preble Street Volunteer





## Don't+leave+people+out+in+the+cold

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mem.mc27@yahoo.com <mem.mc27@yahoo.com>

Oct 16, 2020 4:16 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Michelle McDonough  
Brunswick, ME

## Don't leave people out in the cold

---

**Weston Bonney** <wbonney@maine.rr.com>

Oct 16, 2020 4:01 PM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed.*

*Weston L Bonney*

## Preble Street 24/7 Wellness Shelter

---

**Taylor Fey** <taylor.fey@gmail.com>

Oct 19, 2020 7:33 PM

Posted in group: **Planning Board**

Dear Planning Board Members,

I am writing to express my support of Preble Street's plans to convert their day shelter into a 24/7 wellness shelter. As a social worker who was trained at Preble Street I can speak for the quality of services they provide. As a soon to be resident of Portland (currently in the process of relocating back) I feel strongly that the services Preble Street plans to provide in their 24/7 shelter are imperative to keeping vulnerable Mainers safe. We cannot leave people out in the cold.

Please consider granting Preble Street permission to go forward with their plans and ensure that Portland continues to treat all of its residents with dignity and kindness.

Best,

Taylor Fey



## Physician In support of Preble Street Wellness Center

---

Emily Zarookian <ezarookian@gmail.com>

Oct 19, 2020 7:30 PM

Posted in group: **Planning Board**

Dear Portland Planning Board,

I am writing in support of allowing the former Preble Street Resource Center to be repurposed as a 24/7 shelter going into the winter months.

I am a physician who has the privilege to spend one day a week at the Preble Street-MMC learning collaborative (the "LC") providing healthcare to Portland's most vulnerable population. This past Tuesday, as it poured down cold rain at the end of the day, the staff of the LC kicked into high gear. Finding a warm sleeping bed for one client and de-escalating another who was panicking about how he would fare outside in the cold rain.

Given the COVID-19 pandemic and resulting worsening of availability of mental health and substance use disorder resources for patients experiencing homelessness, I believe Portland would be well served by an additional shelter choice for those experiencing homelessness.

I know that allowing Preble Street to operate a 24/7 shelter will not ultimately solve the crisis of homelessness in Portland. We also must advocate for solutions for the patients I see daily at the LC who have been deemed "too medically complex" or have incurred a criminal trespass order from OSS or milestone shelters (more often than not the result of untreated mental illness or substance use disorder).

The winter of 2020-21 is going to be tough for all, it is unimaginable that a person experiencing homelessness will have no recourse for shelter on a cold winters' night.

Sincerely,  
Dr. Emily Zarookian

## Preble Street Wellness Shelter

---

iancrouch@gmail.com <iancrouch@gmail.com>

Oct 19, 2020 7:18 PM

Posted in group: **Planning Board**

Hi,

Citizen of Deering Highlands here. Just wanted to join a chorus of other voices requesting that Preble Street be granted abilities to serve as a 24/7 wellness shelter to help keep people inside during the winter.

Thanks,

Ian Crouch

## Convert a Preble Street day shelter into a 24/7 Wellness Shelter

---

**Emilie Swenson** <emilie.swenson@gmail.com>

Oct 19, 2020 6:50 PM

Posted in group: **Planning Board**

To the City of Portland Planning Board,

As a resident who is concerned for the well-being and safety of the people of Portland, I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold. Portland must do its best to shelter and care for all of the people here.

Sincerely,

Emilie Swenson  
Portland, Maine resident

## Approve Preble Street Transition

---

Nirav Ilango <niravilango@gmail.com>

Oct 19, 2020 6:44 PM

Posted in group: **Planning Board**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Best,  
Nirav Ilango

--  
Best,  
Nirav

## Preble Street Wellness Shelter

---

**Mark St.Germain** <marks@stgermain.com>

Oct 19, 2020 5:05 PM

Posted in group: **Planning Board**

Dear Planning Board Members,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you,  
Mark St.Germain

207-415-1000

## Support

---

Jean Ashmore <rentals@ashmorerealty.com>

Oct 19, 2020 4:52 PM

Posted in group: **Planning Board**

I am totally in support of the conversion of the day shelter at Preble Street, into the Wellness Center!!!!

I live on Peaks Island, vote, and have a business here. I am active with the island community and church.

My neighbor is the extraordinary Linda Holtslander, volunteer of the year at Preble Street. Her dedication to PS has been remarkable since she moved to Peaks Island. The world needs more of her at Preble Street!!!!  
Homeless need her and our help!!!

Please convert the day shelter into a 24/7 Wellness Shelter as soon as possible.

Thank you.

--*Jean and Ralph Ashmore*

**207.766.5702**

rentals@ashmorerealty.com

www.ashmorerealty.com

**Ashmore Realty,**

Island Rental & Property Management Services

20 Welch Street,

Peaks Island, Maine 04108

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## WELLNESS SHELTER

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**Liz Culver** <lzciv@yahoo.com>

Oct 19, 2020 3:40 PM

Posted in group: **Planning Board**

Hello,

I am a Portland resident saying PLEASE approve Preble Street Resource Center's application to open a Wellness Shelter at the site of the Resource Center. The people living on the streets in Portland deserve an opportunity to start a new life. Everyone does.

We cannot leave people out in the cold.

Thank you,  
Liz Harder

## In support of the Wellness Shelter at 5 Portland Street

---

Nicole Pelletier Holt <ncpelletier@gmail.com>

Oct 19, 2020 3:26 PM

Posted in group: **Planning Board**

I am a lifelong resident of Portland. My husband and I own a home here, we are employed here and we send our kid to school here. We are invested in this community and our neighbors. For all these reasons, **I urge the Planning Board to approve the Preble Street conditional use application to renovate their facility at 5 Portland Street into a Wellness Shelter.**

These renovations will help 40 people be out of the elements as they work with social workers to move toward securing stable housing. As a community, this is a win! Sheltered people will require fewer emergency services, and moving people from homelessness to housed will decrease the strain on city services. Preble Street is not asking for any funding from the city, and is frankly offering the city a needed service. Please joining me in supporting this sound, well-designed plan.

Best regards,  
Nicole Pelletier Holt  
Bancroft Street, Portland

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Nicole Pelletier Holt  
ncpelletier@gmail.com



## Preble Street

---

**Amanda Reuillard** <areuillard@gmail.com>

Oct 19, 2020 2:12 PM

Posted in group: **Planning Board**

Good afternoon,

I am just emailing to show my support for the Preble Street day shelter being converted to a 24/7 wellness shelter. This would be incredible for so many people that need help, especially with the cold weather coming quick.

We cannot leave people out in the cold!

Thank you so much for your time,  
Amanda

## Please act urgently to protect Portland's unsheltered community

---

**Sarah Ruggiero** <srugg92@gmail.com>

Oct 19, 2020 12:52 PM

Posted in group: **Planning Board**

To the members of Portland's planning board,

My name is Sarah Ruggiero, a community member in Portland. I am writing to you in regards to the looming issue of providing shelter to Portland's houseless community as winter quickly approaches. As a front-line worker at the Portland Public Library, I work with folks who rely on community services to fulfill their basic needs, and it is of great concern to me that issues of shelter for the most vulnerable have largely been ignored or neglected throughout the Covid pandemic.

I am calling on you to act urgently to approve the Preble Street conditional use application, which would convert a Preble Street day shelter into a 24/7 Wellness Shelter. This would make a huge difference in those struggling to secure a place to eat and sleep during Maine's most inhospitable months. The city has proven time and time again that tourists have taken the priority of decision-making matters, and this is not the way a healthy community operates. We need the year-round folks to feel welcome and cared for, and this issue of opening up additional shelter should be at the forefront of matters pertaining to city planning. We can not let these people die due to lack of action.

Thank you for your time in reading this and working for change in this critical matter.

-Sarah

October 19, 2020

City of Portland Planning Board  
*By email*

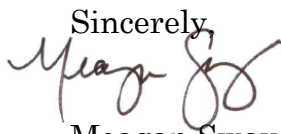
***RE: Preble Street Conditional Use Application for 24/7 Wellness Shelter***

Chair Mazer and Portland Planning Board Members,

My name is Meagan Sway, and I am a resident of Portland and the Policy Director at the ACLU of Maine, a statewide organization committed to advancing and preserving civil liberties in Maine. On behalf of our members, I write in support of Preble Street's conditional use application to proceed with a new 24/7 Wellness Shelter. This initiative is desperately needed with so many people sleeping outside, during a public health emergency, as winter approaches.

People without houses are disproportionately people of color and people with disabilities.<sup>1</sup> This, in turn, exacerbates the disparities in who is arrested and jailed—compounding injustice in our society. The factors that contribute to homelessness require thoughtful investment in services, not criminalization of homelessness. Preble Street's conditional use permit would move the City farther in the right direction.

In the application under review, I understand that Preble Street is not asking for City funds, and is only seeking Planning Board approval to perform necessary COVID-19-informed renovations to the building. Approving the conditional use application is the least the City can do to support services to people without homes during this challenging time, and the ACLU of Maine urges the Planning Board to approve this request.

Sincerely,  
  
Meagan Sway

---

<sup>1</sup> In 2019, for example, although Black and African American people made up less than 2% of Maine's total population, they made up 26% of its houseless population. And, more than 40% of houseless people report suffering from mental illness, which is but one of many disabilities people without houses face. See Maine Homelessness Survey: 2019 Point in Time Count (Jan. 22, 2019), [https://www.mainehousing.org/docs/default-source/housing-reports/2019-point-in-time-survey.pdf?sfvrsn=6d6fb415\\_4](https://www.mainehousing.org/docs/default-source/housing-reports/2019-point-in-time-survey.pdf?sfvrsn=6d6fb415_4)

## 5 Portland Street

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**Dana Totman** <DTotman@avestahousing.org>

Oct 19, 2020 10:09 AM

Posted in group: **Planning Board**

I am writing to comment on the application submitted by Preble Street Resource Center at 5 Portland Street. For the past 17 years, Avesta Housing has endured difficult conditions because of our location which is half way between Oxford Street Shelter and Preble Street Resource Center. Over the years Oxford Street has been stretched beyond capacity as more homeless individuals sought shelter than could be accommodated. Also, over the years, Preble Street Resource Center has been stretched beyond capacity as more individuals sought meals and the various services provided at that site. Our property at the corner of Elm and Oxford Street has often become the centerpiece where homeless individuals have gathered.

I feel that the plan to move the Oxford Shelter to Riverside Street and the plan to convert the Preble Street resource center/ soup kitchen to a limited more modest shelter are positive steps and I urge the city officials to approve these changes. These changes alter the character of the area in a positive way and the redevelopment of the excessive surface parking lots (including ours) in this neighborhood would undoubtedly follow.

Dana Totman

**Dana Totman**

*President/CEO*

Avesta Housing

307 Cumberland Ave. | Portland, ME 04101  
p: 207-245-3367

[Facebook](#) | [LinkedIn](#) | [Twitter](#)  
[www.AvestaHousing.org](http://www.AvestaHousing.org)



## We cannot leave people out in the cold

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Eli Harvey <eli.c.harvey@gmail.com>

Oct 19, 2020 9:55 AM

Posted in group: **Planning Board**

Hi,

I recently moved to Portland. It has been difficult not to notice the overwhelming, concentrated number of unhoused people on the streets. As the weather continues to get colder, these people approach a deadly scenario in which they'll be left out in temperatures and conditions that are unsustainable and life-threatening to them.

**To help support both this population and their Portland neighbors, I implore you to support the action to turn the Preble Resource Center into a 24/7 Wellness Shelter, similar to the highly successful USM Sullivan Gym shelter.**

As someone who lived in the city of Chicago the last six years, I know what kind of impact this scenario can have on a community. Abandoning the unhoused and exposing them to these conditions can also have an irreversible and negative impact on your city's reputation, particularly with regional tourists... something I am certain the city of Portland does not want to see.

Thanks,

**Eli Harvey**

**gender pronouns: they/them, he/him**

*creative writer, content strategist, and UX advocate*

*B.A. in Advertising, UGA | Design Essentials, Designation.io*

LinkedIn | 312-405-1455

## Request to Approve Preble Street's Conditional Application for a 24/7 Wellness Shelter

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Monica B. <mbouyea214@gmail.com>

Oct 19, 2020 9:54 AM

Posted in group: **Planning Board**

Dear Portland Planning Board,

I respectfully request that the City of Portland Planning Board approve of Preble Street's conditional application to allow its facility at 5 Portland Street to undergo needed renovations for a 24/7 Wellness Shelter. I strongly believe that doing so (approving the conditional application) is aligned with our city's values, and takes strides towards addressing one of our city's most pressing needs - providing safety for those most vulnerable, in order for our community as a whole to thrive.

As someone who has served as a case manager with adults experiencing homelessness, worked in domestic violence advocacy, as well as with survivors of human trafficking, I recognize that the value of safe and secure housing is beyond measure. It is the difference between life and death. I am hopeful that the Planning Board will recognize the gravity your decision holds this week in approving Preble Street's Conditional Application, and am grateful for our city's commitment to supporting access to housing.

Again, with so many people sleeping outside on the streets during a public health emergency, and as winter approaches, this initiative is desperately needed. Preble Street is not asking for city funds, and is only seeking Planning Board approval for necessary Covid-informed renovations to the building. Thank you for reading this message, and please don't hesitate to reach out should you have any further questions.

Sincerely,  
Monica Bouyea  
90 Brackett St. Portland ME 04102

## Preble Street Wellness Housing Application

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Maryann Carroll <carrollmaryann@hotmail.com>

Oct 19, 2020 9:53 AM

Posted in group: **Planning Board**

Greetings!

My name is Maryann Carroll and I am homeowner, taxpayer and resident of Portland. I have lived in Portland for the past 30 years. I have witnessed what 8 years of LePage policies have done to those struggling with homelessness, addiction, mental health challenges and domestic violence. I have seen the negative consequences of those policies and how they have hurt those in need of assistance. Now those most in need are suffering even more with the pandemic.

Preble Street understands the issues facing those living on the streets. They are complex issues and need long term solutions. There is no other agency equipped to provide those services. Preble Street is not looking for funding, they are simply requesting to provide support for 40 wellness beds, so that they can begin to help those most in need.

I am asking that you approve Preble Streets request.

Thank you.

Maryann Carroll  
25 Bedell St  
Portland

## Preble Street 24/7 Wellness Shelter

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**Dara Lestrade** <oythejunk@gmail.com>

Oct 19, 2020 9:49 AM

Posted in group: **Planning Board**

Dear Planning Board Members:

I am writing in support of Preble Street's application to turn their Resource Center into a 24/7 Wellness Shelter. I think they've demonstrated that they have the knowledge and ability to make the planned Wellness Shelter work. It's unconscionable that we would potentially leave anyone unsheltered this winter when this is an option. Please grant its conditional use application.

Sincerely,

Dara Lestrade

Sent from my iPhone



## We need to house those without homes! Save Lives!

---

Abi May <abigailpmay@gmail.com>

Oct 19, 2020 9:39 AM

Posted in group: **Planning Board**

Dear Planning Board,

I am greatly concerned about those most vulnerable in our community, especially this winter.

Please approve the **Preble Street conditional use application** in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

**Thank you** for ensuring more people have warmth and safety this winter and beyond. Thank you for saving lives and doing what you know is right for the people of Portland and our great state.

Sincerely,

Abi

Abigail P Maycock

20 Vermont Ave, Portland ME 04103

## **We cannot leave people out in the cold!**

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**Rachel G** <gailitisrachel5@gmail.com>

Oct 19, 2020 9:24 AM

Posted in group: **Planning Board**

Hi there- thank you for reading and your consideration. I wanted to urge you and show my support for the allowance to allow Preble St. to turn their shelter into a 24/7 wellness shelter. The city needs this so desperately and it would be a world of a difference for folks struggling out there. Thank you!

## Support of Preble Street

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**Linda Holtslander** <linda.holtslander@gmail.com>

Oct 19, 2020 9:05 AM

Posted in group: **Planning Board**

I am a home owner on Peaks Island, a tax payer and I vote. I have been a volunteer at Preble Street for three years, averaging 20 hours a week. I also received the Leon Gorman Volunteer of the Year Award and am featured in the November 2020 issue of Down East magazine as part of their feature "Maine Gives Back." I retired to Maine from Washington DC, and have substantial knowledge of non profits. We are extraordinary fortunate to have Preble Street leading the way in dignified services to people who find themselves homeless. I encourage you to support Preble Street's conversion of the day shelter into a 24/7 Wellness Center. The building is owned by Preble Street and has sheltered many times people on an emergency basis. Preble Street has already demonstrated through the Sullivan Wellness Shelter at USM the success of their planning that created a dignified shelter for people without a home. This same success I know will continue with the 24/7 Wellness Center.

Thank You - Linda Holtslander

Sent from my iPhone

# LIVE UNITED



October 19, 2020

**To: City of Portland Planning Board**

**Via email: [planningboard@portlandmaine.gov](mailto:planningboard@portlandmaine.gov)**

Dear Members of the Planning Board:

On behalf of United Way of Greater Portland (UWGP), I am writing to offer support for Preble Street's (PS) Conditional Use application to create an emergency shelter at 5 Portland Street.

We are extremely concerned about the hundreds of people in our community who face homelessness each night, especially during a pandemic in which crowding can be deadly. In addition, we are deeply troubled as we consider how these most vulnerable individuals will fare as winter comes. The addition of a safe, warm place for people to go with appropriate physical distancing measures in place seems to be a prudent and humane addition to the resources already available in our community. Despite best efforts by so many partners, including the City, there appears to be insufficient capacity to shelter those who need it due to COVID-19 physical distancing requirements.

Preble Street staff have communicated to me that as a no-barrier shelter, they are able to take in people in our community who have no place else to go. PS has trained staff who are able to manage complex needs that people experiencing homelessness can present, and this is the target population for this shelter. We are grateful that PS has stepped up with this tangible and specific offer of assistance and welcome and appreciate others' efforts, as well.

Preble Street is a nonprofit service provider devoted to ending homelessness, hunger, and poverty. For decades, UWGP has worked closely with PS to support residents with the greatest needs, and we have found PS to be effective, efficient and professional. They have the experience and resources to serve our community with this new facility. We appreciate all that the City of Portland does to house those experiencing homelessness in our community; however, successfully housing more people and solving homelessness takes partners from all sectors, including nonprofit organizations, like PS, that provide shelter and additional private resources.

United Way of Greater Portland stands ready to help Preble Street, the City of Portland, or any other organizations to house our community's most vulnerable. Please do not hesitate to let us know if there is a role you can see us playing.

Thank you for your leadership and service.

Sincerely,

A handwritten signature in blue ink, reading "Liz Cotter Schlax".

Liz Cotter Schlax  
President & CEO  
United Way of Greater Portland

## Please support the shelter

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**Meg Osgood** <meg.portlandgreens@gmail.com>

Oct 19, 2020 10:03 PM

Posted in group: **Planning Board**

Good evening, Chair and members of the Board.

My name is Meg Osgood. I am a local activist, parent, and advocate for the unhoused community. I deeply urge you to support the conditional use change at Preble Street in order to provide much-needed support and shelter for our unhoused neighbors. Doing so would be a glimmer of hope during this dark and increasingly cold time.

Thank you.

Meg Osgood  
Portland Greens Co-chair  
207.232.2301  
Meg.portlandgreens@gmail.com

## Homelessness in Portland

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**Cara Cookson** <caracookson@gmail.com>

Oct 19, 2020 9:32 PM

Posted in group: **Planning Board**

I am writing in support of Preble Street's application to convert their existing facility into a 24/7 wellness facility. Our state and nation are in a moment of crisis. It's unconscionable that a city as prosperous as ours allows dozens of people to sleep in a park median at the gateway to our downtown. Thankfully, a nonprofit has stepped up to address the problem, to lend a hand on behalf of all of us - an opportunity to look the other way before temperatures drop so precipitously that we have dead residents on our hands as well.

Please, acknowledge this moment for what it is: a crisis. You have the power to do something. Please grant the Preble Street application.

## Shelter by Preble Street

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colette bouchard <coletteb1821@gmail.com>

Oct 19, 2020 9:28 PM

Posted in group: **Planning Board**

Dear members of the Planning Board,

I have lived in the Bayside neighborhood since the fall of 1991 when my late partner, Steve Hirshon, and I decided that we should not pass up the chance to buy a house that was affordable for us. We knew that we would be very close to the homeless services, but we decided that we could live with these conditions, improve our lives with homeownership, and help to make Bayside a better place.

Over the years, though, conditions steadily worsened. Whereas for the first few years there was impact by just a few people suffering from mostly alcohol addiction, the number of people getting services at Preble Street (as well as the City's Oxford St shelter) quickly climbed, and we began to be impacted by more and more individuals with serious drug addiction and mental health issues. Steve and I participated in the Bayside Neighborhood Association, and in regular meetings we as a group continually communicated with Preble Street about the need to work on addressing the serious impacts, but Preble Street did not offer real solutions or make improvements, and many residents and business owners became more and more frustrated at the lack of progress. In contrast, staff at the Oxford St shelter made a lot of effort to understand our concerns and took small but significant steps to lessen their impact on the neighborhood.

In addition, the sudden changes that Preble Street has made in the couple of years at its 5 Portland St building—such as closing its day room and, more recently, ending its indoor meal services—have left people in the community, including the people it serves, confused and wondering how to adjust to these decisions and disruption of services. These actions add to questions about the reliability of Preble Street as a service provider.

I ask that the Planning Board turn down Preble Street's request for the 40-bed shelter or at the very least table this permit until shelter licensing is approved and becomes ordinance. The community needs to have regulations in place to help ensure proper operation of new shelters and prevent severe negative impacts on the neighborhoods where they are placed. To let this new shelter by Preble Street get rushed through would be a disaster for a very fragile neighborhood that has been through way too much and has so much more potential as an asset to this city.

Colette Bouchard

18 Hanover St., Portland

## Preble Street

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**James Fahey** <jamesfaheyfood@gmail.com>

Oct 19, 2020 9:22 PM

Posted in group: **Planning Board**

Hello,

I am writing to urgently request approval of the Preble Street conditional use application up for review this Tuesday. Portland cannot let past this opportunity to provide shelter, professional caseworkers, and sustenance to community members in need. We cannot leave people out in the cold. Please show the city that we care about our neighbors experiencing homelessness and allow Preble Street to become a fully operational 24/7 shelter.

Thank you,  
James Fahey



## conditional use application

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janie lynch <gertrudeconley@outlook.com>

Oct 19, 2020 8:09 AM

Posted in group: **Planning Board**

To planning board:

As a citizen of Portland I strongly encourage the planning board to grant the conditional useage application to Preble Street for their shelter . Winter is coming and we will lose some people.I am sure frozen dead bodies aare something our City does not want to see.We are responsible for our fellow manwho is at a bad time in their lives. It will be of no cost to the citizens of Portland and we have the suilding. Thank you for the time to read this request.

Janie Lybch

158 North St.

Apt116

Sent from Mail for Windows 10

## Homeless people

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**Carl Boucher** <cboucher@preblestreet.org>

Oct 19, 2020 7:16 AM

Posted in group: **Planning Board**

I know what it's like being outside in the winter months, you wouldn't realize just what it's like, until you were out there freezing, this plan that Preble Street has is a good one, and will make a lot of Homeless people grateful! Please consider this factor when making a decision. Thank You

Sent from Mail for Windows 10

**Preble St.**

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**Gina MacVane** <wingmac0929@gmail.com>

Oct 19, 2020 7:15 AM

Posted in group: **Planning Board**

Good morning,

This email is in regards to the proposed shelter on Preble St.

I'm hoping that you all take the common sense approach with this. The services are intown, there is a need, and a smaller scattered shelter option seems to be the best option.

The city council needs to be open to this.

I have a lot of snarky things to say, like I have said in the past, but I'm keeping them to myself. Please let's use common sense here.

Have a good day!

Thanks for all you do ( most of you).

Gina MacVane

Bailey Ave.

## Preble Street request

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Anne Marriner <ajm04103@gmail.com>

Oct 18, 2020 11:54 PM

Posted in group: **Planning Board**

Dear Planning Board members, As a citizen of Portland I am asking you to please approve the Prebble Street request to enable them to build a 40 bed shelter. They are experienced and prepared to run it well and it is badly needed. They will also open it in a timely manner. I am so tired of seeing the homeless camping out across from the post office in Deering Oaks. We need small shelters all around Portland badly.

Thank you,

Anne Marriner ajm04103@gmail.com

## PS Wellness Shelter

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Henry C. Myer <henrymyer@gmail.com>

Oct 18, 2020 12:07 PM

Posted in group: **Planning Board**

Hello,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Best  
Henry

## Preble Street Conditional Use Permit

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dgroff@maine.rr.com <dgroff@maine.rr.com>

Oct 17, 2020 10:43 PM

Posted in group: **Planning Board**

I am writing to describe my support for the conditional use permit application that was submitted by the Preble Street Resource Center. Recognizing that the Preble Street Shelter will be a place where shelter consumers will receive day services on site, as well as that the court yard will be enclosed to discourage the congregation from non shelter consumers, as well as the close proximity to the hospitals and other places of business, I think that the Preble Street resource Center is putting forth a dignified plan that it will, considering the small scale, be able to manage effectively, as well as respectful of the neighborhood.

The implementation of Sullivan Gym shelter, the EXPO as a shelter, the designation of the Family Shelter for persons under investigation for COVID, the reduction in beds at OXFORD due to COVID, in addition to other successes with the Florence House and the Teen Shelter demonstrate that scale is very important. Ultimately, when the scale and scope are manageable, the impact to the surrounding neighborhoods is minimal.

Thank you very much.

Deborah Groff  
55 Harris Avenue  
Portland, Maine  
04103

## 24/7 wellness shelter at Preble Street

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**Krystal Nevells** <nevellskrystal@gmail.com>

Oct 17, 2020 8:53 PM

Posted in group: **Planning Board**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Thanks,

**Krystal Nevells**

Certified Pharmacy Technician

5th Year Business Student at University of New England

[nevellskrystal@gmail.com](mailto:nevellskrystal@gmail.com)

## Preble street conditional application

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**Maria Sedler** <masedler@gmail.com>

Oct 17, 2020 7:30 PM

Posted in group: **Planning Board**

To whom it may concern:

My name is Maria Sedler and I am urging you to approve the Preble Street conditional application. People experiencing homelessness in Portland are in desperate need of shelter. The bitter cold that Maine Winter brings could mean death for those without shelter and support. There is excuse for human beings to sleep outside in the rain and the cold.. I have worked with and gotten to know many of the houseless people in Portland. They have told me their stories. It is completely inhumane and unacceptable not to grant shelter to everyone who needs it. Please allow Preble Street to provide this much needed service.



## Preble Street

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**Ruth Mlotek** <rmlotek@comcast.net>

Oct 17, 2020 7:02 PM

Posted in group: **Planning Board**

This is to support Preble Street's proposal for a conditional shelter in the space that was formerly the resource center. This will allow 40 people who would otherwise be on the street in our cold winter months to have housing and other support services. We are currently enduring a health crisis, an economic crisis, a housing crisis and a hunger crisis. On Tuesday, your approval would show Portland and Maine that we live the values we believe in.  
Ruth Mlotek

Sent from my iPad

## Please approve Preble St conditional use application

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**Lisa Gilson** <lgilson@bates.edu>

Oct 17, 2020 6:36 PM

Posted in group: **Planning Board**

Dear Portland Planning Board,

I am a resident of Portland who moved to the Parkside neighborhood this past summer. I'm writing to ask that you please approve the Preble St conditional use application when the Planning Board meets this upcoming Tuesday. A big part of what excited me about this city is the groups who have dedicated themselves to providing adequate care and shelter for the houseless community in Portland. I am deeply concerned about the well-being of this community this winter, especially in the wake of the financial fallout from Covid-19. I know all of you on the planning board share my concerns, so I am asking you to please prioritize approving Preble St.'s application this Tuesday.

Many thanks for your time and the work you do for the greater Portland community.

Best,  
Lisa Gilson

## Preble Street conditional use application

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tracie towe <tracietowe@gmail.com>

Oct 17, 2020 6:34 PM

Posted in group: **Planning Board**

To Whom It May Concern,

My name is Tre and I live at 78 Mellen St so I see the numbers of homeless and housing insecure folks growing by the day as they gather in the park with nowhere else to go. I also personally have one friend sleeping in a tent by the railroad tracks by St John street.

The colder it gets the less safe it will become for all of these folks so I am writing to ask that the Preble Street conditional use application please be approved as it is literally a matter of life and death for many people, especially when also having to try to navigate an unprecedented and deadly pandemic.

Please choose to show these people love and mercy and approve this application

Thank you for your time.

Sincerely,  
Tre Towe

## Preble Street request

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**Douglas Metzler** <douginpa@gmail.com>

Oct 17, 2020 6:17 PM

Posted in group: **Planning Board**

To Portland Planning Board

I am writing in support of the request of the Preble Street organization to run a 24/7 homeless shelter. Preble Street is a wonderful organization. Some 15 years ago they helped my brother through very difficult times and eventually found a residence for him in assisted living. At the time I was caring for our mother in PA and couldn't manage to help him as well. When my mother passed I was able to care for him here in PA until he eventually passed as well. My niece was so moved by the help her father received there that she is working there now herself. They are the perfect organization to run a 24/7 shelter. No one should have to endure a Maine winter without shelter.

Thank you for your consideration,

Douglas Metzler  
315 Leax Lane  
Turtle Creek, PA, 15145  
metzler.sis@gmail.com

## Preble St. conditional use application

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hморin11@roadrunner.com <HMORIN11@roadrunner.com>

Oct 17, 2020 4:27 PM

Posted in group: **Planning Board**

To whom it may concern,

I strongly encourage the use of Preble St. resource center in an ongoing wellness and shelter. We need to help these human beings have a safe place that will keep them warm and well during the upcoming winter and going forth into the new year.

Please place yourselves in their shoes and have compassion.

Thank you kindly,

Heidi Morin

## Support for Preble St. Resource Center Conditional Use Change

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**Damon Yakovleff** <damon.yakovleff@gmail.com>

Oct 17, 2020 3:35 PM

Posted in group: **Planning Board**

Dear Chair Mazer and Members of the Planning Board,

I am writing to you in support of the conditional use change by Preble Street Resource Center to operate a small-scale emergency shelter at the 5 Portland St. location. Small-scale, well-managed facilities have been well demonstrated to be the most effective form of emergency shelter for moving people out of cycles that perpetuate homelessness and into permanent housing.

Small-scale shelters also make far better neighbors than the alternatives: overcrowded larger-scale emergency shelters, or unhoused individuals finding ad-hoc shelter. I am currently working in the field of Environmental Planning, but before I began my career as a Planner I worked for 5 years supporting adults with developmental disabilities living in group homes around our city. Many people don't realize it, but Portland has a large number of group homes in every neighborhood. Because the homes are well-managed and well-integrated, they have little or no negative impacts on local neighborhoods.

Preble Street's approach is the right one, and I hope you will support their efforts. Ideally, this will be a first step toward a larger, city-wide network of well-managed, small-scale emergency shelters and housing-first facilities.

Thank you for consideration of my input.

Regards,

Damon Yakovleff, AICP  
72 Bolton St., Portland ME

## Preble street shelter

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**Sherwin Young** <mediafiendmedia@gmail.com>

Oct 17, 2020 3:31 PM

Posted in group: **Planning Board**

To whom it concerns:

Hello, I understand the motion to approve converting a Preble Street day shelter into a 24/7 Wellness Shelter is on the agenda for this Tuesday, Oct 20th.

This conversion would be similar to the highly successful shelter operated at the University of Southern Maine Sullivan Gym over the summer. Each person will have their own bed and will work with a professional caseworker toward housing and other individual goals.

Please accept this email, along with many others, I'm undoubtedly sure, as a voice of enthusiastic support for this conversion. Portland, Maine, and America, each, has no excuse not to provide shelter for every person who needs it. Here, at the local level, we can do our part. Thank you.

Sherwin Young

## Shelter

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**Jacquie Delano** <jacquiedelano@gmail.com>

Oct 17, 2020 2:43 PM

Posted in group: **Planning Board**

I understand you are recommending 40 bed homeless shelter. I want to let you know that I strongly support this please.  
give the homeless this opportunity  
Jacqueline Delano  
Homeowner Portland Maine



## Preble Street

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**Peggy Morin** <pmorin6@maine.rr.com>

Oct 17, 2020 1:41 PM

Posted in group: **Planning Board**

I just wanted to take a quick moment to say that I hope you will support the efforts of Preble Street to run a 40 bed shelter. I have watched the homeless day after day, congregate in Deering Oaks Park and now that the weather is turning, they need emergency help. Building a mega shelter is a public health nightmare! I would hope everyone can see that after the last 7 months of COVID!

Thank you.

Peggy and Mike Morin  
66 Farnham Street

Sent from my iPhone

## APPROVE PREBLE STREET TO UNDERGO RENOVATIONS TO SHELTER HOMELESS!

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**Pamela Chabora** <pamela.chabora@gmail.com>

Oct 17, 2020 12:58 PM

Posted in group: **Planning Board**

*Dear Planning Board,*

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

*Sincerely, Dr. Pamela Chabora*

*(701) 430-1439 cell*

## Preble Street Wellness Center

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Kate Pie <katepie7@gmail.com>

Oct 17, 2020 12:14 PM

Posted in group: **Planning Board**

Good morning,

I am writing because I believe that all living beings have basic rights. Food and shelter being priority on that list. Have you ever been without food, shelter, or a bathroom? Have you ever known someone who is "living" on the streets? By living, I mean existing or merely trying to survive. Do you know what it's like to sleep in your shoes every night because that's what keeps you warm, but also because you might need to run at a moments notice? Have you ever known what it's like to not know when your next meal will be?

How can any individual better themselves without food, shelter, sleep, or a place to clean up? Have you ever gone without these things? Imagine trying to find a job when you haven't slept. Imagine going to an interview and trying to secure a job when you haven't showered. Imagine trying to have the energy to do anything without having eaten any food.

Now imagine you are struggling with a mental illness on top of being homeless. Do you have anxiety or depression? Those are mental illnesses, and if you're lucky, you have medical insurance, a PCP, a therapist, and prescriptions to help manage your illness.

Lastly, do you enjoy drinking alcoholic beverages in your warm home? Do you judge people who are homeless who use alcohol to cope?

I am writing this because the people of our city need this wellness center. We need to help people so that they can in turn help themselves. Please put yourselves in the shoes of someone who has no-where to go and no-one to help them.

Thank you for your time,

Kathleen Pierce

Sent from my iPhone

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## Re: Approve Preble Street's conditional use application at 5 Portland Street

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**Kimberly M. Cook** <kcook@portlandmaine.gov>

Oct 17, 2020 11:43 AM

Posted in group: **Planning Board**

Ginger - thanks for reaching out but this is not a Council decision. I have copied the Planning Board and Planning Department so they have your comments.

Best  
Kim

On Sat, Oct 17, 2020 at 10:47 AM Ginger Raspiller <mainelyearth@aol.com> wrote:

City Leaders:

Based on the success of the Sullivan Wellness Center and similar programs, we support Preble Street's effort to focus their resources on wellness and their application to create a 24/7 wellness center at their current location. The transition to a wellness center will accomplish two things:

1. It will help us begin to transition homeless individuals to some sort of permanent housing.
2. It will also reduce the number of homeless individuals hanging out in the Bayside area which has been a source of concern and caused problems for Bayside residents

Several friends who are involved with ministering to homeless individuals have shared what a positive impact the Sullivan Wellness Center had on the residents. Just having a place - their own cot and trunk for their possession, access to showers, laundry, food, community (the pandemic has left homeless people with no place to gather) and social services allowed many residents to start to reconnect with family and get their lives back on track. Preble Street's new wellness facility will continue that work. Preble Street's proposal will allow them to develop a COVID-safe facility and does not require any city funding.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application at 5 Portland Street. We plan to attend the workshop and public hearing.

Ginger Raspiller  
Kenneth Swanberg  
150 Spring Street #5  
Portland, ME

--  
**Kim Cook**  
Portland City Council, District 5  
Deering Ctr., Riverton, No. Deering  
[www.kimcook.org](http://www.kimcook.org)  
207.874.8986

## A death in our family

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**Kristen Anderson** <kippy.anderson@gmail.com>

Oct 17, 2020 11:40 AM

Posted in group: **Planning Board**

Please approve the Prebble street conditional use application. This will save lives this winter. 8 years ago a homeless man died in the streets in Portland outside in the freezing winter. He was my husband's cousin. We didn't even know he was in Portland. We couldn't have taken him in because we didn't even know he was here or that he needed help. This is why it is up to the city to provide warm, plentiful shelter. Not everyone can or will plan for their own safety. But if you are a city planner in Maine where there are homeless people, it is literally your job to prevent these deaths. And if you can't do it, seek out help from your superiors and colleagues. Please approve this application.

Thank you.

Kristen Anderson

## Small shelters work better

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**Zack Barowitz** <zbarowitz@gmail.com>

Oct 17, 2020 10:28 AM

Posted in group: **Planning Board**

Dear Chair Mazer and Members of the Planning Board:

I would like to relate to you a few experiences about smaller shelters in Portland as you consider a conditional use change at the Preble Street Resource Center.

We live near Florence House and Logan Place (which is a Housing First development). While we do observe the residents and guests presence in the neighborhood, the negative impact is negligible and we are proud to be part of a community that serves people in need and serves them well. When the Portland Expo and USM gym opened up as shelters I was likewise proud to broaden the caring capacity of the neighborhood and have seen no ill effects. The object lesson is that smaller shelters work better for communities—that includes both guests and neighbors. What is more, smaller shelters can be run by private agencies which lessens the strain on City resources.

Shelters are like many other land uses, small is fine, huge is terrible. Living on a small quiet street is pleasant (as is living on a vibrant and bustling street) but no one wants to live next to or under a big highway.

Thank you for your attention to this issue.

Respectfully,  
Zack Barowitz

--  
207-838-6120  
917-696-5649  
ZacharyBarowitz.com



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## Approve the Preble Street conditional use application

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**Ben Weiss** <bunnyben@gmail.com>

Oct 17, 2020 9:46 AM

Posted in group: **Planning Board**

Good morning,

I support Preble Street's application for conditional use to convert their day shelter into a 24/7 Wellness Shelter. This summer's Wellness Center at the USM gym seems to have been a success.

In a pandemic and a recession, we have to take every step possible to make sure everyone has a warm bed, enough food, and support services this winter. I know the City doesn't have endless resources--but this is where we should be prioritizing our spending.

As I look at the weather outside this morning, I would really like to see the City work cooperatively with Preble Street. You both do good work--please work together to solve this problem.

Sincerely,

Dr. Benjamin Weiss  
292 Eastern Prom  
Portland 04101

## Preble Street Renovations

---

**Briana Holt** <briholt@gmail.com>

Oct 17, 2020 8:48 AM

Posted in group: **Planning Board**

*hi there.*

*i'm writing to add my voice to the many that are calling for the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. there are SO many folks experiencing houselessness and winter is almost here. we are mid-global health emergency and now feels like the time to do all we can. this initiative is SO important to our city and who we should be. this is not a request for funds, but rather it is Preble Street seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold this winter.*

*Briana Holt*

*Owner, Tandem Coffee + Bakery*

*207 331 6836*

*13 Waterville Street, Portland Maine*



## urge you to approve Preble St. shelter permit

---

Lisa Savage for US Senate <lisa@lisaformaine.org>

Oct 17, 2020 8:12 AM

Posted in group: **Planning Board**

To City of Portland Planning Board members,

Recognizing that shelter is only temporary housing, and further recognizing that Preble St. continues providing both emergency and long term housing solutions for those experiencing homelessness, I urge you to approve their application for a permit to turn their former day shelter into a 24/7 Wellness Shelter.

Similar in plan to the highly successful shelter Preble St. staff operated at the USM Sullivan Gym over the summer, this plan provides for each person to have their own bed. This stability supports many people in being able to work with a professional caseworker toward housing and other individual goals.

As Preble St. steps into the breach left by inadequate federal, state, and local funding of services to support our unhoused population, and as winter rolls into Maine, please show your compassion by approving this permit.

Respectfully submitted,  
Lisa Savage  
Solon

--



**LISA**  
FOR  
**MAINE**

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**Twitter: @LisaforMaine**

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## Preble Street Shelter

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**Katherine Freund** <Katherine.Freund@itnamerica.org>

Oct 17, 2020 8:11 AM

Posted in group: **Planning Board**

Good morning,

I am writing to support Preble Street's application for conditional use to convert their day shelter into a 24/7 Wellness Shelter. These are terrible times. We cannot leave homeless people out in the freezing cold this winter.

Thank you,

Katherine Freund

51 Beacon Street

Portland

## Approve the Preble Street conditional use application

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**Alison Weiss** <alison.e.weiss@gmail.com>

Oct 17, 2020 7:54 AM

Posted in group: **Planning Board**

Good morning,

I support Preble Street's application for conditional use to convert their day shelter into a 24/7 Wellness Shelter. This summer's Wellness Center at the USM gym seems to have been a success.

In a pandemic and a recession, we have to take every step possible to make sure everyone has a warm bed, enough food, and support services this winter. I know the City doesn't have endless resources--but this is where we should be prioritizing our spending.

As I look at the weather outside this morning, I would really like to see the City work cooperatively with Preble Street. You both do good work--please work together to solve this problem.

Sincerely,

Alison Weiss  
292 Eastern Prom  
Portland 04101

## Homeless

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David Labbe <labberf@yahoo.com>

Oct 17, 2020 4:55 AM

Posted in group: **Planning Board**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Sent from Yahoo Mail on Android

## Approve the Preble Street conditional use application

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**Katie Johnson** <katiejohnson100@gmail.com>

Oct 16, 2020 8:38 PM

Posted in group: **Planning Board**

To Whom It May Concern,

I am writing to ask that you approve the  
Preble Street conditional use application so that those who do not have homes have somewhere warm to stay this winter.

The only thing standing between 40 human beings, and warmth, safety, food, and professional social work services this winter is permission from the City of Portland to convert a Preble Street day shelter into a 24/7 Wellbess Shelter.

Please take this into consideration this Tuesday, October 20th, when Preble Street comes up on the agenda.

Thank you,

Katie Johnson

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katie

## Approve Preble Street's Conditional Use Application!

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Patricia Janick <patriciajanick@gmail.com>

Oct 16, 2020 7:52 PM

Posted in group: **Planning Board**

To the Planning Board of the City of Portland,

I am emailing to demand that you approve the Preble Street conditional use application. The only thing standing between 40 human beings and warmth, safety, food, and professional social work services this winter is permission from the City of Portland to convert a Preble Street day shelter into a 24/7 Wellness Shelter.

Preble Street is on the agenda of the City of Portland Planning Board THIS TUESDAY, OCTOBER 20 for its conditional use application to turn the site of the Resource Center into a new, best practice 24/7 Wellness Shelter, like the highly successful shelter Preble Streble operated at the University of Southern Maine Sullivan Gym over the summer. Each person will have their own bed and will work with a professional caseworker toward housing and other individual goals.

The building is owned by Preble Street, zoned to allow for emergency shelter, and has sheltered 75 people regularly for many years when Preble Street donated this facility to the City of Portland as its overflow space for the Oxford Street Shelter. It is in your power to ensure the safety, health, and future of 40 of our unhoused community members. This is a no-brainer decision and I urge you to approve Preble Street's application.

Thank you,  
Patricia Janick

## Preble street shelter

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**Brinton Leinung** <branflakes911@gmail.com>

Oct 16, 2020 7:47 PM

Posted in group: **Planning Board**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

## Conditional Use Application at 5 Portland St.

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Andrew J. Bove <above207@gmail.com>

Oct 16, 2020 7:44 PM

Posted in group: **Planning Board**

Good evening,

I have lived in Portland my entire life and care deeply about this City and all who live here. I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Sincerely,

Andrew Bove, LCSW  
(207) 31805944



## Preble street shelter

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**Erin Abraham** <singntunes@gmail.com>

Oct 16, 2020 7:28 PM

Posted in group: **Planning Board**

I'm writing to let you know how incredibly important the shelter is to Portland. Not just for the homeless population, but for those residents that care about their well being.

I hope for a swift and safe reopening so that these folks can be safe and warm for winter.

Sincerely,

Erin Abraham  
Portland resident

## Preble Street Application

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**Kayla Harding** <kharding10@yahoo.com>

Oct 16, 2020 7:13 PM

Posted in group: **Planning Board**

Hello,

I am writing this in support of Preble Street's application for 40 shelter beds to keep people warm and safe this winter. Please approve their conditional use application this Tuesday.

Thank you,  
Kayla

Sent from Yahoo Mail for iPhone

## Preble Street Conditional Use Application

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**Shannon Krogsrud** <shannon.krogsrud@gmail.com>

Oct 16, 2020 7:03 PM

Posted in group: **Planning Board**

To the Planning Board,

I'm emailing to voice my support of an application by Preble Street to turn the resource center into a 24/7 wellness shelter. I hope you choose to listen to the people and act out of empathy, understanding, and humanity on this incredibly relevant and important issue.

Thanks,  
Shannon Krogsrud

## Please approve Preble Street Wellness Shelter

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Grace Eddy <geddy@preblestreet.org>

Oct 16, 2020 6:29 PM

Posted in group: **Planning Board**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*

Grace Eddy  
Huston Commons Caseworker  
38 Preble Street  
Portland, ME 04101  
207-956-6559  
geddy@preblestreet.org  
Pronouns: she/her/hers  
[preblestreet.org](https://preblestreet.org)

*The mission of Preble Street is to provide accessible, barrier-free services to empower people experiencing problems with homelessness, housing, hunger, and poverty, and to advocate for solutions to these problems.*

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## Tuesday shelter consideration

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**Azia Gilbert** <aziaagilbert@gmail.com>

Oct 16, 2020 6:22 PM

Posted in group: **Planning Board**

Hello,

I am writing to asks you to approve the Preble Street conditional use application to convert a Preble Street day shelter into a 24/7 Wellness Shelter.

There is really nothing that should be more important than stopping human beings from freezing and I hope you will keep this in your mind and in your heart as you make this decision.

Thank you,

Azia Gilbert

## Preble Street Wellness Shelter

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Jessica Kissell <jessica.kissell@gmail.com>

Oct 16, 2020 5:44 PM

Posted in group: **Planning Board**

Hello,

I hope this email finds you well. I am a 14 year resident of Portland and am so proud to call this city and state home. Thank you for all that you do in fostering support for those that need it in our city, know that it cannot be easy, with so many priorities and operating in this pandemic. With gratitude for taking care of Portland and all those that live here.

I am writing to you today to ask for approval to transform the Preble Street Wellness Shelter into a permanent, 24/7 wellness shelter for 40 people in Portland. We know that the center at USM this summer has been a success, and 40 people need this space for health, healing and opportunity to grow and transform - to break the cycle of poverty.

Thank you for all that you do and approving this shelter will not only help those immediately able to have access to the services, but has the potential to break the cycle of poverty for families, our community and be change for good in so many ways.

Be well and thank you again!

Jess

## Preble Street conditional use application

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Kara Wilbur <karawilbur@gmail.com>

Oct 16, 2020 5:44 PM

Posted in group: **Planning Board**

Dear Planning Board,

I urge you to approve the Preble Street conditional use application. It is imperative that the leaders of our city hear and respect the opinion and needs of the people who are working to assist people experiencing homelessness. Our city is a city of people and we need to support *everyone* who lives here and do what we can to make sure people have basic needs met. We have a long way to go to reach that goal, and this is one critical step to show basic compassion for our neighbors who are struggling daily.

Thanks,

Kara Wilbur  
89 West Street

## Please approve the Preble Street Conditional Use Application

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**Carolyn Snell** <carolyn@snellfamilyfarm.com>

Oct 16, 2020 4:42 PM

Posted in group: **Planning Board**

Hi there,

I'm the Chair of the Portland Farmers' Market and have been selling produce outside in Portland for over 20 years. As an outdoor vendor we struggle with wind and rain and even snow sometimes. Conditions can be grim, but we restore our level of comfort when we go home to our houses with heat and warm water.

It's clear that for many Portland neighbors access to warmth and shelter is not accessible nor available.

Please approve Preble Street's application to turn the Resource Center into a 24/7 shelter using best practices. This is a matter of comfort and dignity and also a matter of survival.

Thank you for your work,  
Carolyn Snell



## Permit For 5 Portland Street

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Dennis Ferrante <daymaker.ferrante@gmail.com>

Oct 16, 2020 4:10 PM

Posted in group: **Planning Board**

Dear Planing Board,

I am a resident at 9 Hanover Street for over 25 years and run my business (Ferrante) out of my home as well as my Airbnb. I am writing this email to object to the prospect of Preble Street Resource Center's request for a permit to build an emergency shelter at 5 Portland Street in Bayside. I have seen first hand the destruction of our neighborhood over the years by allowing the expansion of social services and homeless shelters in one area, this needs to stop.

My Concerns are: PSRS has poorly managed their company in Bayside over the past twenty years, I don't see how now trying to reinvent themselves and outfitting a new shelter now would be any different. Their relationship with local residents and businesses has been horrible (look at the police calls to their Bayside addresses). And if allowed to move forward with 5 Portland Street can they expand the shelter occupancy?

My concerns would be amplified if PSRS "vision" to expand in Bayside up to three shelters within 500 feet of each other was allowed, this would only compound the problems with the homeless population.

There are many other areas of Portland and the state of Maine PSRS could build shelters, Bayside has too many now. I would ask the Planing Board deny PSRS request to move forward with 5 Portland Street emergency shelter.

Sincerely,  
Dennis Ferrante  
9 Hanover Street  
Portland, Maine

Sent from my iPad

## Preble St 24/7 Wellness Shelter

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**Chloe Dietrich** <chloe.dietrich1@gmail.com>

Oct 16, 2020 4:03 PM

Posted in group: **Planning Board**

Hello,

I am a Portland resident emailing about the Preble Street shelter. The Planning Board must approve Preble Street's conditional use application to use the Preble Street facility as a 24/7 Wellness Shelter as we move into winter.

Preble Street is an incredible service provider for our unhoused community members. Their USM Sullivan Gym summer shelter sets an incredible precedent for what they can accomplish as a community resource. I cannot begin to imagine what sleeping outside in a Maine winter is like. Can you?

Again, Preble Street's conditional use application must be approved for the wellbeing and lives of Portland's unhoused community members.

Chloe Dietrich  
31 Taylor St #3, Portland, ME 04102

## Homeless

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**Cynthia Howard** <cynthiahoward@alum.mit.edu>

Oct 16, 2020 3:48 PM

Posted in group: **Planning Board**

Please approve the Prebble Street Conditional Use application.

## Citizen Request

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**Mike Bove** <mbove@maine.rr.com>

Oct 16, 2020 1:58 PM

Posted in group: **Planning Board**

Please approve the Preble Street conditional use application.

Portland cannot turn its back on at-risk citizens-- especially with winter fast approaching, especially during a global pandemic.

I appeal to the Planning Board to do the right thing and grant this permission.

Thank you,

Mike Bove  
Lifelong Portland resident

## Wellness Center at Preble Street

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**g hogan** <gradyfhogan@gmail.com>

Oct 20, 2020 7:16 AM

Posted in group: **Planning and Urban Development**

Hello Planning Board,

Thank you for your important work. I write today asking that you approve the conditional use application so that Preble Street's facility can be renovated and accommodate homeless community members this winter. I have been a proud Portlander for five years and I feel our community should do whatever possible to assist those among us experiencing homelessness. Preble Street does amazing work and this conditional use application should be granted.

Thank you.

Grady Hogan  
19 Anderson St. Apt. 1

## Don't leave people out in the cold

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edie <e\_luddite@hotmail.com>

Oct 20, 2020 6:36 AM

Posted in group: **Planning and Urban Development**

I have worked at the Homeless clinic when the it was part of the City. I now have worked at Cumberland County Jail over 12 years. I walk through the Bayside neighborhood to and from work. Oh how the neighborhood is changing. We see Portland's real estate changing- more condos, remodels, new businesses and air bnbs. Bayside will be apart of this growth. So the city must have a strategic plan than looks at homelessness in Portland. Unfortunately, it's October and the strategic plan is not here. So we need an immediate plan to address the presently homeless and winter sheltering. If the City Homeless Shelter covered all we wouldn't be having this discussion. You have relied to PSRC in the past, and will need to do so again. They are well equipped to help, and continue building relationships to help people get the housing, healthcare and mental health treatment they may need. I see this as a win win for both parties.

Sincerely,  
Edie Woodward  
28 Hammond St

Sent from my iPad

## Housing the Homeless

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**Peggy Akers** <kizzypax@maine.rr.com>

Oct 20, 2020 6:23 AM

Posted in group: **Planning and Urban Development**

Please approve the 40 bed shelter. Sunday mornings standing on Elm and Oxford Street volunteering with the Needle Exchange we have the opportunity to see our homeless neighbors cold and vulnerable as they come out from the corners of the community.

Having worked in the community as a health care provider for the last 25 years I have come to know some of their stories and know that their lives would be so much healthier and better with a HOME. Preble street has always been a place where the most vulnerable have received care and comfort and guidance.

Winter is coming and it is time NOW to make sure that 40 homeless adults have a safe, warm place to be. Please please approve this plan so we know our community members will be able to have a better life during this part of their journey.

Many thanks for your work and I implore you to please approve this Preble Street 40 bed shelter.

Kindly, Peggy Akers. Nurse practitioner Portland Maine. 207-232-7695

187 concord. portland Maine

## Don't leave people out in the cold

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**Ann Marie Lemire** <streetdoc103@gmail.com>

Oct 19, 2020 10:13 PM

Posted in group: **Planning and Urban Development**

I realize that Preble Street's proposed 40 shelter beds will not fully cover the current needs we have for our homeless brothers and sisters currently needing cover. However, It would help to have these beds to offer some people not only shelter, but also services that may help them move into a more permanent solution for their needs. You have many issues that need addressing during these difficult times so it is with respect for your situation that I ask you to please consider approving these beds before the really cold weather comes along and until you find a more permanent solution for our homeless population.

Thank you!

Sincerely,

Ann Marie Lemire, MD



## Planning Board - Public Concern

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**Josue Sanchez** <am.josuesanchez@gmail.com>

Oct 19, 2020 9:29 PM

Posted in group: **Planning and Urban Development**

To whom it may concern,

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thanks,  
-Josue Sanchez

## Don't leave people out in the cold

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**Delaney Regan** <delaneycregan@gmail.com>

Oct 19, 2020 8:33 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

It would be a disgrace to the Portland community to not see this initiative through to fruition.

Best,

Delaney Regan

## Preble Street Resource - 24/7 Wellness Shelter

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Judy Wolfe <jwolfe2@maine.rr.com>

Oct 19, 2020 7:20 PM

Posted in group: **Planning and Urban Development**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thanks you,

Judy Wolfe



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

## Wellness Shelter

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**Chris Gepford** <chris.gepford@gmail.com>

Oct 20, 2020 8:46 AM

Posted in group: **Planning and Urban Development**

Good morning,

My names Chris Gepford and I have been working in the mental health field for 10 years now. Homeliness and resources for the homeless population is a huge issue in our state. In a non pandemic time, resources and shelter are hard to access in our state as a whole and during these times it has become increasingly difficult.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Thank you for your consideration

Sent from my iPhone

## Preble Street 40 bed shelter

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**Sean M. Fitzpatrick** <seanmfitzpatrick@hotmail.com>

Oct 20, 2020 7:53 AM

Posted in group: **Planning Board**

Hello, I'm writing to strongly urge the city planning board to approve PS's request to open a 40 bed wellness shelter on the site of the Resource Center. We are still in a public health and economic crisis in our state and are seeing increased need among our most vulnerable neighbors. Portland has long been a place of compassion and love. Now is the time to allow people the opportunity to find safe shelter. Winter is on the way and Portland's homelessness problem is getting worse. Again, please green light this shelter and let people get the help they need.  
Thank you, Sean

Sean M. Fitzpatrick, LCSW  
(802)922-5610

## **We must do better by our most vulnerable neighbors.**

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**Peter J McLaughlin** <peterjamesmclaughlin@gmail.com>

Oct 20, 2020 9:16 AM

Posted in group: **Planning Board**

To whom it may concern,

I write you today aghast at City Manager Jennings and Mayor Snyder's proposal that we shelter our unhoused neighbors at the Cumberland County Jail's Community Corrections Center.

Communities and their leaders are judged by how they treat their most vulnerable and most marginalized. We must do better.

Calling the jail's facility by another name does not make it so. A building on the jail campus that normally houses inmates is a jail. Full stop.

The escalating criminalization, over-policing, scape-goating, and demonization of the homeless needs to end. No one wants to sleep on the street in our city. But if you propose solutions that are inadequate and inaccessible, that outright perpetuate great harm, few will make use of these services. People will remain on the street. The cycle of harm will continue. People will die.

You cannot propose this as the solution to our shelter needs and walk away. You cannot blame our neighbors for the desperate situations they have found themselves in. You cannot say you've done enough and wipe your hands clean.

Please remember why you came to public service. Please prove you care about all of the people of our great city. These are inexplicably difficult times, but we are counting on you to do better.

Sincerely,  
Peter McLaughlin  
146 Central Ave  
Peaks Island

## Don't leave people out in the cold

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**Amber Cho** <choamber.98@gmail.com>

Oct 20, 2020 9:33 AM

Posted in group: **Planning and Urban Development**

*I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.*