

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, January 5, 2021, 6:00 p.m. This 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: Jan 5, 2021 06:00 PM Eastern Time (US and Canada)

Topic: Planning Board Public Hearing 1/5/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89884235062>

Or iPhone one-tap :

US: +19292056099,,89884235062# or +13017158592,,89884235062#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

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

Webinar ID: 898 8423 5062

International numbers available: <https://us02web.zoom.us/j/89884235062>

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 - 6:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON DECEMBER 15, 2020

Evening Hearing

1217 Congress Street: All members were present.

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

244 Preble Street: All members were present.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON DECEMBER 15, 2020

- i. Zoning Map Amendment; 1217 Congress Street; Richard Fournier d/b/a Big Donut, LLC., Applicant. Stanley moved and Dundon seconded a motion to find the proposed B-2 zoning map amendment consistent with the City of Portland's Comprehensive Plan and recommended its adoption to the City Council. Vote 7-0.
- ii. Zoning Map and Text Amendment; 148 (144) State Street; NewHeight Redfern LLC., Applicant. Dundon moved and Dunfey seconded a motion to find the proposed B-3 zoning map amendment consistent with the City of Portland's Comprehensive Plan and recommended its adoption to the City Council. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to find the proposed Downtown Height Map amendment consistent with the City of Portland's Comprehensive Plan and recommended its adoption to the City Council. Vote 5-0, Silk and Stanley recused. Dundon moved and Dunfey seconded a motion to find the proposed zoning text amendments consistent with the City of Portland's Comprehensive Plan and recommended their adoption to the City Council. Vote 5-0, Silk and Stanley recused.
- iii. Level III Site Plan; 244 Preble Street; City of Portland Public Works Department, Applicant. Stanley moved and Dunfey seconded a motion to waive the stormwater flooding standard set forth within the Technical Manual. Vote 7-0. Stanley moved and Dunfey seconded a motion to amend the proposed site plan motion to include an additional condition of approval. Vote 5-2, Mazer and Silk opposed. Stanley moved and Dunfey seconded a motion to approve the site plan with one condition of approval, as per the amended motion. Vote 7-0.

5. NEW BUSINESS

- i. Conditional Use; 5 Portland Street; Preble Street Resource Center, Applicant. (estimated time 6:00 p.m.) The Planning Board will hold a remote public hearing 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.

From: **Dennis Ferrante** <daymaker.ferrante@gmail.com>
Date: Wed, Dec 9, 2020 at 4:16 PM
Subject: This Is Out of Control
To: <planningboard@portlandmaine.gov>, <cityclerk@portlandmaine.gov>

This is happening daily all around 55 Portland Street. Please refer to pictures on the following pages.





47
PORTLAND STREET
Central Service
Office
The Third Place
Working Work
Casual Bay
Medical

47
PORTLAND STREET

SKILL DRIFT
CSO





Rachel Minkovitz <rminkovitz@comcast.net>

Dec 9, 2020, 11:40:58 AM (2 days ago)



to planningboard@portlandmaine.gov

Hi Portland Planning Board,

I'm a Portland resident and I'm emailing to urge you to approve the Preble Street conditional use application to turn the 5 Portland Street facility into a 24/7 Wellness Shelter. Unhoused people deserve a place to be safe and they deserve care, and during the winter, they're especially vulnerable.

Please approve this application.

Best,
Rachel Minkovitz

Riley McNeil <riley.mcneil@maine.edu>

Dec 8, 2020, 9:50:44 AM (3 days ago)



to planning@portlandmaine.gov

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds 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

Susan Payne <susan.m.payne@maine.edu>

Dec 14, 2020, 4:52:09 PM (yesterday)



to planningboard@portlandmaine.gov, ksnyder@portlandmaine.gov

To: The Portland Planning Board and Mayor Snyder

I am writing to support the conditional use permit for the Preble St. 24/7 shelter. As I understand it, this will allow Preble St. to meet the ever growing needs of Portland's unhoused people.

Preble St. has been doing an heroic job of serving this population but, as we know, the pandemic and the economic downturn have greatly increased the number of people living without homes.

Although I don't live in Portland, I come to the city frequently. It is my hub for church, entertainment, culture, and education. It breaks my heart to see the growing number of people begging on the streets and camping in the park. I cannot imagine how hard this is for them, especially with winter coming.

Portland has been bearing the burden of this problem, but many of us in the surrounding area are trying to help. Like other members of First Parish in Portland Unitarian Universalist Church, and other people of faith, I donate to Preble St. Last week, the Sea Change Chorale, a social justice signing group based in Portland, created an online holiday concert and sing along to raise money for Preble St. Sea Change members live in Portland and in 12 surrounding towns and cities.

We all recognize the need to help out, but we also know that private donations alone cannot meet the need. For that reason, I sincerely hope that you will vote to approve the permit, and that Portland will continue to be a beacon for all of us in this difficult time.

Yours truly,

Susan Payne

Cape Elizabeth

Talya Davis <trdj1985@yahoo.com>
to planning@portlandmaine.gov

Dec 8, 2020, 7:16:21 AM (3 days ago)



To the Planning Board:

As we head into winter, it is imperative that we provide adequate shelter to our most vulnerable residents. I urge you to work with Preble Street Resource Center to approve additional shelter space ASAP.

Thank you for your consideration,

Talya Davis
George Street
Portland

Tim Stokes <timothy.j.stokes@maine.edu>

Dec 8, 2020, 9:47:08 PM (3 days ago)



to planningboard@portlandmaine.gov

Hi. This year has been very trying. I commute 30+ miles to work at a restaurant on Preble Street since rent in Portland has become unsustainable. The restaurant I have worked at for the past 3 years has always been close to everything at the shelter; many of the employees are regulars and in non-covid times, we provided a temporary pitstop for the more well mannered of the homeless population - especially in cold times.

This year, we can't do that. And because of lack of action by the city, neither can the completely willing staff of Preble Street resource center. This past week alone multiple unsheltered people came into the restaurant disheveled and messed up, one of them was maskless refusing to leave and harassing customers. Many of these people struggle with addiction, and without a place to reliably go at the end of the day they are more likely to use, becoming harmful to both themselves and others, such as our staff and our customers.

This is your responsibility. Though converting the resource center to a 24/7 shelter for 40 people does not solve this problem, it is a starting point; it is a point of relief for both the homeless population and all of the businesses between marginal way and monument square - that is a lot of places, a lot of people.

Most importantly it provides humane conditions for a few of Portland's homeless and restores important jobs to people who fervently desire to do their work helping these people who struggle.

This is a much bigger issue, one with an ugly history in Portland. Open Preble Street as a 24/7 Wellness Shelter, then open another one.

Tim Stokes

Acacia Wakefield <acaciaraewakefield@gmail.com>

Dec 9, 2020, 3:47:13 PM (yesterday)



to planningboard@portlandmaine.gov

To whom it may concern,

Hello there!

I'm messaging you asking for you to please allow the wellness shelter to be built. We need this kind of care for our homeless population in Portland. Especially as so many people are navigating these terribly difficult times. You can judge a place based on how they treat the most vulnerable members of their society. Thank you for your consideration!

Best regards,

Acacia

Alex Fernandes <yourpalal.fernandes@gmail.com>

Dec 8, 2020, 10:40:40 AM (3 days ago)



to planningboard@portlandmaine.gov

Hello,

I am writing you today to ask you to please approve the application to convert the Preble Street Resource center into a 24/7 wellness shelter as the people of Portland Maine are asking. This will house and support 40 people. Have you ever known what it's like to be out in the cold with inadequate clothing for 1 hour? 2? How about sleeping out there? This will really help someone feel like they matter, and that the world doesn't have to be cruel all the time. Thank you so much.

-AI

Anne Pringle <oldmayor@maine.rr.com>

Dec 9, 2020, 4:08:08 PM (yesterday)



to Planning Board

FYI. Just forwarding a report published today on SeeClickFix:



Description

Excessive trash in front of 55 Portland St. left by the people handing out there. The owner committed to keeping it clean but it usually looks this way lately. Please find a way to keep them in compliance.

Daniel Rosenheck <drosen7@yahoo.com>

Dec 8, 2020, 9:59:27 PM (3 days ago)



to planningboard@portlandmaine.gov

Hello,

I am a resident of Portland, and I believe that providing a shelter at 5 Portland street would greatly benefit the Portland homeless community and the community at large. Getting people off the streets and into a safe space will help us grow as a community.

I hope the vote is yes on Shelter at the old Resource Center.

Thanks,
Daniel

Danielle Dellaquila <dandellnutrition@gmail.com>

Dec 11, 2020, 7:12:34 PM (4 days ago)



to planningboard@portlandmaine.gov

I wanted to take a moment to say that I support the new shelter on Preble St. What a wonderful and well needed resource it would be for the city of Portland. Hank you for all the efforts that people are fighting to see this project through.

Sincerely,
Danielle Dellaquila
75 Cumberland Ave
Portland, ME

Dear Mayor Kate Snyder,

I am writing with grave concerns about our neighborhood dealing with the Loitering and illegal activities at 55 Portland Street and the repercussions that are affecting my neighborhood are untenable. Over the past two weeks there has been an increase of individuals hanging out and around the area of 55 Portland Street, using drugs, fighting, camping and littering 24/7. The compounded daily influx of people doing unlawful activities and hanging around all day and night is cause for stress and anxiety. I assume a lot of these individuals have issues of substance use and mental disorders, they're loud and disorderly.

I live and run my two businesses out of my residents about a block away, on a one way street and in order for my clients and guest to get to me they need to go through that area. Needless to say, driving through and seeing this activity gives them pause. I could only imagine what the neighboring residents and business must be going through in that area.

A couple of weeks ago I did call Preble Street Resource Center and talked with Andrew Bove about my concerns for making 55 Portland Street a food drop-off. I told him I was concerned the location was a bad decision considering (COVID-19) the tight space and the proximity to residents and business and my fear that 55 Portland Street would turn into a hang out center attracting bad actors. Mr. Bove informed me they would do a better job picking up and supervising the area and that people shouldn't be hanging around the building, but this didn't happen, and a couple of weeks after our conversation 55 Portland Street is a danger zone.

My request to you is to please ride by 55 Portland Street, if you have not already and see the chaos and unlawful behavior (I attached photos). I would think PCRC could find a better place to distribute food. I hope they will see the need to discontinue their food drop at 55 Portland Street and move it to a more suitable location that wouldn't adversely impact a neighborhood. Perhaps Marginal Way parking lot, or somewhere on the Back Cove walking trails would be more suitable.

I know over the summer individuals were setting up camp in front of City Hall and they were eventually dismantled, I would only expect 55 Portland Street to have the same consideration.

I hope you can do everything within your power to make this right.

Please see attached photos.

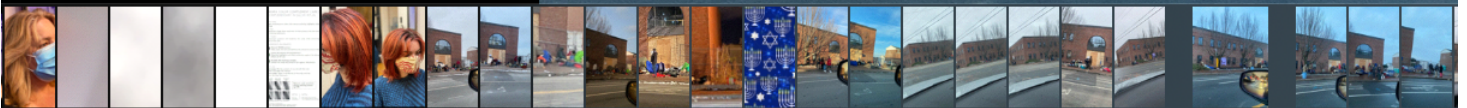
I thank you for your time.

Sincerely,
Dennis Ferrante

6:55 PM Tue Dec 15



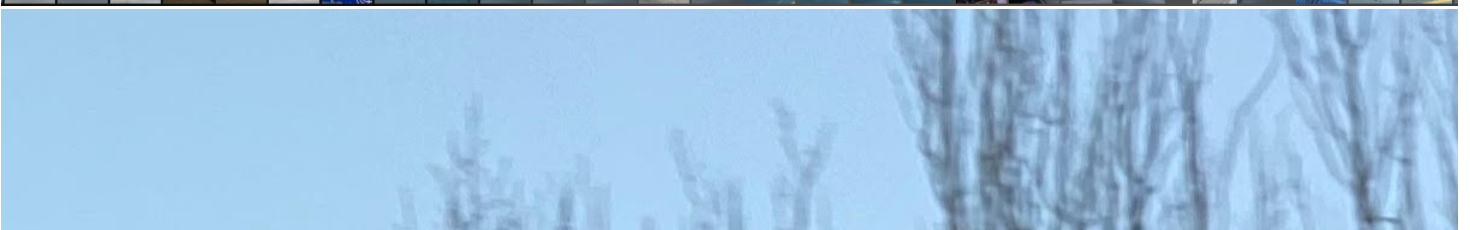
Home
Sunday 4:12 PM



6:57 PM Tue Dec 15

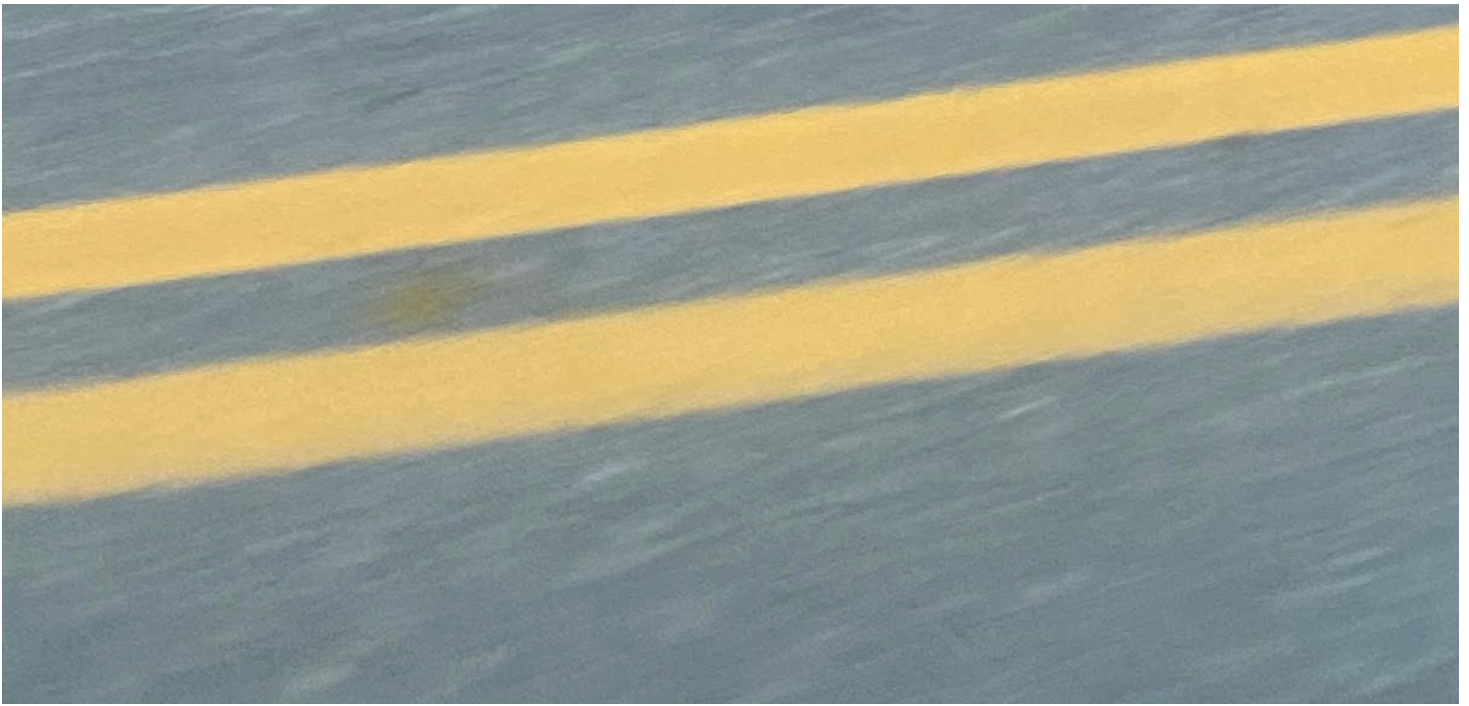


Home

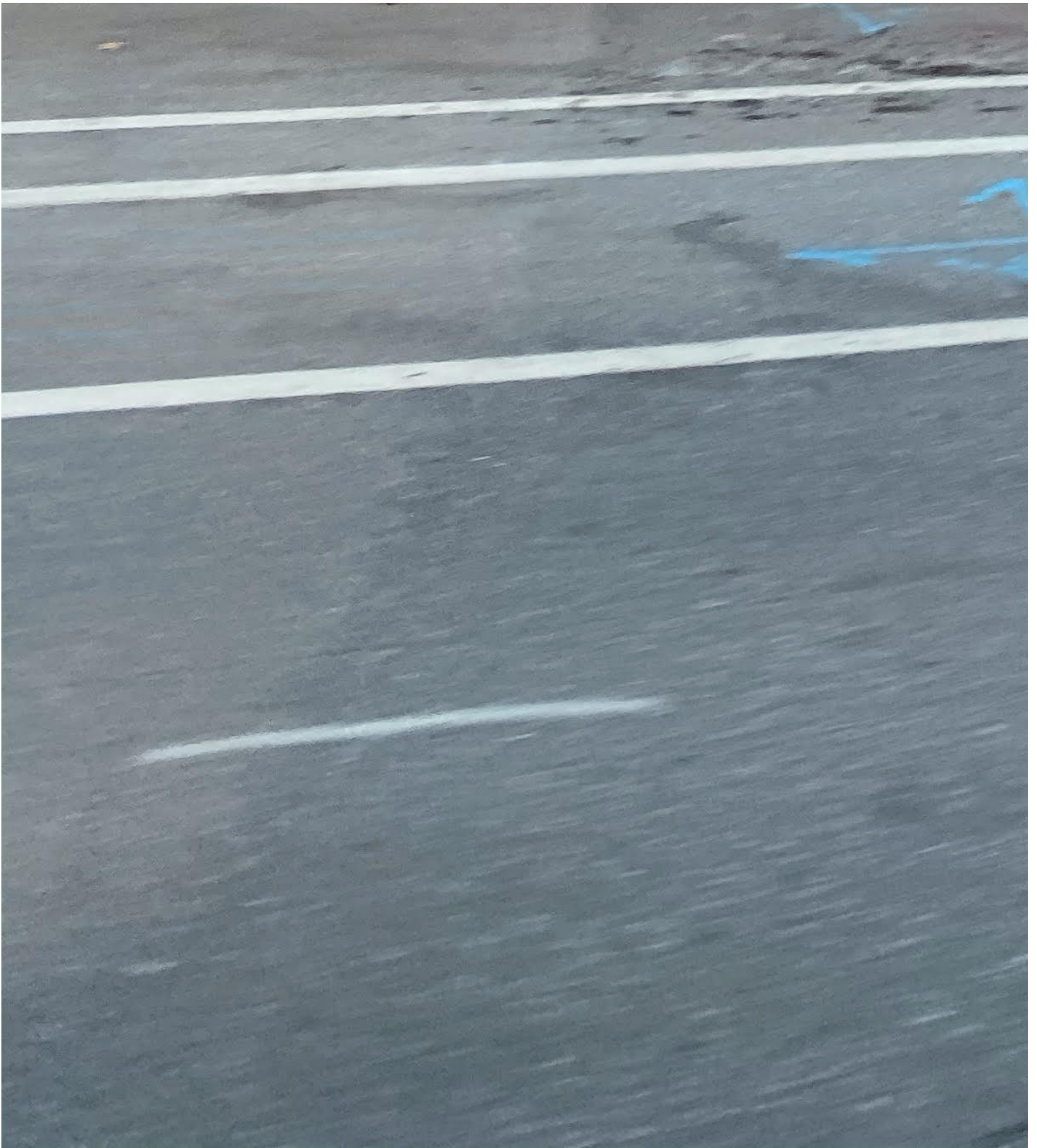
















Sent from my iPad

Eleanor Prior <eprior@cathedralofstluke.org>

Dec 8, 2020, 8:34:15 PM (3 days ago)



to planningboard@portlandmaine.gov

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds 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. Canon Eleanor N. Prior She/Her/Hers

Canon Pastor, The Cathedral Church of St. Luke

143 State Street

Portland, Maine 04101

(207) 772-5434, x 22 <http://www.stlukesportland.org/>

eprior@cathedralofstluke.org

Please note that I am generally in the office Monday - Thursday.

Faith Tourigny <fmtourigny@gmail.com>

Dec 6, 2020, 1:28:11 PM (5 days ago)



to planning@portlandmaine.gov

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds 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

Gretchen Greenberg <gretch1949@gmail.com>

Dec 9, 2020, 3:26:12 PM (yesterday)



to planningboard@portlandmaine.gov

Member of the planning board

I expect you have received many comments regarding the wellness shelter sponsored by Preble Street.

There are mixed opinions. I am far from an expert on homelessness and cannot imagine the day to day difficulties of those who are homeless.

The model certainly seems like a good one, with some exceptions. The fact that people can house their belongings and work with a caseworker is positive. The fact that it is 24-7 is a disruption to the neighborhood. The number of individuals seems high given there is already a shelter in that area. Is a preponderance of homeless shelters and services in one area the best model? I don't know the answer to that, but I do know and have empathy for people who live in Bayside who unfortunately experience crime and property damage.

I also strongly believe that Portland should not have to shoulder the burden of housing and caring for all homeless, particularly when many individuals are from out of state and out of town. I wish that Preble sought another facility in another town for its mission. However, the use of their current building is logical given that it is already owned.

Housing a reduced number of individuals, like 25, seems like a compromise. I trust you will do what is best for all of Portland.

Gretchen Greenberg
165 Delaware Court
Portland, ME 04103

Hilda Taylor <hilda@urbancatsitters.com>

1:24 AM (yesterday)



to planningboard@portlandmaine.gov, cityclerk@portlandmaine.gov, Christine Grimando, Andrew Tufts, fclark@portlandmaine.gov, kjd@portlandmaine.gov

I read with interest the recent article in the Bangor Daily News regarding the City's intent to revisit Preble Street's plans for a new shelter at 5 Portland Street. Mark Swann's comment, above, is so ridiculously laughable that I was dumbfounded when I saw it.

The constant police presence required because Preble Street refuses to take responsibility for the actions of their clients once they step out the door most certainly costs the city money. The repeated visits from the fire department and EMT's are likewise expensive. The increased crime in the neighborhood that affects both residents and the homeless has economic and societal impacts. My neighbor's apartment was recently broken into and she's too afraid to stay here until BARS can be put on the windows. While she was here yesterday picking up some things, we heard what sounded like fireworks coming from Portland Street. But it could've been gun shots and we just had to shrug it off as the new normal. There were several people already camped out in front of 55 Portland Street (the site of Preble Street's new offices and ???) at the time who, if they weren't the source of the sound, were probably somewhat rattled at the prospect of sleeping out while bullets are flying. Preble Street may be delivering food regularly but, judging by the amount that's left rejected on the streets, it's a symbolic gesture, at best, of their "caring."

I don't doubt that Preble Street has lined up public and private financing for this new venture-they're very good at that. But when it comes to lasting and meaningful results and accountability, Preble Street comes up short. I understand that the collapse of the Joyce House proposal was not the city's fault but I urge you to continue to seek solutions that will spread people out-not just socially by 6' but geographically throughout the area. I'm concerned that this is the first mention I've seen of the possibility of the new Riverton shelter plan falling through and I'd be very interested to hear what "Plan B" is.

Sincerely,

Hilda Taylor

17 Hanover Street, Resident owner since 8/1/1994

[\(207\)761-9651](tel:(207)761-9651)





Dear Portland Planning Board,

My name is Isobel Curtis and I currently live on Montreal Street in Portland. I deeply care about those currently experiencing homelessness In Portland and I believe all humans deserve to have thier basic needs met.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is DESPERATELY needed.

Preble Street is not asking for City funds 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 all do our part to care for our others during these trying times.

Thanks you in advance for taking action.

Sincerely,
Isobel Curtis

Jim Hall <mtjimhall@gmail.com>

Dec 8, 2020, 10:29:50 PM (3 days ago)



to Jim Hall, Andrew Tufts, planningboard@portlandmaine.gov, cityclerk@portlandmaine.gov, Bayside Neighborhood, Christine Grimando

To the Planning Board,

I am disappointed that you didn't address the direct question I asked during public comment tonight.

Here it is in written form:

How will the applicant actively mitigate the real and measurable human impacts of choosing to congregate those least able to manage their own behaviors at operations that are embedded directly in a residential neighborhood?

It seems that the board has already decided to fast track approval of this application, but I would appreciate a direct answer to this question from the applicant before you rush to approve.

Thank you,
Jim Hall
Cedar St



Jim Hall <mtjimhall@gmail.com>

Dec 9, 2020, 12:48:49 PM (2 days ago)



to Jim Hall, Andrew Tufts, planningboard@portlandmaine.gov, cityclerk@portlandmaine.gov, Bayside Neighborhood, Christine Grimando

To the Planning Board,
Public comment for hearing on 5 Portland St

In case I wasn't clear below about the legal ramifications, this is directly relevant whether the applicant meets general conditional use requirement #3:

The design and operation of the proposed use, **including but not limited to** (... *some explicated examples...*) will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.

Portland's police chief pointed out that we know there WILL be new impacts on surrounding properties. We also know that security patrols are one thing that is effective at mitigating neighborhood impacts from Oxford Street (which is likely seen as a "surrounding use" even though this shelter is illegally zoned). In order to legally meet general conditional use, the applicant must provide a similar mitigating effort.

Thanks for your consideration,
Jim Hall

Josh Radford <joshradford06@gmail.com>

Dec 8, 2020, 10:23:12 AM (3 days ago)



to planningboard@portlandmaine.gov

My name is josh and while I don't live in Portland city limits I feel it is important for the planning board to approve the Preble Street application to provide housing assistance to those who are struggling. Maine winters are hard enough to deal with in the best of circumstances and it is our duty as good humans to provide assistance where needed to those less fortunate. Do the right thing and help people who need it. Approve the Preble Street application.

Regards,

Josh

Karen Wentworth <kawentworth12@gmail.com>

Dec 8, 2020, 10:38:58 AM (3 days ago)



to planningboard@portlandmaine.gov

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVIDinformed renovations to the building. Please do not leave people out in the cold.

Thank you.

Best,

Karen Wentworth

Kelley Sigovich <kelley.sigovich@gmail.com>

Dec 8, 2020, 5:57:47 PM (3 days ago)



to planningboard@portlandmaine.gov

Good Evening,

I am writing to urge you to approve Preble Street's conditional use application. I am a resident/property owner in Bayside (24 Hanover St) and I don't want to see my neighbors and members of my community sleeping outdoors this winter. Please allow Preble Street to provide this important service that our city desperately needs.

Thank you,
Kelley Sigovich

Leah Champagne <leahnchampagne@gmail.com>

Dec 8, 2020, 10:38:39 AM (3 days ago)



to planningboard@portlandmaine.gov

Hello,

I'm writing to ask you to please approve Preble Street's application to convert the former resource center into a shelter. I can't imagine spending even one night out on the street in the freezing cold and feel that our neighbors in need deserve this shelter and that their lives may even depend on it.

Sincerely,
Leah Champagne

Liza Moore <lizajmoore@gmail.com>

Dec 9, 2020, 8:49:36 AM (2 days ago)



to planningboard@portlandmaine.gov

To whom this concerns,

I hope you will approve the plan to open the Preble St day shelter for overnight accommodations.

Thanks,

Liza Moore
Freeport ME

Martha Petersen <petersendesign43@gmail.com>

Dec 7, 2020, 9:47:30 PM (4 days ago)



to planning@portlandmaine.gov, ksnyder@portlandmaine.gov

As a Portland resident, I have seen the difficulties that many in our community face - those without a home or place to sleep, especially as the cold winter approaches (actually, arrived last night, in ice and snow and cold). During the COVID-19 pandemic, there are even fewer spaces for those in need.

I respectfully request that the City of Portland Planning Board approve the 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 is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. This initiative is desperately needed, and I support the efforts of Preble Street to meet this need.

Portland is a stronger city when the welfare of all is a priority, especially this year.

Please do not leave people out in the cold.

Martha D. Petersen

42 Highland Street
Portland, ME 04103

Morgana Warner-Evans <morgana.warnerevans@gmail....
to planning@portlandmaine.gov

Dec 8, 2020, 11:52:17 AM (3 days
ago)



Dear Planning Board,

My name is Morgana and I live in Parkside. I work with formerly homeless people at a local mental health agency. I ask you to approve Preble Street's emergency shelter proposal. Having a safe, warm place to sleep is necessary for people's mental and physical health. The city must act quickly to make sure nobody is left outside this winter. Preble Street has experience working with unhoused people and is well positioned to serve their needs. Please listen to their proposed solutions and approve their application.

Thanks,
Morgana Warner-Evans
84 Park Ave #2

Sarah Lynn Green <sgreen0291@gmail.com>

12:35 PM (2 hours ago)



to planningboard@portlandmaine.gov

Good Afternoon,

I am writing to ask the board to **approve** the Preble Street application.

Thank you for your time,

Sarah Green
18 Casco St.
Portland, Maine

Bonnie Amadei <bonand2bichons@yahoo.com>

Dec 24, 2020, 3:20:08 PM (4 days ago)



to planningboard@portlandmaine.gov

I own 91 Forest Ave in Portland Maine and strongly disagree with the approval for an Emergency Shelter. Is the city of Portland blind to what Bayside is dealing with every day! I kick the homeless off my property none stop, along with picking up used needles in my parking lot. I had to call the police 3 times this summer. One time was for homeless people constantly urinating on my front porch that made the entire property smell like pee. It became so bad one of my tenants moved out causing me financial issues. Stop allowing Bayside to be the city's dumping ground for the homeless. It's time for another neighborhood to get a homeless shelter and spread the joy. Help....us property owners and tenants by voting NO on another shelter in Bayside.

Thanks,

Bonnie Amadei

Britney McCollem <bonjourbrit@gmail.com>

2:04 PM (12 minutes ago)



to planningboard@portlandmaine.gov

Hello,

My name is Britney McCollem (44 Deering St Portland 04101) and I'm writing to you to demand that you support the Preble Street application for a 24/7 Wellness Shelter. It's truly shameful that it hasn't been approved already. In the last three weeks alone at least 4 unhoused folks have died in the freezing temperatures.

Please take action in favor of our community!!

Britney

Fw: 5 Portland Street renovation application

 Assign...

Subscribe 

1 view



choover48@yahoo.com <choover48@yahoo...> Dec 15, 2020, 11:54:25 AM (13 days ago)
to planning@portlandmaine.gov



----- Forwarded Message -----

From: "choo...@yahoo.com" <choo...@yahoo.com>
To: "planni...@portlandmaine.com" <planni...@portlandmaine.com>
Sent: Tuesday, December 15, 2020, 07:58:35 AM PST
Subject: 5 Portland Street renovation application

Dear Planning Board members:

We are writing as residents of neighboring city, Westbrook, and members of First Parish UU, Portland. We have both spent many years working in Portland, supporting Portland businesses and social services, and some years living within the city. As neighbors we are proud of the many accomplishments of Portland over the more than 50 years we have lived in the Greater Portland area. Recently, we have been grateful for your generous response to people arriving unexpectedly seeking asylum. We attended the planning board zoom meeting last week and heard a few voices expressing concern about the effect on the Bayside neighborhood. From our perspective, it is hard to see this opportunity as other than a win-win for the residents of Portland. Having 40 people currently on the streets able to sleep and go to the bathroom in a safe and supported environment can only be a positive situation for all. As such, we strongly urge you to expedite this application and allow Preble Street to move quickly amid rising Covid-19 concerns and winter weather already here.

Sincerely,
Cliff and Jane Hoover

FRIENDS OF DEERING OAKS

PO BOX 10416

Portland, ME 04104

To Portland Planning Board

Re Proposed Emergency Homeless Shelter - 5 Portland Street

December 28, 2020

As the Board knows from our prior comment (October 15, 2020), Deering Oaks has experienced serious issues arising from the decision by Preble Street to shut down services long-offered at 5 Portland Street, now the proposed site of a 40 bed "Wellness Shelter".

While we oppose the proposed "emergency shelter" in that location, for the reasons stated, it appears that the Board may be disposed to grant conditional approval to this proposal. Based on our prior comments on impacts experienced in Deering Oaks and also those cited by Bayside and Valley Street residents (regarding Florence House), we **strongly suggest** the following:

~Conditional Approval should be granted for no more than a two-year period (as was done in 2007 for temporary shelter for women) to allow time to evaluate: how well the Management Plan is implemented, what impacts have emerged in Deering Oaks and other locations and perhaps not adequately addressed by Preble Street, and how well the targeted population is being served;

~Preble Street is targeting an especially vulnerable segment of the homeless population: those living outside and with serious medical and mental health/addiction issues. This population should not just be "prioritized"; the shelter should be limited to accommodating **only** those most in need, so beds are available to them and not already assigned to other homeless individuals. This limitation should be a condition and monitored to assure that the represented purpose of the "Wellness Shelter" is fulfilled ;

~Toward this end, in addition to the categories to be monitored (Section XI of the Management Plan), outcome measures of progress toward recovery should be established and monitored (e.g. creation of a Wellness Action Plan, progress toward recovery from addiction, appointments made and kept with counselors and psychiatrists, regular use of prescribed medications, etc.);

~Daily trash removal by Preble Street (Section VII the Management Plan) should extend down to Deering Oaks and include the "Edwards Lot" to where people migrated last summer and where they go to eat food delivered. It is common practice for the Board to evaluate impacts beyond the immediate project area (e.g. traffic impacts, stormwater impacts) and to condition approval on mitigation of predictable impacts. It should not be the City's responsibility to clean up after a Preble Street service and Deering Oaks should not be degraded by trash, as it was last summer ;

~Preble Street has apparently long required clients to sign a "Service Agreement" (Exhibit 5 of the Management Plan). The existing Agreement is inadequate should be expanded to include the client's active engagement in developing a "Wellness Action Plan" and observing the expectations/rules of use of public space (parks, open

spaces, and sidewalks): no smoking, no littering, no drug use, etc.). Like any other park user, Preble Street clients must be held accountable for their behaviors, criminal and civil, both in the shelter and in public spaces;

~Since clients will be free to come and go and as concern has been raised that the shelter space cannot comfortably accommodate 40 socially-distanced people during the day (Laura Underkuffler comment, 12/5/20), we are concerned that clients will leave and congregate in Deering Oaks as they did last summer. We urge that the Management Plan require Preble Street staff to reach out to shelter clients during the day to assure that they are not engaging in illegal or unhealthy activity in Deering Oaks or other public spaces.

The targeted clients will not improve their lives unless they are actively supported in overcoming patterns that have affected their existing life status and that are harder to overcome in a location that has long permitted them.

Thank you for your thoughtful consideration of these constructive suggestions.

Anne Pringle, President

Friends of Deering Oaks

monikacobanovic@gmail.com <monikacobanovic@gmail.com>

11:39 AM (3 hours ago)



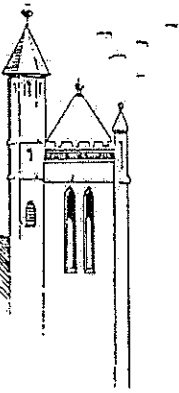
to planningboard@portlandmaine.gov

Dear Planning Board,

I am writing to ask you to please approve the Preble Street shelter application so that the unhoused members of our community have a place to stay this winter and beyond. In these difficult times we must do everything we can to help one another, especially those most vulnerable. I believe the shelter is a step in the right direction therefore I ask for your help in this matter.

Thank you and kind regards,
Monika

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 here 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.

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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 inside 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 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 <samkcsaucier@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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0 views



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 t...

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0 views



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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0 views



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)



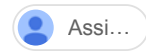
I urge you to take action - without further delay - on converting the 5 Portland Street day shelter to a 40-bed overnight shelter. I appreciate the concerns of the immediately local residents in the area. Homelessness is never pretty, and those suffering are rarely "nice people". That does not make them 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



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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@gmai... Nov 28, 2020, 9:18:53 AM (4 days
to planningboard@portlandmaine.gov ago)



Please don't wait till it's too late.

Preble street wellness center

Assigned t...

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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

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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)

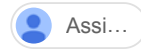


to planningboard@portlandmaine.gov

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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0 views



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!

Subscribe ☐

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, litter & 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 be 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.”

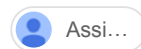
So why this particular location, shoehorned in between several other shelters grandfathered in illegal zones? How would this project coordinate with the Statewide Homeless Council, which is deliberately outlining local and regional solutions throughout the state? Why a new adult shelter, when municipal 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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0 views



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.

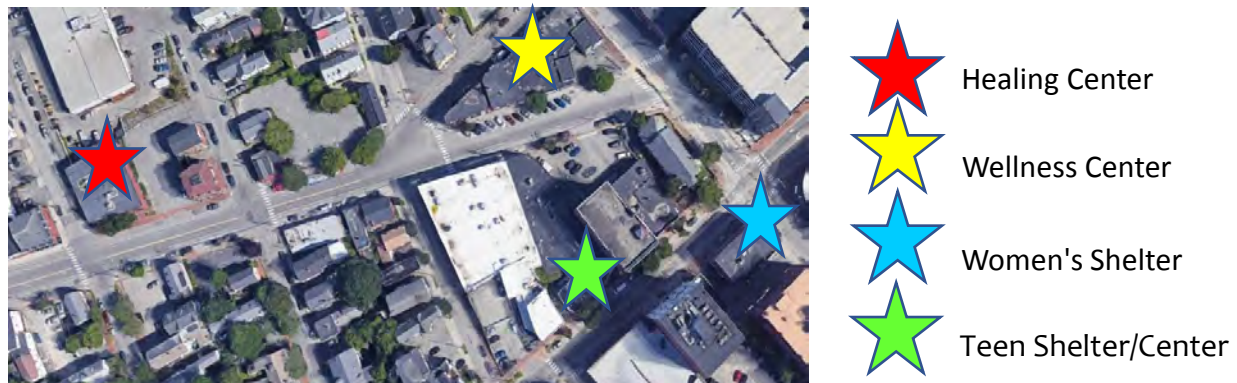
Sincerely,
Ann Dodd-Collins

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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0 views



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 Portland
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...

Subscribe 

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>
to planningboard@portlandmaine.gov

3:20 PM (1 hour ago)



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...

Subscribe 

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...

Subscribe ☐

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...

Subscribe 

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)



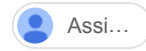
Good evening,

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



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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...

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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...

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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...

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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...

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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...

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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...

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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...

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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...

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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...

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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



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...

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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...

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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...

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Liz Duffy <duffy.el@gmail.com>
to planningboard@portlandmaine.gov

4:39 PM (now)

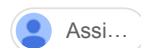


Hello,

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



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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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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



 Assign...

Subscribe 

0 views



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-Annie
50 Alder Street, 04101

Don't leave people out in the cold

 Assigned...

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0 views



Barbara Groth <barbarahgroth@gmail.com>
to planningboard@portlandmaine.gov

4:59 PM (2 minutes ago)



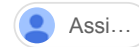
Hello,

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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0 views



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>
to planningboard@portlandmaine.gov

5:13 PM (2 minutes ago)



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

Don't leave people out in the cold

 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

 Assign...

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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

priest@trinitychurchportland.org <priest@trinitychurchportland.org> 9:45 AM (19 minutes ago) ☐ ☐ ☐
to planningboard@portlandmaine.gov

Dear friends on the planning board,

My name is the Rev. Peter Swarr, the new priest at Trinity Episcopal Church in Portland. I'm a life-long Mainer and was part of getting St. Elizabeth's essential pantry off the ground in the early 2000's.

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

Every blessing to you all as you seek to do the best you possibly can for the City of Portland.

*Peter Swarr,
Priest in Charge, Trinity Episcopal Church, Portland*

Don't leave people out in the cold

 Assigned...

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Pris Young <prisyou@hotmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 3:14:40 PM (2 days ago)



Please approve the conditional use of application to turn its facility
at 5 Portland St. into a 24/7 Wellness Ctr.

It's so crucial for people who need it, and are suffering so much.

Sincerely,

Priscille Young

Preble Street Wellness Shelter

 Assigned to...

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Rebecca Cohen <rlcvt27@gmail.com>

Dec 5, 2020, 2:40:20 PM (2 days ago)



to planningboard@portlandmaine.gov

I am writing to encourage you to grant approval for the Preble Street 24/7 shelter, which is on your agenda for December 8, 2020.

Our city is growing more unrecognizable by the day, with new high rises blocking every other residents' view of the bay, and prohibitively expensive real estate. Let's share our wealth. Even as the city faces unprecedented unemployment and commercial devastation, if you live in Portland and have a structure to sleep in, you (and I) are wealthier than those who don't. In this time of national reckoning over systemic bias, we need to stop for a moment and consider those among us who have not even a place to lay their heads, and why that might be the case. They have every right to live here, and it's our moral obligation to help them do that with dignity, especially as another Maine winter looms and the virus surges.

Please, I urge you: do the right thing. Approve the Preble Street conditional use application on December 8th.

Rebecca L. Cohen
Mitigation Investigator
50 Gray Street #2
Portland, Maine 04102
[\(678\) 361-6773](tel:6783616773)
rlcvt27@gmail.com

Don't leave people out in the cold

 Assigned...

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Rosalee Lamm <nosasaurus@hotmail.com> Dec 6, 2020, 10:42:40 AM (yesterday)
to planningboard@portlandmaine.gov



Dear Portland planning,

Please approve the Preble Street conditional use application to turn the facility at 5 Portland Street into a 24/7 Wellness Shelter. Masks and distancing have been shown to be effective in keeping people safe from covid, and the risk of staying out in the cold is far worse.

Thank you
Rosalee

Preble street resources

 Assigned to ...

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Ryan Walsh <ryan.joshua.walsh@gmail.com> Dec 6, 2020, 9:05:21 AM (yesterday)



to Emily Dornblaser, planningboard@portlandmaine.gov

Hi planning board,

My name is Ryan Walsh, I live in Portland with my wife, daughter, two dogs, a cat and a fish!

We are very fortunate to have a warm home on this cold morning. I'm writing to express my support for the Preble Street Resource Center and converting it to a 24/7 shelter for those in need. As you consider your vote on December 8th, please keep our support in mind.

Kind regards,
Ryan

Don't leave people out in the cold

Assigned...

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Sally Bowden-Schaible <1sallybs@gmail.c... Dec 5, 2020, 4:59:28 PM (2 days ago)
to planningboard@portlandmaine.gov, portlandshelters@gmail.com, nasonscornerneighborhood@gmail.com, communications@preblestreet.org, Boucher Monica

To the Portland Planning Board:

It is with a sense of urgency that I appeal to you to approve Preble Street's application to move forward with its building of a 40-bed shelter for those experiencing homelessness. Preble Street has provided services for decades in this part of the city and has provided much needed help to people experiencing homelessness. As a mental health counselor who years ago worked with Preble Street clients (guests), I maintain that the desire to be rid of Preble Street is misguided and short-sighted. And, I have expressed to you (and to the City Council) before my concerns about the underlying reasons for wanting to remove any shelter (and social services, for that matter) from the Bayside area.

What has changed over the years since my direct involvement with Preble Street staff and their clients cannot be remedied by relocation. Eight years of state funding cuts during the LePage administration and years of decreasing federal funding has taken a detrimental toll on the most vulnerable of our citizens. What is needed is NOT more high-end development in Bayside—which contributes to further gentrification of our city and pushes aside and out-of-sight not only the homeless, but also lower income residents who are in desperate need for affordable housing opportunities. What is needed is a healthy societal foundation— opportunity to make enough money for basic needs; adequate funding for low-income housing programs; adequate funding for mental health and substance disorder treatment; adequate funding for child protection services; childcare and parent support, etc.

Please do not capitulate to the steady pressure residents of Bayside have been applying to block the building of this shelter. Permitting Preble Street to move forward with its project is the right thing to do; it is the moral and ethical thing to do.
Thank you.

Respectfully,

Sally Bowden-Schaible, LCPC, CCMHC

27 Birchvale Dr
Portland, Maine

sara needleman <saraneedleman1@gmail.com>
to planningboard@portlandmaine.gov

Dec 6, 2020, 12:52:49 PM (yesterday)



Hello,

I am writing in strong support of Preble Street Resource Center's plan to convert its Resource Center into a new 24/7 Wellness Shelter. At this time, more than any other in recent history, we need to support the essential work that PSRC does in service to the Greater Portland community. I strongly urge you to approve the Preble Street's conditional use application, for this purpose. Thank you.

Sara Needleman
Preble Street volunteer and Portland resident

--

Sara Needleman
[207-408-3418](tel:207-408-3418)

Problem Street Shelter

Assigned to ...

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Sarah E. Reynolds <SReynolds@mmc.org> Dec 5, 2020, 1:37:30 PM (2 days ago)



to planningboard@portlandmaine.gov

Hello,

I am writing to you in strong support of the approval of the Preble Street Shelter's conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

It is so important to have resources for people struggling with homelessness. The very least of which is a safe and warm place to sleep during the harsh winters in Portland. Having a place like Preble Street available as a 24/7 wellness shelter will change and save lives. It will. There is evidence in literature and in the lives they've already changed. It should break every humans heart to see Deering Oaks park and so many other places in Portland filled with people without homes trying to find a safe place to sleep at night. It is inhumane to not address homelessness by opening places for people to sleep and rehabilitate.

I make these strong statements and recommendations as a person but also as a physician who is trained in understanding literature, medicine, public health, and public policy. I urge you to approve their conditional use application for the sake of so many lives.

Thank you.

Sarah Reynolds, M.D.
Maine Medical Center

Don't leave people out in the cold

 Assigned...

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Shonë McGirr <jsemcgirr@gmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 1:19:44 PM (2 days ago)



To whom it may concern:

I strongly urge you to give Preble Street Resource Center permission to convert their facility to a best practice live-in shelter for our City's homeless population. In the harsh weather and COVID epidemic it is essential that the homeless be protected.

Sincerely,

James McGirr
28 May Street
Portland, Maine 04102

Don't leave people out in the cold

 Assigned...

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Susan Brennan <susan.brennan7@gmail.c...
to planningboard@portlandmaine.gov

Dec 5, 2020, 6:06:21 PM (2 days
ago)



Hello Members of the Planning Board,

As the highly engaged sister/guardian of a 60 year old schizophrenic brother who is well cared for by the state hospital system in Massachusetts, I implore you to approve the Preble Street conditional use application so that 5 Portland Street can evolve into a 24/7 Wellness Shelter. If my younger brother Michael had had services available to him such as this through the decades, he might have had a more productive, purposeful journey.

I have supported the work of Preble Street under the direction of Mark Swann, Executive Director, for many years and encouraged housing planners in San Francisco and Portland, Oregon, to explore this success story when I lived on the West Coast. My sister knows Mark quite well and has praised this nonprofit's impact for decades. Let's make Preble Street and Portland, Maine, stand out with this next step towards wiping out houselessness. Thank you.

Warm regards,
Susan Brennan

Susan Cook <susan.conant.cook@gmail.com>

Dec 6, 2020, 1:24:45 PM (yesterday)



to planningboard@portlandmaine.gov

Dear Planning Board,

As a Portland resident, I have seen the difficulties that many in our community face - those without a home or place to sleep, especially as the cold winter approaches (actually, arrived last night, in ice and snow and cold). During the COVID-19 pandemic, there are even fewer spaces for those in need.

I respectfully request that the City of Portland Planning Board approve the 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 is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. This initiative is desperately needed, and I support the efforts of Preble Street to meet this need.

Please do not leave people out in the cold.

Susan Cook

--

Susan F. Cook

[susan.co...@gmail.com](mailto:susan.conant.cook@gmail.com)

Don't leave people out in the cold

 Assigned...

Subscribe 

0 views



Suzanne Murphy <smurphkitten@gmail.co...
to planningboard@portlandmaine.gov

Dec 5, 2020, 7:37:15 PM (2 days ago)



Hello,

I'm writing in support of Preble Street's request to use their Portland St. facility as an emergency shelter and wellness center. As I write, a nor'easter is upon us and I wonder and worry about the people I see every day living rough in Deering Oaks.

Until more long term solutions to homelessness can be worked out, we must take emergency measures now.

Suzanne Murphy
57 Longfellow St.
Portland, ME 04103

Terri Whyte <TWhyte@portlandradiogroup.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 4:55:05 PM (2 days ago)



Dear, Planning Board-

Please give permission to convert a Preble Street day shelter into a 24/7 Wellness Shelter.

Thank you for all you do for our city every day!!

Take care,

Terri Whyte

Sales & Marketing Partner

Portland Radio & Media Group

Cell – [207-232-4051](tel:207-232-4051)

Don't leave people out in the cold

 Assigned... Subscribe ☐

0 views



Tyler Grant <granttyler75@gmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 5:10:46 PM (2 days ago) ☐ ☐ ☐

Please approve the new preble street shelter.

Tyler B Grant

Don't leave people out in the cold

 Assigned...

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Victoria Lamarre <vickylamarre@icloud.com> Dec 6, 2020, 2:36:07 PM (yesterday)
to planningboard@portlandmaine.gov



Dear Planning Board,

I heartily support the creation of a 24/7/365 Preble Street Wellness Center at the resource center. The Portland Homeless community deserves the dignity & safety of being adequately cared for. It's a disservice to the homeless community and the Portland community at large to have homeless citizens left outside to fend for themselves when they clearly do not have the resources to do so.

I hope the Planning Board will gain the approval they need to the right thing for everyone in our great city of Portland.

Sincerely,
Victoria Lamarre
Kennebunkport, Maine

Zack Barowitz <zbarowitz@gmail.com>
to planningboard@portlandmaine.gov

Dec 6, 2020, 12:25:11 PM (yesterday)



Chair Mazer and members of the Planning Board:

I am writing in support of Tony's Donuts request to rezone their parcels and those that are proximate and adjacent. While the proliferation of cannabis retailers in the area is a concern of mine the current "use" (a dead gas station) is just about the worst possible use for that land. A rezone will open the door to better uses along that section of the corridor including multi-unit housing which, in turn could generate a more diverse and vibrant retail mix.

Thank you,

Zack Barowitz

Huntress Street

--

[207-838-6120](tel:207-838-6120)

[917-696-5649](tel:917-696-5649)

ZacharyBarowitz.com

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Aj Kelley <ajk_1968@yahoo.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 9:58:28 PM (2 days ago)



Please **approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.**

Please give people a chance to get their lives back on track. There are so many reasons that people go astray and as a people we need to be less judgmental as we may never know the true origins of the issues.

Please have compassion.

**thank you,
Alice Kelley**

Preble Street Wellness Shelter

 Assigned t...

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acoronado13@gmail.com <acoronado13@gmai...
to planningboard@portlandmaine.gov

Dec 6, 2020, 8:49:43
PM (yesterday)



Good evening,

Hope all is well. I'm emailing in support of Preble Street's effort to turn their day shelter into a 24 hour operation. I live in the neighborhood and am acutely aware of the impact their services have. They do enormously important work and as winter sets in and we face a looming eviction crisis, they ought to be given the support and flexibility they request to improve services to the most vulnerable among us.

Best,
Andrew Coronado

Anna Rudinski <anna.rudinski@opportunityalliance.org>
to planningboard@portlandmaine.gov

9:42 AM (21 minutes ago)



Hello!

I would really like to see 5 Portland Street to be used for a 24/7 Wellness Center. This would be instrumental to keep homeless folks safe during colder winter months.

Please consider this application with the highest importance!!

Best,

Anna Rudinski



Anna Rudinski, *Transition Coordinator*

Mainestay

anna.r...@opportunityalliance.org

[207-842-6890](tel:207-842-6890)

She/hers/they/them

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Anne Coughlin <annefcoughlin@gmail.com>
to planningboard@portlandmaine.gov

7:24 AM (2 hours ago)



I am a volunteer with Preble Street and i strongly support the Preble Street conditional use application you will be considering Dec 8. This is a proven agency addressing an urgent need in a thoughtful way that is much more than "just shelter." Please support the application. Thank you

Anne coughlin
29 Greenwood st
Peaks island

Annetta Weatherhead <bwmac101@me.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 4:39:39 PM (2 days ago)



Hi there,

Please approve the 40 bed shelter, the need is desperate.

Thank you,
Annette Weatherhead
458 Cumberland Ave.
Portland

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Morning Dew Farm <morningdewfarm@gmail.com> Dec 6, 2020, 11:24:34 PM (10 hours ago)
to planningboard@portlandmaine.gov



Hello, I encourage you to approve the Preble Street conditional use application to turn its facility at 5 Portland St into safe, dignified housing as a 24/7 Wellness Shelter.
Sincerely, Brady Hatch

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Brenda Norris <brendawnorris@gmail.com>
to planningboard@portlandmaine.gov

Dear planning board members,

I am writing to ask that you seriously consider approval of the Preble Street condition

These are times of change and endurance. Hoping you can see your way around any facility is a great example of sheltering people.

I have been involved with Preble Street for much of my adult life and continue to be a

Trusting you can see this also,

Brenda

- ☐ Reply all
- ☐ Reply to author
- ☐ Forward

Rhonda Perlmutter <rhondapearle@icloud.com>
to planningboard@portlandmaine.gov

Dec 6, 2020, 6:27:58 PM (yesterday)



I support Preble street's initiative to turn the day shelter into a 24/7 wellness center.

Rhonda Perlmutter

Bridge Gallery
BridgeGalleryMaine.com

Carl Cappello <ccappello@maine.rr.com>

9:53 AM (12 minutes ago)



to planningboard@portlandmaine.gov, Marcella Makinen, Susan Cook, Val Blais, Christina Sillari, Claire Cowan

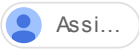
I live in Bayside on Wilmot Street and am writing to support the Preble Street organization in its effort to obtain approval for a 40 bed shelter in the current location of the Resource Center. I understand the reluctance of our Bayside community organization to support this effort, given the history of the city concentrating services for the homeless in Bayside. However, the need for additional services for homeless individuals has never been more acute and Preble Street is an ideal partner for the city in this endeavor. The city of Portland has recognized its obligation to spread out homeless services beyond Bayside. Our community must step forward and do its fair share.

Carl Cappello

50 Wilmot Street #1

Portland, ME 04101

Preble Street Conditional Use for Tomorrow's meeting

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Caroline Dennis <caroline@wirednation.com>
to planningboard@portlandmaine.gov

8:41 AM (1 hour ago) ☐ ☐ ☐

Please don't wait to approve the Preble Street conditional use application for the renovation of their existing shelter at 5 Portland St into a 24/7 shelter, it is sorely needed!
Don't delay when this could save lives!
Thank you,
Caroline Dennis of Portland Maine

Claire Cowan <mclairecowan@gmail.com>
to planningboard@portlandmaine.gov

Dec 6, 2020, 1:31:51 PM (yesterday)



To 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 take this important action to help address the plight of homeless citizens of Portland.

Sincerely,

Claire Cowan
199 Vaughan St #2
Portland, ME 04102



Dorothy Stickney <dostickney@gmail.com> Dec 5, 2020, 4:17:03 PM (2 days ago)
to planningboard@portlandmaine.gov



To whom it may concern:

My name is Dorothy Stickney. I am a resident of Portland Maine and I want to see our population of un-housed people safe this winter. Please approve the Preble Street application for conditional use to turn its facility at 5 Portland St into a 24/7 Wellness Shelter. Thank you.

Dorothy Stickney

172 Coyle St, Portland, ME 04103

dosti...@gmail.com

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Eileen Gerenz <egerenz@gmail.com>
to planningboard@portlandmaine.gov

8:20 AM (1 hour ago)



Pleas!

--

Eileen Gerenz, CPA

Gerenz & Associates
42 Fairfield Street
Maynard, MA 01754
[\(978\) 897-7776](tel:(978)897-7776)

Elleena Petersen <elleena.petersen@gmail.com>

Dec 6, 2020, 6:47:42 PM (yesterday)



to planningboard@portlandmaine.gov

Dear Members of the Board,

I am writing to you this evening on behalf of myself as a sociology graduate of the University of Maine who has seen the impact that Preble Street can have on our local community. A close friend after graduating worked with the Teen Shelter and saw first hand the need not only the kids there needed but also the parents. In the current economic climate it is not hard to see that more and more people are facing challenges. Is it not the least we can do to help provide 40 more beds to people in need? Especially in these frigid night temperatures. As a society it is our duty to provide services for those of us struggling. We all have been in need of a reset. There are people like me and my fellow Social workers that want to help as many people as possible.

Once again I ask you to approve the application for the Wellness Shelter at Preble Street in Portland Maine.

Warmly,
Elleena Petersen



elidale@maine.rr.com <elidale@maine.rr.c...
to planningboard@portlandmaine.gov

Dec 5, 2020, 2:12:44 PM (2 days
ago)



Dear Board Members,

How would you like to the chance to be heroes? How would you like the chance to be on the cutting edge of addressing a nation-wide problem? How would you like to have Portlanders like you?

I wish you could actually solve the issue of homelessness. Meanwhile, can you at least give people a place to go, a meal to eat, and resources to support them? A bunch of us out here are buying coats and Dunkin' gift cards, but that isn't enough. You do your thing, too, okay?

Best regards,

Eli Dale

40 Salem Street, Portland

Elizabeth G Deal <elizabethgdeal@aol.com>
to planningboard@portlandmaine.gov

Dec 6, 2020, 7:14:56 PM (yesterday)



Dear Portland Planning Board,

I know you care about the homeless as I do

and are working hard on this issue of finding shelter for all of them. I've been a supporter of Preble Street and their work with the homeless for many years and know their hearts are for them and that they know their needs more than many of us. I

would like to see you approve their request to convert their day shelter into the 24/7 Wellness Shelter they are seeking in order to care for 40 of the most vulnerable people in our community. Thank you for your consideration.

Elizabeth Deal

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 Assigned...

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George St. Clair <georges36@myfairpoint.n... Dec 5, 2020, 1:11:27 PM (2 days ago)
to planningboard@portlandmaine.gov



Greetings,

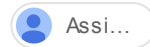
Please follow the recommendations of the Prebble Street team as well as supporters and potential residents to approve the Prebble Street Conditional Use application at 5 Portland Street for a 24/7 Wellness Shelter. I am a retired "Case Manager" (and therapist) and worked with people that live outside in various parts of our city. This is not an acceptable situation for people in the warmer months and can be life-threatening for people in the colder months.

We would all be grateful for your serious positive consideration of this application.

Sincerely,

George St. Clair

Support for Preble St. Conditional Use Application



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Gisele <gisele.messier@gmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 3:42:13 PM (2 days ago)



Dear Members:

I am copying this appeal provided by the Preble Street organization: Preble St is on your agenda **this Tuesday, December 8** for its conditional use application to turn the site of the Resource Center into a new, best practice 24/7 Wellness Shelter.

Approval from the Planning Board is the only difference between living outside or in dignified shelter for 40 of the most vulnerable people in our community.

Preble Street is not requesting any funds from the City. 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.

Please approve this conditional use application. It will help save lives and contribute to the wellness of many in our most vulnerable populations. Thank you.

Gisele Messier

1700 Broadway #272

South Portland ME 04106

[\(207\) 450-2083](tel:(207)450-2083)

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 Assigned...

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Gordon Thomson <gthomson0143@gmail.co...
to planningboard@portlandmaine.gov

Dec 6, 2020, 4:12:01 PM (yesterday)

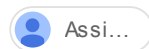


We are writing to urge you to approve Preble Street's conditional use application to turn its Resource Center into a 24/7 Wellness Shelter. One doesn't have to drive far in downtown Portland to realize that this shelter space is sorely needed. This is an opportunity to convert this space into dignified shelter space for some of the more vulnerable people in our community. They are not asking for city funds; it is time to vote yes on this application so that Preble Street can move forward quickly. Winter is here; I think we all want fewer people living outside.

Thank you for your work.

Gordon and Barbara Thomson
160 Marlborough Rd
Portland

Support for the Preble Street 24/7 Wellness Shelter



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Grace Lynch <glynch13@gmail.com>
to planningboard@portlandmaine.gov

Dec 6, 2020, 3:01:07 PM (yesterday)



Hello,

As a Portland resident, I urge you to approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. Thank you.

Kind regards,

Grace Lynch

Preble Street Conditional Use Application

 Assigne...

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Haley DeLuca Lowell <hdelucalowell@preblestr...
to planningboard@portlandmaine.gov

Dec 5, 2020, 2:34:16 PM (2 days ago)



To Whom it May Concern,

I am writing you to ask you to approve the Preble Street conditional use application to turn 5 Portland Street into a 24/7 wellness shelter. Working in the kitchen and food pantry at Preble Street for the past couple of months I have seen the incredible need in the Portland community and believe that this solution would be the difference between life and death for some people who are currently experiencing homelessness. The Preble Street Wellness Shelter will be fully staffed 24/7/365 by professional social workers and will help people get back on their feet and out of homelessness. Meals and other services will be provided on site. Each person will have their own private bed and will work with a caseworker toward housing and other individual goals.

Please consider carefully!

Best Regards,

Haley DeLuca Lowell

Ivy Derderian <ivy@earthlink.net>
to planningboard@portlandmaine.gov

Dec 6, 2020, 5:20:50 PM (yesterday)



Please approve the conditional use application to turn the site of the Resource Center into a new, best
best practice 24/7 Wellness Shelter.

I have just spent from 7:15 pm last night until 12 noon today without power therefore without heat.

It's hard enough when you're not homeless!!

Thank you.

Ivy Derderian
55 Summer Place
Portland 04103

to planningboard@portlandmaine.gov

Please approve the Preble Street conditional use application. As fellow human beings, it's time such as this where our humanity is tested.

A personal experience....

I was in grade school child during the 60's. I had a friend (Henry) with a younger sister (Margaret) who was 5 yrs old and 5 yrs younger than us. They lived in what I would describe as a typical working class neighborhood in Westbrook. Henry and I first met in kindergarten at St. Mary's Parochial School (no longer in existence). Henry was the wild one in our group, he wasn't a fighter but he would throw snowballs/eggs/rocks at cars, people, animals, houses etc - you get the idea. He would steal and vandalize as well.

When I was about 11, I remember seeing Henry's father beating him (they didn't see me). It scared the shit out of me. I never told Henry I saw him being hit.

About a year later, I was in junior high changing in the locker room. I didn't hang out with Henry as much but he was there changing as well. Dark purple bruises all over his back. I didn't say anything. Didn't know what to say. I just had a sick and confused feeling within me.

Henry and family moved later that year and I only saw Henry perhaps twice in the last 50 yrs.

Back to Henry's little 5 yr old sister Margaret. She had beautiful curly blond hair that was almost white. Always dressed adorably in well coordinated clothes - dress, shoes, socks etc. A beautiful child. As older kids, we would tease her and laugh when she got angry in response. However, I didn't understand at the time that her anger was not a typical child's anger. It was filled with rage and expletives that had no part of being within a 5 year old...we just thought it was funny - actually it was very sad. I never really saw, or thought, about Margaret since that time.

A few yrs ago my brother called about an obituary in the paper and said he thought it might be Margaret. I checked and it was. Margaret was found in an abandon building in Portland where homeless people often took shelter. She had been dead a few days. I believe she was 56-57 yrs old. It had been about 50 yrs since I last thought of her.

I can't tell you how much it broke my heart to think of what her life was likely like. My last vision of Margaret was that of a cute little 5 year old. Everytime I think of her my eyes well up. When I see a homeless person I think of them as having started out as a beautiful little 5 yr old like Margaret.

Knowing what I know today, I can't be silent. I understand these issues are complex and you have a difficult decision. All I ask is that when you consider the application, first put your heart, mind and soul into seeking out all the reasons why this would be good to approve before going to the other side of the ledger.

Thank you so much for your service to Portland. You make a difference.

Respectfully,
Jeff Bryan

Don't leave people out in the cold

Assigned...

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Jeffery Logan <jefferyloganlac@gmail.com>
to planningboard@portlandmaine.gov

10:02 AM (3 minutes ago)



Hello,

My name is Pastor Jeffery Logan, and I'm the executive director and co-pastor of Grace-Street Ministry, a homeless outreach ministry that works with the homeless on the streets and in the shelters of Portland three days a week.

I'm writing in passionate support of Preble Street's conditional use application that you will be considering tomorrow. Over the summer and into the fall, I spent a significant amount of time at the temporary shelter at the Sullivan Gym on the USM campus, and I was amazed at what a remarkable place it was. People had actual cots and were not sleeping inches apart on thin mats on the floor. They had bathrooms, showers and laundry facilities, as well as tables where they could do art projects or play games. They could leave their things there during the day and didn't have to lug them with them when they went out to work or to look at housing. The facility was staffed by trained social workers.

This new shelter will be modeled on what was learned there, and will not be a replication of the Resource Center. It will be a closed shelter, so drug dealers and others who prey upon this population will not be able to simply roll up and do business in the courtyard.

I understand that things were a mess in the neighborhood when the Resource Center was open, but the implication in some letters to the editor in the PPH that Preble was somehow responsible for homelessness in Portland and is a "bad neighbor" are, to my mind, unfounded.

But regardless of the history, this will be a very different facility. Right now, the Oxford Shelter is operating at 1/2 capacity, and yet I've been told by folks staying there that social distancing is not being maintained. There are no overflow shelters, and although people are staying warm in various motels, there is no trained staff on site to help them move from this stopgap situation to sustainable housing. I also hear about fatal overdoses with way too much regularity. It is simply not a reasonable alternative going forward. I believe the new wellness shelter will be.

I hope you will listen to the overwhelming number of people who support this, including businesses in the local area, and not just to the people who are angry at Preble. This, quite literally, could save the lives of 40 people.

Thanks for your consideration,

Pastor Jeffery Logan
Grace Street Ministry

Don't+leave+people+out+in+the+c old

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Jess <thisisjessicagrimes@gmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 7:06:03 PM (2 days ago)



Portland desperately needs safe accessible shelter for its most vulnerable residents. Please approve of the new 24/7 wellness center for Preble Street.

Thank you
Jess Grimes

James Cook <jamescookjr@gmail.com>
to planningboard@portlandmaine.gov

Dec 6, 2020, 5:32:29 PM (yesterday)



To whom it may concern:

Please vote to approve the Preble St. conditional use application to turn its facility at 5 Portland St. into a 24/7 wellness shelter. Please help our most vulnerable be able to come in from the cold. In these times, this is a moral and humanitarian issue. This is a small measure that the city should take.

Jim Cook

approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

To the Planning Board, regarding conditional use applications for 5 Portland Street.

Below I've continued where I left off my prior written submission detailing concerns with as much of the revised conditional use application as I had time to respond to today. Please include in the 12/8 packet if possible. Thanks – Jim Hall / Cedar St

11_23 REVISED FINAL GENERAL AND SPECIFIC CONDITIONAL USE APPROVAL STANDARDS_.PDF

... PART TWO ...

II. General Conditions

II.1 – "...will generate significantly less traffic than the currently existing uses... reduced intensity of uses... anticipate significantly fewer staff members and volunteers ... anticipate a reduction in average daily staff and volunteer visitors... This will reduce traffic and parking demands"

Sigh... repeating over and over this same comparison to past uses does not change the fact that this is not the legal standard.

II.1 – "...operations will be all interior... and will be quiet and well-supervised."

This is exactly how Preble Street has always operated: seek interior order only, and refuse to acknowledge any of the externalities associated with funneling a desperate population from the whole state and beyond into one small neighborhood.

It's worth noting that neighbors of Florence House (an existing Portland shelter in another neighborhood staffed by the applicant) currently report frustrations growing to anger that nobody there will listen to them when they bring up worsening impacts on that neighborhood. Is it an unspoken policy of Preble Street to purposely ignore their neighborhood stakeholders? Because if they have genuinely been trying to engage, their failures at multiple locations would point to serious ineptitude. My money is on policy, but the lack of transparency about their unilateral decision-making prevents anyone from knowing.

I've spoken previously of the vastly better relationship Bayside neighbors have with Oxford Street management, and the substantive steps they've taken to successfully mitigate impacts, not just for their clients and staff, but in a realistic halo around their operations. I'm also aware of at least two other shelters run by other organizations that have responsive and respectful relationships with their neighbors (Milestone and Through These Doors). The perception by neighbors of these other shelters is also that guests tend to adopt the respectful culture cultivated by staff. The problem isn't really the impact of shelters per se, it's the impact of Preble Street's entrenched policies and practices.

II.1 – "... any exterior activity will occur during business hours..."

What is the evidence for this claim? The experience I have living downhill from a much better managed shelter operation for 25 years is that "exterior activity", especially of the illicit sort, still always flows out from a shelter that's embedded directly into the neighborhood, and disruptive behaviors pick up in the dark, and also on weekends (when there are fewer private security guards canvassing nearby parking lots).

At the last planning board workshop on this submission, Councilor Ray pointed out the inherent difficulties associated with providing high-impact services on a property where onsite use butts directly up to public space. This is one reason that this is an inherently bad location for the proposed use.

The applicant has had three years to explore appropriate sites since shelter zones were expanded, yet we keep seeing attempts to shove more shelters into the existing cluster. The city council purposely chose a site with some “elbow room” to rebuild its central intake hub / general adult shelter. In contrast, the applicant first bought a new Bayside property, announcing they would break the covenant on required use as office space to place a shelter there. When that didn’t work, they proposed converting 5 Portland. Their latest 5-year plan *also* describes another shelter “in the area”. If you read between the lines, this likely is intended to backfill one of their Bayside properties that serves teens, once they accomplish a planned consolidation.

Please ask the applicant to be transparent about any additional future plans to site shelters in the existing cluster.

II.1 – “...reducing the opportunities for outdoor gathering... will make the site more consistent with other neighborhood uses.”

No other organization in the neighborhood has ever enabled the type of anarchic gathering the applicant is famous for, including other shelter operators. The “site” itself perhaps would become more consistent, but it’s doubtful this would change habits of the applicant, their clients, and others who are not accessing services. As one caller pointed out at the last workshop, activities and behaviors around Preble Street’s new property at 55 Portland have already become problematic, and that’s not even a shelter.

In other contexts they often describe their client base as a community with strong ties and internal culture. If this is so, the hangers about who are not accessing services are unlikely to suddenly dissolve because of a permeable fence.

The applicant continues to speak about moving people along from public sidewalks directly contiguous with their property. If they would collaborate with the Portland Police Department they would learn that people have the right to be on sidewalks. The lack of any buffers is one reason this is an inappropriate site for the intended use.

II.2 – “Under the existing uses at the site... many people gather at the facility on a daily basis... as would be true post-pandemic, if this application is denied... Those uses will terminate if this change of use is approved.”

The applicant is fond of presenting false dichotomies. In their advertising blitz they presented a claim that you’re forcing people into the cold if you don’t approve this particular application, attempting to shame the board into ignoring its charge to ensure compliance with code and city plans. And this repeated refrain outlining how horrible their prior impacts were, followed by the equivalent of, “Gee it would be too bad if something were to happen to this submission, I’d have to hit you again. You don’t want to force me to do that do you?”

This repeated threat to return operations to prior disgracefully damaging levels of impact (to their clients and to neighbors) just proves that the improvements the applicant is now claiming will go into operation of the proposed use have merely revised here to tick a box, because they were forced to complete their submission, not actually driven by concern for the ongoing health and safety of their clients or the neighborhood. It’s also interesting that Mark Swann verbally testified several times at the 10/20 workshop to the effect that, “*Things can never go back to the way they were.*” Which is it? It’s whichever one supports their case the best in any given moment. This constant talking out of both sides of their mouths does nothing to start to build trust in anything they are claiming around accepting accountability to the city or the neighborhood.

II.2 – “Trash has been reduced in... the model of meal delivery to the area shelters... daily trash collection procedures surrounding [buildings owned by Preble Street]”

Again the applicant purposely leaves off the actual food delivery use that is known to generate excess trash that concerns neighbors in Bayside, Parkside, and other areas where meals are dropped to outdoor locations. The board asked for written details of ALL current and future uses and their impacts, not just the ones that are convenient to the applicant's argument. This behavior of continuing to try to perform slight-of-hand to sidestep known current impacts raises very serious doubts as to how they will treat impacts of the proposed future use.

II.3 – "...intend to solicit neighborhood input on the design and appearance of the fence"

Stay with me on this one, it comes back around. Several members of Preble Street leadership showed up at the Bayside Neighborhood Association board meeting in July. We felt a bit ambushed and unprepared, but we tabled our agenda to take the opportunity to communicate directly with Preble Street board members, as far as I'm aware for the very first time in our formal relationship of at least two decades. It was messy, and some harsh things were said (all true though). One theme of the night was that most if not all of the problems between our two organizations stem from the lack of communication, or one-way communication, coming from Preble Street.

We learned during Preble Street board president John Roberts' public comments at the 10/20 workshop that a couple days after the above contentious meeting, Preble Street convened what he referred to as neighborhood outreach – which he said included Preble Street volunteers who live nearby – and asked them to comment on this shelter proposal. Gee, everyone loves it. This/ was presented as representative neighborhood outreach. When we talk about gaslighting, this is a perfect example.

I'm aware of at least one person, possibly two. who declined an invitation to participate in Preble Street's fence design review specifically out of fear that participating would be twisted into a claim of implied support for the project. Of course there's also the possibility that now they could try to say, "We reached out, but you weren't willing to dialog."

When I learned of this input session after the fact, I asked a Preble Street representative to provide some transparency as to the outcome. Here are the summary notes I received:

- Discussion of concerns from impacted voices on optics of fence
- Praise re: opening and operation of Sullivan shelter
- Youth shelter in Boston faced similar issue with fence and also had community input group - very successful
- More voices with lived experience must happen
- height of fence - safety, don't want people to be able to jump it, keep prying eyes from gawking at clients
- Use of greenery/plants - science behind impact of plants on people
- organic/natural shapes and materials is preferable - facilitates warm, inviting feel for clients but needs to withstand elements and use
- gate from Portland street into courtyard big enough to allow vehicle access in case of medical emergency
- courtyard
 - should include protection from elements - overhead protection
 - foster safe, relaxing space for guests
 - no benches against fence - safety and discourage passing of substances
- Light outside fence on Preble Street side + inside courtyard

I will also take this opportunity to provide my own feedback on the fence, with the reminder that I oppose the project on more foundational grounds. These actually relate to Planning Department recommendations.

In staff analysis they asked for more fence permeability and provided some example images showing various types of fence gaps. For such a proposed use – especially if the target client base is people who have been criminally trespassed from other shelters as portions of these revisions seem to imply – the desire for visual interest NEEDS to be balanced with a consideration for crime prevention by environmental design. Historical patterns of disruptive behavior on this property and flowing out into the host neighborhood include passing and stashing illegal substances, sharps, weapons, etc.

Secondly, staff suggested that the fence material or finish be made grey like the rest of the building. This is *terrible* idea. Bayside is grey enough already. The Planning Board member who requested “a couple design iterations” specifically spoke to how unique the shape of the building is, and trying to preserve that quality. Nearby developments such as Paris Terrace and the Furman Block show how it’s very possible to be functional and interesting at the same time. I’m sure Preble Street’s business partners specializing in architecture and design can do better than a grey expanse.

... once again I will have to continue my written comments in a future email

Jim Hall <mtjimhall@gmail.com>

Dec 5, 2020, 11:56:26 AM (2 days ago)



to Christine Grimando, Andrew Tufts, Planning Board, cityclerk@portlandmaine.gov

Hi again Christine and Andrew,

Thanks again for your responsiveness! I don't see my comments below in the packet (though to be fair there's a lot to sift through and I surely could have missed something on first viewing). I also had sent a couple separate topics that I don't think made it in (one sent 10/20 directly after the last workshop, and one 10/26). Aaand it looks like I didn't hit "send" yesterday until 5:04, haha :) I'm spending the weekend parsing all the new information, so unfortunately this likely isn't the last you've heard from me...

To be clear I do not wish to unduly amplify my single voice, but the many ideas this review has stimulated in me. It's clear that Planning Board members are extremely committed to evaluating every viewpoint and angle, so although I am interested in getting my various "analyses" into public record, I am ultimately happy knowing that they will have been considered in board deliberations.

Please don't feel you need to respond again, unless you need something additional from me. I thought it was worth letting you know in case these omissions could be indicative of a more systemic issue collating agenda packets.

Thanks!
Jim Hall

to Jim Hall, Andrew Tufts, planningboard@portlandmaine.gov, cityclerk@portlandmaine.gov, Christine Grimando

To the Planning Board,
Regarding revisions to the application for conditional use at 5 Portland Street.

I'm sending what I've been able to parse today after discovering the applicant's revised documents. I hope that you will be able to include additional comments to follow in the packet for the 12/8 workshop.

Thank you – Jim Hall / Cedar St

*11_23 REVISED FINAL GENERAL AND SPECIFIC CONDITIONAL USE APPROVAL
STANDARDS_.PDF*

I. Overview – “...the proposed changed use... will result in significantly smaller impact on the surrounding neighborhood.”

This remains interesting context, but as planning staff verified at the 10/20 workshop, comparison to Preble Street's history of unacceptable impact does not satisfy the city's code requirements for shelter specific conditional use standards.

A.1. – “Social services will be provided on site...”

The board explicitly asked for more information about which partners would provide which services, and where these services would be administered. The applicant has failed to provide the requested written details.

A.1. – “... prioritizing single adults who are unable to access... [other facilities]”

At the last meeting of Portland's Health & Human Services and Public Safety Committee, councilors discussed the issue of unsheltered individuals who persistently do not access available options for a variety of reasons (often unique to each individual). Director Dow of the city's HHS Department reported that city staff's weekly meetings coordinating outreach among 16 service providers regularly discusses approaches to shelter-resistant people who remain outside, given that the city continues to accept anyone who presents at the Oxford Street Shelter, and provide hotel rooms when other options are at capacity.

(meeting minutes are not approved / published yet – committee questions on staff’s shelter update start around 75 minutes in)

https://townhallstreams.com/stream.php?location_id=42&id=27501

If this is the target client base, I would posit that the applicant is not being forthright about the difficulties associated with keeping this population in shelter or housing options. This is especially important given the applicant’s own admission of intense impact during prior uses when their clients were on the streets of Bayside.

If instead the intent is to specifically target individuals who have been criminally trespassed from other shelters, the impact of congregating such a group must be more explicitly addressed, along with more robust behavioral and environmental controls protecting neighbors.

The HHS committee published a survey of CT statistics on 10/22/19, which listed many legitimate reasons people had been ejected from shelters as a last resort – the most common being direct assaults on staff or other guests. How does the applicant’s supposedly “specialized” management plan address this? The applicant proposes some controls on their property, but the reality is that any particularly disruptive client is going to go into the neighborhood to pursue impactful behaviors, and it seems clear that a congregate setting specifically designed for people with a possible history of violence should outline more specialized impact prevention protocols and protections.

<https://www.portlandmaine.gov/DocumentCenter/View/26384/Attachment-D-HHS-Committee-Criminal-Trespassing>

A.I. – “... This small specialized emergency shelter... will prioritize unsheltered individuals who... are over-represented in the homeless population.”

The prior paragraph points to a general adult population that’s only differentiated by whether or not they can (or will?) access other shelters. The fact that the homeless population in general is disproportionately affected by mental health / substance use conditions, or that BIPOC and LGBTQ+ individuals are disproportionately represented in the general homeless population does not make this a “specialized” shelter.

For reference, this seems to be an attempt to appear aligned with the city council’s policy resolution passed on 02/03/20, which instructs Portland’s central intake general adult shelter staff to “*pursue partnerships to help to address the needs of specific homeless populations.*” (#7 below)

<https://www.portlandmaine.gov/DocumentCenter/View/26531/Single-Adult-Shelter-Policy-Resolution-11182019>

If the applicant's intent were to explicitly target any one of the specific subpopulations mentioned, that would become a different proposal, presumably with more specific plans targeting unique needs.

I ask the board to determine independently what actually constitutes a "specialty" shelter that would align with the policies and plans that the city council has passed into ordinance.

A.2. – "A kitchen facility which will provide meals for the residents at the Emergency Shelter"

I believe the board asked for more details about Covid-safe protocols to distribute food from the kitchen downstairs to feed 40 people upstairs.

A.2. – "A kitchen facility will provide meals... for distribution at various homeless shelters."

This description omits the applicant's current and presumably future practice of delivering to outdoor food drop sites. Is this not part of the intended mixed use of this facility? The fact that the applicant has refused to obtain a city permit for food distribution on public land is troubling in regard to ability to trust their future participation with municipal monitoring and reporting, as well as resolving neighborhood concerns, all of which are required of this conditional use.

A.3. – "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. 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."

The board specifically asked for details on intended operations after Covid restrictions are lifted – not just for the pantry but for all uses. The applicant has failed to provide any of this information, other than threats to return to the extreme impacts of "business as usual".

A.3. – 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.

Again, interesting context, but not a comparison of the impact of proposed uses to surrounding uses.

B. Differences between current use and proposed new use.

... The change in use will result in a substantially reduced impact on surrounding neighborhood:...

This section appears to fulfil the board's request for information about prior uses, but cannot be taken as fulfilling the requirement to compare proposed uses to surrounding uses. Presumably staff will separately provide the requested information on which of these prior uses was historically allowable, and by what mechanism.

B.2. "Drop-in social service center... was open from 8 AM to Noon, Monday through Friday."

This only lists the most recent operating hours, which were reduced several times over the prior few years, usually with no notice to staff, volunteers, clients, or neighbors. In absence of communication from the applicant, some stakeholders in the neighborhood have independently tried to track these reductions, which looked something like this

- Up to 10/2014 – 50 hours
- 10/2014 to 07/2017 – 45 hours
- 07/2017 to 09/218 – 31 hours
- 09/2018 to 03/2019 – 20 hours
- 03/2019 to present – 0 hours

(I welcome any corrections)

The appearance to one who has closely watched this unfold is that Preble Street has been looking for a defensible reason to repurpose this use, which they then found in the pandemic. This would be consistent with the fact that Preble Street refused when the City requested to work together on determining Covid-safe ways to re-open needed facilities like bathrooms and showers at the beginning of the pandemic (at the same time they were seeking to bypass public process for this submission). This is relevant to conditional use in that it again proves the applicant's proven pattern of unwillingness to collaborate, with either the neighborhood or the municipality.

It's worth noting one particular timing. When the City Manager announced that the Oxford Street Shelter would be installing outdoor lockers for guests to store belongings, Preble Street immediately ripped out their indoor lockers as "duplicative", leaving no storage option to their clients for several months. This rings similar to the manner in which they closed, barricaded, and refused to discuss partially reopening the resource center (which generated a client protest

march), as well as the way they refused to discuss site-based food distribution options with the city, including their framing of this unilateral delivery model pivot as “pressuring” other agencies to provide meals on site.

The planning board and city staff must enter into this monitoring and reporting relationship assuming similar attitudes and tactics in the future, and ensure accountability with extremely robust oversight and enforceable consequences for noncompliance. If current city code does not provide for such mechanisms, you must deny this application.

B.5. – “The change in use will result in a substantially reduced impact on surrounding neighborhood... fewer clients traveling... from other locations...” / “... decreased outdoor gathering...” / “... smaller staffing footprint, fewer cars, decreased demand for on-street parking...” / “... fewer volunteers...”

These bullet points about the impact of prior uses are masquerading as a comparison to the impact of surrounding uses.

B.5. – “Preble Street is focusing on intensive services on the most vulnerable.... includes putting more pressure on existing shelters to be open and accessible 24/7, with meals and robust case management services onsite... proactive outreach efforts draw people into specialized shelters targeting those hardest to serve... Resulting services gaps... will put pressure on [resources for housed low-income people]”

Can’t tell if these paragraphs are intended to address some portion of the conditional use review, but it does give context for the unilateral decisions Preble Street has recently made without any notice to the organizations they are apparently “pressuring” by their pivot around which services they are willing to consider providing.

B.5. – “The emergency shelter will be tightly regulated, with physical and operational security protocols designed to ensure safe, quiet and sanitary operations.”

This high-level claim of tight regulation lacks any detail around control or reinforcement mechanisms or protocols, and pointedly only mentions safe quiet and sanitary “operations”, not “effect/impact on surrounding properties.” (language from general conditional use standards)

C. – “a number of private and governmental agencies have... treatment and meeting spaces... with a variety of clients coming to receive services”

Neighbors who have complaints about the way Preble Street has operated, and the way they have failed to respond to community concerns, have also pointed out the fact that over thirty social service providers are clustered into a few blocks among our residences. For the applicant this seems to be offered as an argument that it's acceptable (or even desirable) to continue segregating Maine's lowest socio-economic bracket into a 1/4 mile ghetto. For many residents, business and property owners – and in fact the city council – this same fact is evidence of over-saturation, with proven ill effects for everyone involved. The HHS&PS committee has instructed planning staff to recommend licensing ordinance they can vote on in January, which will include both allowable buffers between shelters and maximum shelter beds within a given radius. I won't repeat the link to the meeting video above (discussion of shelter licensing begins immediately after the Q&A on staff's update)

As a comparison to surrounding uses – the fact that so many other similar agencies have coexisted as responsible neighbors despite being inappropriately clumped into a small residential neighborhood just highlights the fact that Preble Street has historically been the ONLY organization that has refused to acknowledge impact, or engage in dialog or solutions. These revisions are still full of comparisons to the human impact of prior uses (and ultimatum-style threats to return to that model if the current request is denied), but here in the section titled “surrounding neighborhood” there is nothing similarly describing such impact of the intended mixed uses.

C. – The neighborhood... is a mixed use... with a large number of social services... “There are a few residential units nearby: a large apartment building...”

Firstly, the severe impacts of congregating those least able to conform to societal norms onto the streets of this neighborhood have extended far beyond the directly abutting properties that the applicant lists.

It's true this residential neighborhood has historically been underpopulated, with high rental turnover, low ownership rates, and high rate of return to homelessness among many unstably- or newly-housed neighbors who struggle to set new life patterns in the same lawless street environment they were trying to escape. In addition many existing (potentially historical) homes have been demolished over the years, some turned into parking lots (though to be fair, several exciting housing options at various rates are currently in the works). The time-poverty associated with being poor also affect many fairly stably housed neighbors. This all makes it difficult to maintain resident advocacy.

Being smaller and harder to cohere than other neighborhoods, we require protections from governing bodies. For instance I often wonder whether the Armenian enclave of around 25

families that took up citizenship in Bayside after the genocide would still be thriving if larger institutions like Preble Street had been held accountable to neighborhood impacts in prior decades

... *TO BE CONTINUED* ...

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Joan VH Smith <smithvan@maine.rr.com> Dec 5, 2020, 3:23:08 PM (2 days ago) ☐ ☐ ☐
to planningboard@portlandmaine.gov

Please approve the Preble st conditional use of application to help the homeless

Thanks
Joan

Joe Appel <appel4@gmail.com>
to planningboard@portlandmaine.gov

Dec 6, 2020, 12:46:39 PM (yesterday)



Hello,

I am writing in strong support of Preble Street Resource Center's plan to convert its Resource Center into a new 24/7 Wellness Shelter. At this time, more than any other in recent history, the essential work that PSRC does in service to the Greater Portland community ought to be supported fully. Please, please approve the Preble Street's conditional use application, for this purpose. Thanks very much.

Joe

joe appel
he/him/his
[207.831.2553](tel:207.831.2553)

Preble Street Wellness Shelter Application

 Assign...  Subscribe

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Kaitlyn Pettibone <kaitlynpettibone01@gmail.... Dec 5, 2020, 8:53:43 PM (2 days ago)
to planningboard@portlandmaine.gov   

To whom it may concern,

My name is Kaitlyn Pettibone and I am a resident of Portland, Maine. I am writing to ask that the board approves the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. I believe this would greatly benefit our community and help those most in need of resources.

Thank you for your consideration,

Kaitlyn Pettibone, RN BSN

Katie Huntington <riverrd5@gmail.com>

Dec 6, 2020, 9:12:18 PM (yesterday)



to planningboard@portlandmaine.gov

Good Planning Board Members:

I implore you to have compassion and vote to allow Preble Street continual use of the facility at 5 Portland Street as a 24/7 Wellness Shelter using best practices. As a Registered Nurse, I employ Best Practices in my work each day, and am thankful Preble Street does, too, in their mission to alleviate homelessness and hunger in Portland.

Thank you - Kathleen Huntington, R.N.

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Ken Ryan <maineqi@gmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 2:49:25 PM (2 days ago)



Please approve the Preble Street conditional use application to turn its facility at 5 Preble Street into a 24/7 Wellness Shelter.

Thank you,

Ken
Kenneth Ryan
South Freeport
[207-712-6264](tel:207-712-6264)

Kim Lewis <elliottk7@msn.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 1:19:21 PM (2 days ago)



Please approve the The Preble street conditional use application to help the homeless in Portland.
Kim Lewis
Westbrook ME

Lauren Sterling <laurenannsterling@gmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 12:58:46 PM (2 days ago)



Good afternoon.

As a Portland resident, I'm hoping the City Planning Board will approve the Preble Street conditional use application this Tuesday to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

Thank you for considering this request to make sure fewer people are left out on the streets in the cold.

Lauren Sterling
207-465-5228
laurenannsterling@gmail.com

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 Assigned...

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Linda Riddell <liddell@gettinby.net>
to planningboard@portlandmaine.gov

8:59 AM (14 minutes ago)



I hope that I am the 100th or 500th e-mail you've received on allowing the Preble Street Wellness Center to open. I am an epidemiologist and specialize in poverty. In addition, I volunteer for Wayside Food Programs and led a non-partisan voter registration drive in Deering Oaks Park this fall, specifically to reach people who were unhoused.

If there are administrative hurdles, work hard to clear them knowing that you are giving 40 human beings a priceless gift -- the dignity and safety of having a place to sleep.

I look forward to hearing good news about this and thank you for your work in making this happen.

Regards,
Linda K. Riddell MS
Founder
Gettin' By
[207-807-4771](tel:207-807-4771)

O'Leary, Lisa (GB Sales + Distribution) <Lisa.O'Leary@thehartford.c...
to planningboard@portlandmaine.gov

6:19 AM (3 hours
ago)



To whom it may concern,

Please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

We are all going through such tough times now and do not want to see anyone homeless and on the streets without any shelter. Please be kind and have a heart.

Sincerely,

Lisa O'Leary

Preble street/5 Portland ave.

 Assigned to...

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L "Lolati" Toscas <lola.toscas@gmail.com> Dec 5, 2020, 12:17:25 PM (2 days ago)



to planningboard@portlandmaine.gov

Dear Members of the Planning Board,

Too many are living on our streets. Homelessness is a complex problem that cannot be ignored. Preble Street has long been working to create and implement solutions for those living on the streets. The organization is positioned to provide shelter and services for 40 people who would otherwise be on the streets this winter. I am in full support of converting the Preble Street day shelter at 5 Portland Street into a 24/7 Wellness Shelter. Approving Preble Street's conditional use application is necessary and would demonstrate Portland's resolve in putting solutions into practice.

Thank you,

Lorinda Toscas.

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 Assigned...

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Mark Fuller <mark.fuller31159@gmail.com>
to planningboard@portlandmaine.gov

Dec 6, 2020, 11:56:19 AM (yesterday)



Planning Board,

It is my hope and belief that your approval of the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter is fully justified to provide the necessary care for these citizens of Portland. Please make it so.

Sincerely,

Mark Fuller

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MARY DOUGHTY <marycdoughty@maine.rr.c...
to planningboard@portlandmaine.gov

Dec 6, 2020, 11:10:17
AM (yesterday)



i am a concerned taxpaying resident of Portland. I am writing to urge to vote in favor of Preble Streets conditional use application to turn their existing facility at 5 Preble Street into a 24/7 Wellness Shelter.

Please do the right thing for some of our fellow human beings in need of the services Preble Street is able to provide so competently.

Thank you for your compassion.

Mary C. Doughty

Approve Conditional Use; 5 Portland Street; Preble Street Resource Center

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Michael Pancook <mpancook@gmail.com>
to planningboard@portlandmaine.gov

Dec 6, 2020, 3:11:44 PM (yesterday)



City of Portland Planning Board,

Please approve the Preble Street application to allow the use of its 5 Portland Street property as a 24/7 Wellness Shelter. The COVID-19 pandemic has strained the existing resources available to the members of our community in the greatest need, including those lacking reliable housing. Preble Street's Wellness Shelter is an important part of managing this crisis, which will only become more challenging during Winter. And it is doing so at no additional financial cost for the City.

My home is a less than 20 minute walk from Preble Street and I frequent the Bayside neighborhood and businesses. I believe that approving the Wellness Shelter is a part of supporting the full Portland community regardless of an individual's current life situation.

Thank you for listening to my voice,
Michael Pancook
199 Vaughan St.

For consideration on December 8

 Assigned...

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Michela Micalizio <michelarubymicalizio@gmail... Dec 5, 2020, 2:17:25 PM (2 days ago)
to planningboard@portlandmaine.gov



Hello,

As a citizen of Portland, I beg you to approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. People need to survive this winter and beyond.

Thank you,

Michela Micalizio

Molly Hunt <molly.hunt@opportunityalliance.org>

9:31 AM (1 hour ago)



to planningboard@portlandmaine.gov, Katherine Finch

Hello,

My name is Molly (legal name Mary) Hunt, I am a Portland Resident, I am a care coordinator/case manager through the Opportunity Alliance Behavioral Health Home and have worked in this capacity for 3 years, as well as 2 years prior to that when I worked at Mainestay group home for homeless youth where I am now the intern. I work often with Preble St in coordinating housing. I am in FULL SUPPORT of givin Preble Street their permit to build out their space to house folks over the winter. PLEASE do this . PLEASE do not let money and capitalism get in the way of saving human lives and caring for EVERYONE in this community, not just the rich.

Let me know if I can provide any more information.

-Molly Hunt
207 400 6973

Nancy Nickerson <nannickers@gmail.com>
to planningboard@portlandmaine.gov

9:36 AM (26 minutes ago)



To Whom It May Concern:

As a longtime resident of Portland, I strongly urge that you approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

Thank you.

Nancy Nickerson

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Assigned...

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Nancy Richards

<nansealea@gmail.com>

to planningboard@portlandmaine.gov

Dec 6, 2020, 1:11:49 PM (yesterday)

Please approve Preble Streets application to turn it's facility into a 24/7 shelter for homeless.

Nancy Waye <njwaye@maine.rr.com>

Dec 6, 2020, 8:46:58 PM (yesterday)



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.

Thank you,
Nancy Waye

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Pauline Dumont <breakwater@maine.rr.com> Dec 5, 2020, 2:12:44 PM (2 days ago)
to planningboard@portlandmaine.gov



Please O.K. Preble Street s solution Everyone needs a shelter

Preble Street Wellness Shelter

 Assigned to...

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Becki Wagner <bect08@hotmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 10:32:54 AM (2 days ago)



Please approve the Preble Street conditional use application to turn this facility at 5 Portland Street into a 24/7 wellness shelter. We need to do everything we can to help and support these people and get them back on their own feet.

Thank you.
Rebecca Wagner

River Hodgdon <river.hodgdon@maine.edu>

Dec 5, 2020, 9:42:45 AM (2 days 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. Thank you.

--

Best Wishes,
River Hodgdon

Sandy Sears <sandy.sears@gmail.com>

Dec 4, 2020, 10:06:45 PM (3 days ago)



to planningboard@portlandmaine.gov

Please, please allow this organization to house and protect people 24/7. How can we as humans, especially during a pandemic, deny shelter to those in need? Especially during the seasons of kindness for several religions.

Thank you for your consideration!

Sandy

Sandra Sears

sandy...@gmail.com

860-794-4023 (mobile / text)

Stephanie Olson <stephaolson@gmail.com>

Dec 4, 2020, 11:18:59 PM (3 days ago)



to planningboard@portlandmaine.gov

Please approve the Preble Street Wellness Shelter. It is critical to the wellbeing of the homeless in Portland Maine, many of whom are not allowed to stay at the Oxford Street shelter and are dying on the streets because they are being denied access due to medical conditions (including incontinence)and mental health/substance use concerns that city staff are either unwilling or untrained to deal with.

Sue Pastore <rodepast@gmail.com>

Dec 4, 2020, 7:33:58 PM (3 days ago)



to planningboard@portlandmaine.gov

Hello, I am in my 80th year and still volunteer in a variety of situations in Portland. I taught troubled kids for 23 years and I know that if we do not provide a safe place for everyone that our world, Portland, Maine will not be safe for anyone. Please allow Preblestreet to do what you cannot do. Let Preblestreet do the good work they are prepared to do. You can do this: grant Preblestreet the application to provide 24/7 assistance to OUR most needy. Thank you, for all you do to make Portland a city we can all be proud of. Susan Strobe Pastore

Susan Sener <susan.sener@gmail.com>

Dec 5, 2020, 8:15:46 AM (2 days ago)



to planningboard@portlandmaine.gov

To Whom it May Concern,

I am writing to ask that you approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. This is very important and would be a step towards better supporting some of our city's most vulnerable citizens.

Thank you,

Susan Sener
40 Pya Rd
Portland, ME

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 Assigned...

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suzanne burdick <suzcat23@gmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 10:20:21 AM (2 days ago)



Please approve the Preble Street application for conditional use to to turn its 5 Portland Street into a 24/7 wellness center. It's so important in these challenging time.
Thank you.

Preble Street's plan for a Wellness Shelter

 Assign...

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Terry Sutton <tasutt@gmail.com>
to planningboard@portlandmaine.gov

Dec 4, 2020, 7:04:36 PM (3 days ago)



Dear Planning Board,
I am a resident of Portland. I firmly believe that Preble Street should be given approval to convert its Resource Center into a Wellness Shelter. The COVID-19 virus has made it clear that we can't continue to operate in a business as usual mode. The plan for the Wellness Shelter will make life easier for clients as well as the neighborhood as it will provide a 24/7 shelter vs. a drop in service. It's very clear as you walk/drive around this town that the need for more shelter space is critical . Please approve this use of Preble Street's plan.

-Terry Sutton
113 Newbury St.
Portland, ME

tom c <offthegridtom@gmail.com>
to planningboard@portlandmaine.gov

Dec 4, 2020, 7:52:30 PM (3 days ago)



4 December 2020

Hi Planning Board City of Portland Maine

My name is Tom and I am a Homeless Vet. I served 20 years but have a very serious problem with PTSD which in turn becomes a substance abuse issue. There is a group of us out here that live the summer in State parks like Bradbury Mountain and Sebago these parks are now closed and the water has been shut off for the season. It would be great if you all granted the permit for a 24/7 wellness facility. In the winter outside it's lonely, dark very early, and cold. We would sleep in a warm area, have water to at least brush our teeth and wash our hands and have someone to talk to if we are having issues. It would not only help us the homeless but also help the city as well. The arrests for trespass would drop because we would have a place to go when the cold becomes unbearable. We could keep ourselves healthy and on a road to rejoining society instead of living on the fringes. Thanks for reading this Tom

Val B <valnmt@gmail.com>
to planningboard@portlandmaine.gov

Dec 4, 2020, 5:41:37 PM (3 days ago)



I'm writing to add my name to those appealing to you on behalf of the homeless we see so many of in Portland. It is very disturbing to know that so many of us with access to shelter, toilets, and support are willing to prevent access to these minimal services to those who are currently without homes.

I hope you will offer Preble Street permission to open their space as a day shelter. Perhaps you can make the authorization temporary with an end date coincidental with the building of the permanent shelter currently suggested for the Riverside area, or the building of more "housing first" spaces.

I urge you to continue your efforts to gain cooperation from other towns in creating safe places in their own areas, while acknowledging the reality that Portland is the place where most services are available.

Valerie Blais
77 Vannah Ave, Portland, ME 04103

Walter Novey <wlnovey@gmail.com>

Dec 4, 2020, 5:41:03 PM (3 days ago)



to planningboard@portlandmaine.gov

Please approve the application from Preble Street to turn the facility at 5 Portland Street to a 24/7 shelter. It's the least we can do during this time.

Thanks for your consideration.

Walter Novey

Alice <bluesky10@maine.rr.com>

Dec 4, 2020, 9:20:53 PM (3 days ago)



to planningboard@portlandmaine.gov

Please approve the Preble Street conditional use for 5 Portland St. as a 24/7 wellness shelter. As you know this location as been used in a similar fashion for years. Winter and freezing temps are on our doorstep and many will be without shelter unless you approve this. This should be an easy decision. Preble Street has been a responsible community partner for many years, stepping in where government falls short. You know it is the beat solution. All that is needed is this approval.

Alice Grant

Alphonse Havugimana <ahavugimana@preblestreet.org> Dec 5, 2020, 8:47:19 AM (2 days ago)
to planningboard@portlandmaine.gov



Please approve the Preble Street application as Winter is near.
Thanks so much.
Alphonse H

Amanda Atkinson-Lewis <a.atkinson.lewis@gmail.com> Dec 5, 2020, 7:38:31 AM (2 days ago) ☐ ☐ ☐
to planningboard@portlandmaine.gov

To Whom it May Concern,

I am writing to ask that you approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. This is very important and would be a step towards better supporting some of our city's most vulnerable citizens.

Thank you,
Amanda Atkinson-Lewis
18 Bancroft Street
Portland, 04102

Approve the Preble Street Wellness Shelter

 Assign...

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Ann Hall <annkatherinehall@gmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 11:28:00 AM (2 days ago)



Greetings!

I worked at Preble Street many years ago and saw firsthand the positive impacts this organization had on the folks who passed through their doors. As a town with an abundance of wealth and resources, we owe it to our most vulnerable citizens to provide basic needs, such as a warm place to sleep on a bitter winter night.

Please approve the Preble Street Wellness Shelter.

Sincerely,

Ann Hall
31 Leeman Street
Portland, ME 04103

Don't+leave+people+out+in+the+c old

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Bill Jones <gramps.onsite@gmail.com> Dec 5, 2020, 11:04:51 AM (2 days ago)   
to planningboard@portlandmaine.gov

Image if YOU were on the street, no shelter, nowhere to go SAFELY.
Please approve the Preble Street conditional use application!!!

Brinton Leinung <branflakes911@gmail.com>

Dec 4, 2020, 7:26:55 PM (3 days ago)



to planningboard@portlandmaine.gov

To whom it may concern,

I am writing to urge the planning board to approve the conversion of the Preble Street shelter at the upcoming meeting. This is no time to allow the unhoused of Portland to go without services; this is a time of crisis for us all and we must be willing to step up and do what's right. I am a volunteer at Preble Street and know the staff there to be singularly focused on their mission to help the unhoused and foster a strong and caring community here in Portland. I hope you will allow them to be caretakers of those most vulnerable in this time of greatest need.

Sincerely,

Brinton and Brooke, residents of Portland

Please Approve the 24/7 Wellness Shelter

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Brooke Lloyd <brookelloyd1979@gmail.com> Dec 4, 2020, 6:42:44 PM (3 days ago)
to planningboard@portlandmaine.gov



I worked on Preble Street for a few years. I love that street. I love the citizens who work and live there, including those without permanent shelter. I love my community and I would love nothing more than for everyone to have a warm (or cool) safe space to be. Until those in our community living in homelessness get their basic needs met, they will not thrive and they will not survive.

Please approve the facility at 5 Portland Street, that is owned by Preble Street and zoned to allow for emergency shelter, to be a 24/7 Wellness Shelter.

Thank you for your consideration.

Brooke Lloyd

Carol L Hubbard <hubbac@mmc.org>
to planningboard@portlandmaine.gov

Dec 5, 2020, 10:09:41 AM (2 days ago)



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.

It seems like the right thing to do during this pandemic situation

Thanks

-Carol Hubbard

Caroline Thwaits <cthwai08@hotmail.com>
to Planningboard

Dec 5, 2020, 7:34:22 AM (2 days ago)



ALCON,

Good morning, my name is Caroline and I'm a mental health adult case manager for Blue Willow Counseling in Lewiston, Maine. I am also a veteran who served overseas and the spouse of a medically retired combat veteran as well.

This message is a plea for you to approve the Preble Street Wellness Center conditional use application for 5 Portland Street, as the need for this resource is dire. As you know, the homeless population is overwhelming and without this facility, veterans in need will be at high risk of legal involvement, hospitalization and continued homelessness.

These men have already endured so much in their lives in the name of freedom, and they deserve to be taken care of and given a chance to heal and repair their wounds. As someone who comes from their background and also works in the rehabilitation realm, I understand the high need for facilities like Preble Street Wellness Center and even more so, how many lives it will save.

Please approve this facility to take care of some of those who have taken care of us. I know Portland (and Maine in general) is a city full of generous hearts and kindness towards others, and especially thoughtful of our veterans. I have faith that, if it is within budget, you all will approve this life-saving resource. Thank you and have a blessed day.

Sincerely,
Caroline Thwaits MHRT-C

cristy heckler <heckler22@gmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 6:21:12 AM (2 days ago)



Hi,
Please grant Preble Street permission to convert the day shelter into the Wellness Center at 5 Portland St.
During this Covid winter it is now needed more than ever.

Thank you,
Cristy Heckler

Dec. 8th Planning Board Meeting

 Assigned...

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Danny Kochanowski <dannykochanowski@ma... Dec 4, 2020, 6:56:14 PM (3 days ago)
to planningboard@portlandmaine.gov



Hi folks.

My favorite aspect of local government is a municipality's unique position to expeditiously and effectively assist its most vulnerable residents. Federal and state officials are not nearly as close to understanding the nuance of a community's most vulnerable residents as municipalities are.

I'm writing to you today to ask you folks to engage an example of this process of municipal government meeting the needs of those in our city who need it most. On Tuesday, I sincerely hope you act upon the morally just opportunity to approve Preble Street's conditional use application to turn its facility at 5 Portland St. into a 24/7 Wellness Shelter.

We come into these positions in life because we want to help people. What you have in front of you is a prime opportunity to do so. I know many folks in our community that have no place to currently call home that would be eternally grateful for this decision as the bitter New England winter sets in further and further.

Thank you. Be well.

--

-Danny

Don't leave people out in the cold

 Assigned...

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Deborah Bailey <djb82368@yahoo.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 11:29:55 AM (2 days ago)



Deborah Silberstein <deborah.silberstein@gmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 9:15:00 AM (2 days ago)



Good morning, Please approve the Preble Street conditional use application to turn its facility at 5 Portland Dr. into a 24/7 Wellness Shelter.

Thank you, Deborah

Dennis Ferrante <daymaker.ferrante@gmail.com>

Dec 4, 2020, 9:13:22 PM (3 days ago)



to planningboard@portlandmaine.gov, cityclerk@portlandmaine.gov, Andrew Tufts, fclark@portlandmaine.gov, kjd@portlandmaine.gov, Bayside Neighborhood, daymaker.ferrante@gmail.com

Dennis Ferrante
9 Hanover Street
Portland, Maine
04101

Dear Portland Planning Board Members,

I am writing in regards to Preble Street Resource Center's request to outfit a homeless shelter at 5 Portland Street, in Bayside. I Consider PSRC's latest revived documents submitted to your board to be inaccurate and spinning the demographics and statistics in their favor. PSRC has minimized the amount of single family homes and businesses in the immediate area; and concerning the noise factor, they left out the 991 calls that will be placed to 5 Portland Street and the congestion of traffic this would produce due to the profile of clients they would be serving.

I have to ask the Planing Board why allow PSRC to move forward without proper licensing regulations given their history. PSRC already has a bad reputation with neighboring residents, business owners and city official, they look for loopholes to expand their business without regard to local businesses or residents.

Is their staff going to be medically trained to handle overdoses, relapses or mental brake downs and will they be licensed to preform the services needed.

I ask the Planing Board to please consider denying PSRS request at this time until proper licensing has passed and a true census of the neighborhood has been taken, a true count of single family homes, a true count of businesses and true number of apartment units within three blocks. I don't think this is and unreasonable request. The planing needs this information to make an informed decision.

Sincerely,
Dennis Ferrante

Edith Armstrong <foliajewelry@gmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 7:32:12 AM (2 days ago)



**To the Portland planning board,
I urge you to approve the Preble Street conditional use application to turn its
facility at 5 Portland Street into a 24/7 Wellness Shelter. As a Portland business
owner and property owner I see the desperate need for this facility.
Edith Armstrong**

Elizabeth Hand <elizabeth.hand@maine.edu>

Dec 4, 2020, 7:29:59 PM (3 days ago)



to planningboard@portlandmaine.gov

Hello,

I write this evening to strongly urge you to approve the use of Preble Street's 5 Portland Street facility as a 24/7 Wellness Center. Winter is here, and COVID-19 is spreading throughout the city and state leaving more and more people vulnerable with every passing day. City leadership must do everything in their power to make sure that our most vulnerable Portlanders have shelter and the resources they need not only to survive but to thrive. We cannot stand by and allow people in our community to needlessly suffer. There is enough of that happening in the ranks of the federal government, and Portland can be and do better than that.

Please, do the right thing and approve the use of this facility as a 24/7 Wellness Shelter.

Thank you,

Liz, a concerned Portland resident

Beth <eleder9164@yahoo.com>
to planningboard@portlandmaine.gov

Dec 4, 2020, 6:18:50 PM (3 days ago)



Planning Board Membership,

We'll all be warm and comfy this winter so let's help others who are struggling daily to stay warm, as well.

PLEASE approve the Preble Street conditional use application for a Wellness Shelter at 5 Portland Street. Thank you.

Best regards,
Elizabeth Lederman
167 Sylvan Way
Wells, ME. 04090

Don't leave people out in the cold

 Assigned...

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ellen decotiis <ehdecotiis1@hotmail.com>
to planningboard@portlandmaine.gov, Mark Swann

Dec 4, 2020, 6:55:12 PM (3 days ago)



12-4-2020

To the Town of Portland,

I am writing again to support the approval of the Conditional Use Application , submitted to the City of Portland by Preble Street , to use its building as a 24/7 Wellness Shelter. The building is located at 5 Portland Street. It is currently owned by Preble Street and is zoned for emergency shelter use at this time. The City of Portland has used this building as an "overflow" center previously, for up to 75 people at one time. There is space for 40 people now in order to follow health precautions warranted by the CoVid virus. These 40 people will, otherwise, be sleeping on the streets when the cold , inclement weather is upon us. That is not the way to treat people.

I volunteer weekly to pack meals for people who are without food. I hope you will not leave people homeless, too, especially at this time of the year.

Thank you,

Ellen H. DeCotiis

Emily Johnston <ejohnston519@gmail.com>

Dec 5, 2020, 9:18:23 AM (2 days ago)



to planningboard@portlandmaine.gov

City of Portland Planning Board,

I am writing on behalf of the West Bayside company I work for, Maine Oyster Company, in regards to the upcoming meeting on December 8th in which the topic of approving a plan to convert the Preble Street Resource center into a 24/7 Wellness Center will be discussed.

I urge you to please approve this plan. Every day in this community we witness the perils of homelessness in this city. Since the beginning of the pandemic, the need for more beds, more room for homeless folks to just get out of the rain, more support for these folks struggling to get on their feet, is evident. As a small business smack dab in the middle of this community, we do what we can. We talk to them, we sometimes feed them, we have formed relationships with them, I have personally cried with them as they sometimes confide in me. From this we have learned that they need more support than what has been offered to them. They are people. They deserve basic human necessities no matter their background. They have been left out in the rain (literally and figuratively!). They need compassion, just as well all do.

A 24/7 Wellness Shelter will do so much for individuals in this community. Access to warmth, a bed, a meal, and professional social workers to help them get back on their feet to get a job, get a more permanent place to keep their belongings and sleep out of the harsh winter weather, and to become working members of society, will be invaluable to the individuals themselves, the community they reside in, and Maine as a whole.

This is not a plea from a business in the community to get people off the streets so that we can thrive, but so that THEY can get a chance to thrive.

Preble Street is not asking for any money, just an approval to do what they are best at, helping an extremely vulnerable population. That is it.

Please, be compassionate, and approve of the Preble Street conditional use application to convert it's 5 Portland St day shelter into a 24/7 Wellness Shelter.

From their neighbors at Maine Oyster Company:
Be well and stay safe,
Emily

Emily Johnston
C: [978-854-2269](tel:978-854-2269)
The Maine Oyster Company
38 Portland St
Portland, ME 04106
www.themaineoystercompany.com



Emily Wasserman <erwasserman96@gmail....
to planningboard@portlandmaine.gov

Dec 5, 2020, 10:28:49 AM (2 days
ago)



Hello,

I know I have already emailed about this, but I want to reiterate my support for use of 5 Portland Street into a 24-7 wellness shelter.

As a weekly volunteer at the soup kitchen and someone whose apartment is literally behind Oxford Street, I see the effects of homelessness everyday. I see people standing in the rain because they have no place safe to go. I see people sleeping in doorways. I see people eating peanut butter and jelly sandwiches for the thousandth time this year because they have no other option for food besides what outreach has to offer.

This is not okay. This is not the state I want to be a citizen of if we do not act to rectify these wrongs, even with seemingly small or incremental steps. Approving this shelter is one of those steps, and hopefully the first of many in this especially trying time towards building a more just and safer Portland.

Sincerely,

Emily Wasserman

Eunice Bentley <eunicebentley@gmail.com>

Dec 4, 2020, 5:40:38 PM (3 days ago)



to planningboard@portlandmaine.gov

Dear Planning Board Members,

I am an active member of the State Street Church in Portland. I am a Deacon and on the Mission Board. I feel strongly that all people deserve to be treated with dignity and deserve a second chance. Being a city church, State Street welcomes people from all life experiences. We often have people experiencing homelessness getting help from our Clothes Closet, coming to church and getting other support like being connected to resources.

Personally, I have developed a relationship with two gentlemen experiencing homelessness through my work at State Street Church. Two years ago, I would not have stepped out of my comfort zone and talked with people who were so different than me. I've learned a lot. Relationships can change people's lives. Those relationships can help a person summon the energy and effort to take steps towards getting their life back together through the support of stable housing, counseling and other supports an individual may need to become a successful member of society again. One of those gentlemen has been working with counselors and has just found permanent housing. The support he received made a huge difference in his life. It worked!

The proposal put forth by Preble Street will allow people to come in off the streets, not freeze this winter and get the assistance they need. Preble Street owns the building, it is zoned for emergency shelter and it will not cost the city any money. Approving this proposal is a moral imperative. We are talking about the lives of human beings. I strongly urge the planning board to approve the proposal put forth by Preble Street.

Eunice G. Bentley
Deacon & Member of the Missions Board
State Street Church
Portland, Maine

Heather McClelland <hpmcclelland@comcast.net>

Dec 4, 2020, 6:33:58 PM (3 days ago)



to planningboard@portlandmaine.gov

Hello

Please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. We need to care for our vulnerable populations.

Thank you

Heather McClelland

Heidi McDonald <heidi@heidishousechildcare.com>

Dec 4, 2020, 7:51:12 PM (3 days ago)



to planningboard@portlandmaine.gov

Dear Board Members,

Is there really any reason not let Preble Street open for 24/7 care. I don't think so, and would like to encourage you to let empathy and compassion lead you to your answer. If you don't find your way to saying yes to this then you are contributing to a very tragic situation for those left on the street so please find it in your hearts to do the right thing. Which one of us would like to find ourselves in these unfortunate circumstances. None. So do the right thing and treat these unfortunate people as you would like to be treated.

Heidi McDonald

Dec 4, 2020, 6:22:27 PM (3 days

hmorin11@roadrunner.com <HMORIN11@roadrunner.c... ago)
to planningboard@portlandmaine.gov



PLEASE Approve conditional use of 5 Preble St. Portland,Me.to be a wellness center.
Thank you kindly,
Heidi Morin

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 (PS) permit for a shelter at 5 Portland Street. This is the right decision for several reasons:

- Licensing needs to be approved, codified, and enforceable for shelters and service centers. Licensing is so important so there are rules in place that citizens and the city can hold vendors accountable to. Without this, the management plan isn't enforceable (as the plan itself has no enforcement in it). Without this, there's no legal restriction to expand the # of shelter beds once COVID is controlled. In reviewing the updated documents from PS, I see they are still claiming the reduced numbers will inherently have less impact on the neighborhood; that is still NOT the city standard they need to meet. Slightly less bad than SUPER bad isn't the standard here. They aren't addressing impact on the expanded childcare facility that will be looking over their location; they won't confirm they won't continue to expand within the space as COVID rules evolve; and they aren't publicly addressing their plan to add 2 additional shelters within a few hundred feet away. Ultimately the number of shelter beds could continue to creep up over time unless licensing is enacted to prevent it.
 - If we only have the current state of affairs and recent history to inform how it will go, it will be frankly, a hot mess. The mobile food delivery they're doing right now is a perfect example. No accountability for the impact on the large footprint of the city it's impacting; no responsibility for the trash and damage to the local environment they're causing. No ongoing, engaged model throughout the day to mitigate the risk to/from their clients.
- The city's vision through 2030 requires equitability and requires the costs AND benefits of the city to be fairly distributed. **Zoning decisions need to support that.** Right now, West Bayside is home to 30+ shelters and social service centers. The existing consolidation of services already creates an inappropriate burden on the city's smallest neighborhood and works against helping our City's most vulnerable get out of homelessness. The city **expanded zoning** for emergency shelters in 2017 and any new shelters should be outside West Bayside. Stuffing another shelter, and a rushed and poorly developed one at that, into this neighborhood won't help anyone escape homelessness. PS should be required to find in a different neighborhood, or even, a different municipality. In the last 6 months more than 50% of the individuals I've personally talked to come to Portland from other municipalities to access our services.
- Preble Street does not currently resolve neighborhood concerns or have a process to do so. Residents of West Bayside should be stakeholders in their operations, and, in this specific case, the management plan, yet we are continually left out, and worse, attacked in all their PR spin as they work to actively drown out smaller voices. For several years, the Bayside Neighborhood Association (BNA), on behalf of many neighbors and local businesses, has raised real issues and concerns directly with their leadership team to no avail. Over the years, the BNA has been composed of a variety of different people, all whom live in this neighborhood because we believe in diverse, urban environments, and who only want to see vulnerable citizens succeed. Still many of them have ultimately LEFT the neighborhood because of PS's impact in the last several years. The purpose of a management plan should be to work to resolve complaints. The cursory things they indicate they do to engage the residents here are barely even engagement. They refuse to employ active listening, conflict resolution, or even truly see our concerns as that – concerns for the same population they serve, and very real safety concerns for our own safety. Their leadership's dismissive, condescending comments were frankly shocking to me the first time I witnessed it. I have spent most of my life working in nonprofits and if my leadership team at any of my organizations had treated critical stakeholders like that, they would have been fired. But the core of the issue is that PS does not consider the neighborhood stakeholders as they should. Despite this Board's guidance, cursory attempts to engage a couple of concerned citizens were to participate in a focus group on a fence, which was disheartening and not remotely what you intended.
 - The most important thing the Planning Board needs to take away from that is that they cherry-picked people, which proves they don't understand or intend to do what they're being asked to prove they can do, which is address complaints and concerns. That process involves bringing your most critical voices to the table and doing something- making changes to resolve those concerns. They have been unable to do this in West Bayside for years, as the very model they advanced has increasingly failed this city and only made the situation worse.

Contrary to the email PS put out to its subscribers this week, rejecting this permit wouldn't be the end of road for the City addressing homelessness. There are other, better, options the City can pursue to aid these individuals. Other service providers have indicated that the majority of impacted individuals would prefer the facility that was in progress at County Way OR the new Service Center due to be built in Riverton, as they allow for separate rooms and private spaces for individuals to sleep.

Next week you will hear from many, many, PS advocates who not only aren't residents of West Bayside but aren't even residents of Portland. I would encourage the Planning Board to prioritize real stakeholders in this conversation. Perhaps take comments from Bayside and Portland residents first. You could also separate out form letters you receive from individuals outside Portland. It is my hope the real issues here won't get lost in the noise.

Thank you,
Heidi Souerwine, Mechanic St.

Helen LaCount <helenlacount@kw.com>

Dec 4, 2020, 8:00:57 PM (3 days ago)



to planningboard@portlandmaine.gov

Please approve the Preble Street conditional use application to turn it's facility at 5 Portland Street into a 24/7 Wellness Center.

Thank you,

Helen La Count

La Count Real Estate

Keller Williams Realty

50 Sewall Street

Portland, Me. 0410

James Hayman <jhhayman@gmail.com>

Dec 5, 2020, 9:26:24 AM (2 days ago)



to planningboard@portlandmaine.gov

As a caring citizen and as a resident of Portland, I urge you to approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 wellness center.

With too many homeless people forced to live on the street, this is an ever more urgent matter as winter approaches and the Covid pandemic continues to spread.

Sincerely,

James Hayman
33 Deerfield Road
Portland, ME 04101

Jane D <jjkyurko@gmail.com>
to planningboard@portlandmaine.gov

Dec 4, 2020, 10:17:22 PM (3 days ago)



Hi planning board. Please show compassion for the homeless and **approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter**

~Jane Yurko

Jason Rubinoff <jasonrubinoff11@gmail.com>

Dec 4, 2020, 10:34:02 PM (3 days ago)



to planningboard@portlandmaine.gov

Planning Board Members,

I hope this email finds you well. On the eve of our first big snowstorm of the year, dozens of people are without the resources that Preble Street has been able to provide to the community through the years. There is a human cost to what will happen if the conditional use Permit is not passed by the planning Board. Unhoused folks will die on the streets if we do not get roofs over their heads. I implore you to understand that if the unhoused community isn't protected from the elements, Portland, Maine becomes a national headline for our mistreatment of unhoused folks.

I love this city. I was born and raised here, and chose to come back after college in philadelphia. That being said, I am ashamed that the needs of the unhoused community have largely fallen upon deaf ears in city government. I know that the city run emergency shelters are supposed to help, but these people need help from trained mental health professionals, not city workers. Give Preble Street what they need, and pass the conditional use permit.

Your Concerned Constituent,
Jason Rubinoff



to planningboard@portlandmaine.gov, cityclerk@portlandmaine.gov, Christine Grimando, Andrew Tufts, jpj@portlandmaine.gov, ksnyder@portlandmaine.gov, bsr@portlandmaine.gov

Please include this letter with the meeting packet.

Dear Planning Board, City Manager, Mayor and Councilors,

I'm writing to share my thoughts and concerns about items that came up in the last workshop, in advance of next week's workshop in regards to Preble Street's application for a temporary shelter in West Bayside.

I would like to start by saying I am a resident and homeowner on Mechanic Street and I am not anti-homeless. I feel deeply for those affected by homelessness, mental health issues and drug use. I am also pro-safety, not just for those un-housed but for those that are housed as well.

This past summer and fall have brought many challenges at a pace that is difficult for all us. However there are issues that have transpired in part due to Preble Street's poor decision making and lack of concern and accountability about their impact on the public spaces they use and the surrounding streets. I have lived in Bayside now for almost 4 years and I truly have faced issues of safety on the streets and around my house. I have the Portland PD non-emergency line on speed dial and having to use it regularly feels terrible.

To speak to some items of concern from the last workshop I'd like to start with an observation. Preble Street had a handful of homeless individuals speak on their behalf. One of them stated they've been homeless for 12 years and continue to be homeless, relying on the services of entities like Preble Street. Preble Street's cause and mission are worthy however, when you hear they have clients that they have not helped out of homelessness for over a decade, the question is raised, is Preble Street's approach working? I would surmise in many cases it is not. At a certain point a line is crossed from helping individuals in need to enabling persistent and long-term homeless and it's associated behaviors. As a resident in West Bayside I can attest that homelessness and the sales and use of explicit drugs in the neighborhood becomes more intense with each passing year.

The next observation is the question of numbers. Preble Street states this will be a 40 bed temporary emergency shelter. Is this truly needed when the City is reporting that the current shelters aren't at capacity in addition to their future sheltering plans?

Concerning the site plan, if approved, the outdoor space and fence that was part of the 5 Portland Street proposal is a necessity, however the proposal offered no shaded or covered outdoor space. This will be needed in the summer or on rainy days for clients, as many cope with recovery and stress by smoking. Of course, this raises the issue of the children who will be playing outside right above that location at the childcare center that services many of our working, lower earning citizens. There is also no mention in the proposal about needle collection or needle swap services, which is also a necessity given the reality of the clients behaviors we witness daily.

Scope creep is an important item that was discussed and yet it actually took place during the workshop. This is a testament to how slippery a slope approving this facility would be. By the end of the call there were mentions of the space acting as a commissary kitchen, in addition to growing the number of beds once pandemic protocols are no longer needed, transitioning it to a higher capacity likely permanent use space. The unspoken

but apparent long term ambitions of the space by Preble Street is for it to be a multi-purpose, higher capacity, permanent shelter. This is in addition to their desires to convert 55 Portland street to an additional women's shelter and convert the Teen Center into yet another shelter facility.

The growing footprint of Preble Street's real estate in West Bayside, and operations city-wide, is also a unique challenge. Their influence and what I'll refer to as their "impact zone" now stretches from Franklin St to State St, and from Congress down to Park/Portland, with clients activities and safety issues bleeding into surrounding side streets. I say this because of their decision not to leverage the available outdoor space at any of their multiple properties in the area to distribute food this summer but instead moved to distributing food in Deering Oaks Park. The section of the park between Forest Ave and High St has been a defacto outdoor annex for Preble Street clients, and in my mind should be treated as their responsibility. It is no longer a safe space and that change took place rapidly. The fact that Preble Street acted with only minimal responsibility in regards to the health, safety and trash concerns surrounding their operation around the city *only* after public outcry is again a testament to the very real concern that they again mean well but will be unable to deliver their practices in a way that is healthy, safe, and equitable to both their clients and the space and residents of West Bayside.

I pride myself on doing my part in the neighborhood by cleaning up as much trash as I can on a regular basis multiple times a week. It takes us all doing our part to make the city something we're proud of. In doing so though I find myself reporting an ever growing number of used needles and regular discoveries of human feces. There is a threshold when things become too much. As most of you reside outside of Bayside, it is my hope that when you go home each day you can relax and have a break from any chaos from earlier in the day. As a resident of West Bayside, there is no break or rest for us and it is draining.

Perhaps I would be more sympathetic if I was able to sleep through the night, but that ability has been lost to the activity that is prevalent on the street in and around the intersection of Forest Ave and Portland St every evening, as it was before at 5 Portland St. before the Resource Center closed down. If this new shelter is a 24 hour mechanism, what incentive would there be for individuals that want to cause a scene at night to check in at a reasonable hour? Without oversight or guidelines, there is none.

Oversight and licensing are needed for any new shelter operating in the city. The lack of accountability for what takes place in, around and outside the shelter is simply not acceptable for any community where one operates. As stated in the meeting by businesses and landlords in the neighborhood, they are held accountable for the spaces they impact and after 6 calls from disturbances there are repercussions. Six calls. Perhaps that rule isn't applied to shelters because Preble Street's operation would likely have six calls take place in a single night. This should be concerning for everyone.

West Bayside has housed and accepted their role as the destination for social services in Portland for decades by both City-managed and private outfits. Continuing the expansion or reinvention of these services in this area is a disservice to all parties as it will continue the accelerated concentration of people on the street to one small area - creating a dangerous hot spot of activity providing continued unchecked opportunities for bad actors. This year I have witnessed the boldness and intensity of reckless and dangerous behavior grow in the park and on the streets of West Bayside. Why is that? It's because people have become emboldened due to the lack of repercussions along with easy access to a concentration of people and spaces to prey on.

West Bayside can no longer go unheard and unheaded. To say it feels that the city has abandoned the residents of this small neighborhood by allowing Preble Street to have an easy out to continue operating as they please time and time again, would be an understatement.

If the shelter at 5 Portland Street is approved, will that have any impact on their proposed women's shelter at 55 Portland Street? Please consider their full aspirations for the neighborhood before approving their request for 5

Portland Street and setting a precedent.

In addition to rejecting the permit for shelter use for 5 Portland St. I would also ask the Board to follow up on issues and oversight relating to the Preble Street reverting back to using that space as a day facility and the challenges it has posed on the surrounding neighborhood.

I would also kindly remind the Board and the Council that Preble Street had announced last winter, before the pandemic, their intentions to close down both their day resource center and soup kitchen. The pandemic did lead to them closing their doors earlier than planned but not significantly earlier.

I would also encourage the Board and the Council to speak with Portland PD about their findings in regards to the crowds populating West Bayside and Deering Oaks Park. In my talks with various officers on patrol they have shared that many, some saying as much as 70%, of the crowds we see in the park and surrounding areas are not actually homeless but taking advantage of the opportunities presented by the concentration of vulnerable people and free resources. This is why we need strong pushback against the concentration of services in a single neighborhood.

Thank you for your time and for deliberation. These are challenging times and decisions before us all and I have faith that an equitable and intentional outcome can be reached.

Sincerely,
Jason Tropp
Mechanic St, Portland

Jeff OBrien <jlob207@gmail.com>
to planningboard@portlandmaine.gov

Dec 4, 2020, 6:48:02 PM (3 days ago)



Dear Planning Board,

I am writing to ask you to please approve the conditional use application from Preble Street to turn the 5 Portland Street facility into a 24/7 Wellness Center.

I don't live in Portland, but I volunteer at Preble St, and I so see the need for this. I'm sure you all, living in Portland, see the need even more than I do.

The folks at Preble Street work miracles, supporting people while they transition out of homelessness. This will allow them to do even more.

Thank you,

Jeff O'Brien
249 Hallowell Rd, Pownal, ME 04069

Jennifer Reynolds <jmreynolds1@gmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 8:03:49 AM (2 days ago)



To the Planning Board,

I am writing to urge you to approve the Preble Street Wellness Center at this Tuesday's upcoming meeting. It is essential to provide shelter and services for the most vulnerable among us, and if ever there was a year to move forward with this vision it is 2020.

The Wellness Center will provided much needed services and shelter for people who need it most, especially during the harshest season of one of the most challenging times in recent years. Enabling people with opportunities to rebuild their lives benefits the entire community.

Please vote to approve this necessary and important measure for the health of our community.

Thank you, and best wishes,
Jennifer Reynolds

Jessica Cobert <cjessiechick1@gmail.com>

Dec 4, 2020, 6:17:43 PM (3 days ago)



to planningboard@portlandmaine.gov

Hi! Can u please approve the Preble street conditional use application to turn it's facility at 5 Portland street into a 24/7 wellness shelter...it's getting cold out & this would be a wonderful thing...thanks for your consideration...- Jessica Cobert (former resident of your beautiful state & town)

JoAnne Dally <jitdally@gmail.com>

Dec 5, 2020, 6:13:13 AM (2 days ago)



to planningboard@portlandmaine.gov

I ask the Planning Board to approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

Thank you.

JoAnne Dally

Vince McDermott <vjmcdermott@aol.com>
to planningboard@portlandmaine.gov

Dec 4, 2020, 8:57:05 PM (3 days ago)



To whom it may concern,

Please don't let the homeless be homeless without hope this winter. Preble Street gives hope.

Joanne McDermott

John Messer <jmmesser@me.com>

Dec 5, 2020, 8:39:17 AM (2 days ago)



to planningboard@portlandmaine.gov

Please please support the Preble Street conditional use application to save lives and misery.

John Messer

305-781-6287

jmme...@me.com

Josh Key <joshkeykidd@gmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 9:47:34 AM (2 days ago)



Please **approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.**

josh rubin <rubinjd@gmail.com>
to planningboard@portlandmaine.gov

Dec 4, 2020, 9:47:04 PM (3 days ago)



To whom it may concern,

Preble Street does incredible work for this community. Their proposal to convert their Resource Center into a 24/7 Wellness Shelter is feasible, economical, and -- most importantly -- extremely humane during these trying times. As a resident of Portland, I ask that you please approve the organization's application.

Sincerely,
Josh Rubin

6 Grant St.
Portland, ME 04101

Judy W. Wilson <jwwilson45@icloud.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 7:47:50 AM (2 days ago)



Please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

Judy

Judy Wilson
11 Rock Crest Dr.
Cape Elizabeth, Maine 04107
(H) [207-799-7473](tel:207-799-7473)
(M) [207-233-7059](tel:207-233-7059)

Katie Woods <kw@tidesmart.com>

Dec 5, 2020, 8:08:41 AM (2 days ago)



to planningboard@portlandmaine.gov

Dear Chairman Mazer, Vice Chair Stanley, and Members of the Planning Board,

I'm writing as a new homeowner in Portland (601 Hobson's Landing- Commercial Street) and current Preble Street volunteer 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. Our family has been active in volunteering with this organization for years and has witnessed firsthand the positive impact these services have. Please- this program is a game changer and will profoundly impact the lives of those connected to it.

Best regards,
Katie Woods
[\(207\) 318-1404](tel:(207)318-1404)

Kevin Sample <kevin.sample254@gmail.com>

Dec 5, 2020, 6:51:29 AM (2 days ago)



to planningboard@portlandmaine.gov

As a concerned Portland taxpayer, I am strongly urging the members of the Planning Board to act in favor of compassionate care for the neediest among us and approve the around the clock adequately staffed shelter proposal.

Thank you,
Kevin Sample

Marc Lamm <cubsrmarc@msn.com>

Dec 5, 2020, 7:45:33 AM (2 days ago)



to planningboard@portlandmaine.gov

I am a resident of Portland. I hope you'll approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. It's the right thing to do.

Marc Lamm

30 Mechanic St.

Portland, ME

Marc Lamm

612-791-9251

<http://www.marclamm.com>

Marion Knox <marionknox@gmail.com>
to planningboard@portlandmaine.gov

Dec 4, 2020, 9:50:18 PM (3 days ago)



Please, vote to support Preble Street's plan to create a 24/7 Wellness shelter at its facility at 5 Portland Street. You all know that Preble Street serves the neediest among us and continues to do so during a pandemic. You and I have safe homes to shelter within, from both from the cold and Covid-19. Do not deprive those with no homes the care that Preble street offers.

Yours sincerely,
Marion Knox

--

Marion Knox
Knox Gardens LLC

70 Thomas Street,
Portland, Maine 04102
[207 780-0018](tel:2077800018)

mary roberts <maine1975@outlook.com>
to planningboard@portlandmaine.gov

Dec 4, 2020, 6:05:51 PM (3 days ago)



please allow Preble street to host a Wellness center. Its humanitarian and the decent thing to do. thank you

Melissa Runstrom <runstrom@gmail.com>

Dec 4, 2020, 9:47:05 PM (3 days ago)



to planningboard@portlandmaine.gov

Hello members of the planning board,

I've worked with Preble Street in the past, and the shelter at 5 Portland Street is only blocks from my house.

I am writing today to ask you to approve the conditional use application that is in front of the Board right now to house our homeless 24/7 during the winter months.

I trust Preble Street to take all the precautions necessary to make it a safe environment for people who have nowhere else to go during this pandemic in the winter. To do otherwise is to condemn these people to further hardships and make it harder, and less safe, for them.

Please let me know if you have any questions. Thank you.

Respectfully,
Melissa Runstrom

runs...@gmail.com
6 Grant Street
Portland, 04101

mroy4@maine.rr.com <mroy4@maine.rr.com>

Dec 5, 2020, 9:03:00 AM (2 days ago)



to planningboard@portlandmaine.gov

Dear City of Portland Planning Board Members,

I am asking for your vote to support the Preble Street's conditional use application to turn the site fo the Resource Center (located at 5 Portland Street) into at new, best practice 24/7 Wellness Shelter. Given the high number of vulnerable people in our community I am hoping that each of you will vote in support.

This should not be a budget issue in any of your minds, given Preble Street is not requesting any funds from the City of Portland. This is a humanitarian issue, please vote in support. Thank you.

Stay safe and be well,

Michelle Roy PA-C
Mercy Emergency Medicine Provider
and Portland Tax payer

Rachel Beek <rachelbeek94@gmail.com>

Dec 7, 2020, 7:00:45 PM (yesterday)



to planningboard@portlandmaine.gov

To whom it may concern,

I am asking the planning board to please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

Sincerely,

Rachel Beek

resident of Portland, ME

Rev. Reba Delzell <rev.reba@williston-immanuel.org>

Dec 7, 2020, 2:25:13 PM (yesterday)



to planningboard@portlandmaine.gov

Dear Members of the Planning Board,

It is my prayer today that as you meet tomorrow to do all of the important work required as a board that you will wholeheartedly approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter to bring dignified shelter for 40 of the most vulnerable people in our community.

May you find your work to be fulfilling.

Blessings,
Pastor Reba Delzell

--

Rev. Rebecca Delzell, MDiv, BCC

Williston-Immanuel United Church
Acceptance without conditions,
affirmation without discrimination.

156 High Street
Portland, Maine 04101

Riley McNeil <riley.mcneil@maine.edu>

9:51 AM (2 minutes ago)



to planningboard@portlandmaine.gov

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds 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

sadie allgood <itzaallgood33@hotmail.com>

9:47 AM (4 minutes ago)



to planningboard@portlandmaine.gov

To whom it may concern,

My name is Sadie Allgood and I live at 28 Dow Street, Portland. I'm writing as a citizen of this beautiful city. We know that homelessness during a Maine winter can be deadly. I'm urging you to please approve Preble Street's application to turn the former Resource Center into a 24/7 Wellness Shelter for 40 unhoused people. Have a heart and stand up for the most vulnerable people in your city.

I appreciate your time,

Sadie Allgood

to planningboard@portlandmaine.gov, cityclerk@portlandmaine.gov, Christine Grimando, Andrew Tufts, Frank Clark, kjd@portlandmaine.gov

Hello Chair Mazer and Members of the Planning Board,

Thank you again for your attention to this matter. Following on my previous letter I have several specific questions I would like answered at Tuesday's meeting. The context and questions are:

1. **CONTEXT:** At the first meeting Preble Street's attorney said (threatened) that the same high-impact resource center operations would resume if the Planning Board denies this permit. In the revised plan Preble Street doubles down on this statement, even though they also acknowledge that WILL cause the chaos and trash to skyrocket again. They DO NOT propose to apply an improved management plan to those operations. They also state repeatedly that operations at the resource center and soup kitchen can never again return to the way they were, which is a direct contradiction.

QUESTIONS:

Please ask the applicant to clarify which statement is true and what they will do to mitigate impacts of a return to resource center use. If they will not do so, why not?

Please ask the applicant to justify why they would allow a return to the previous high-impact operations if they genuinely care about the neighborhood, as stated in the revised management plan.

2. **CONTEXT:** Preble Street is planning to continue delivering meals prepared in the building to people on the street by dropping them off at multiple locations, including Bayside, Deering Oaks, Congress Square Park, the waterfront, and other locations. This service has caused a large, documented increase in the amounts of trash in those locations. Preble Street has been uncooperative in addressing the impact or taking responsibility. They do not discuss this problem in the management plan, and only propose to pick up trash around their physical facilities.

QUESTIONS:

What will the applicant do to address the community impact of their on-the-street meal delivery program?

Will they agree to brand to-go meal packaging with the Preble Street logo so there is an honest accounting of the amount of impact?

Will they agree to clean up such containers and related contents that may be left in the areas around the food drop-off sites?

3. **CONTEXT** Myself and others have been credibly informed by people we personally know who have worked and volunteered at Florence House and the Resource Center that they personally saw people disciplined or let go for being too strict or direct with clients, even as a response to a threat to

safety or well-being. While acknowledging there may be room for various interpretations of such events...

QUESTIONS:

Please ask the applicant what the official policy is regarding staff response to such situations, and how those policies support the general safety of staff and clients.

Please ask the applicant whether the Core Competencies include training in Crisis Intervention, verbal judo, or other higher-level deescalation measures to ensure the health and safety of clients and staff.

Please ask the applicant whether the recent unionization of employees affects employee expectations in regards to the types of challenges likely to come from working with the intended demographic.

4. CONTEXT:

Staff analysis by Police Chief Clark is clear that the management plan “certainly seeks” to address concerns, but is very much not a ringing endorsement. As the Planning Board has acknowledged, given the extraordinary historical impacts and high stakes of a poorly managed facility, it’s imperative that the police department and by extension the community have confidence in this management plan.

QUESTION:

Please ask the police department and Social Services Director if they would be comfortable signing off on this management plan as is, or if they are specifically asking for more detail.

5. CONTEXT:

While there is no specific City policy regarding no new shelters in Bayside, there are many acknowledgements, in many documents and print media, of the “unintended consequences” of the previous unchecked growth and the intention and need to “break up” the social service cluster in that neighborhood. The Comprehensive Plan review in the materials is somewhat vague and qualified.

QUESTION:

Please ask Staff to be more explicit. Is Staff indicating that the expansion of shelter zoning in 2017 implicitly supports siting future shelters outside of Bayside?

Thank you for asking these questions of the appropriate parties.

Sarah Michniewicz

Bayside

To: City of Portland Planning Board

From: K. Scott & Mary Beth Morrison, 9 Parris St. Portland, ME

December 6, 2020

Re: Preble Street Resource Center Shelter Permit Application# CU-001231-2020

Thank you for an opportunity to again share our thoughts on the Preble Street Incorporated's application for a new permanent shelter in Bayside.

The first workshop motivated us to offer some additional input on this application as you meet for a second workshop.

- a) The review, requests, and comments by individual board members closing out the first workshop were insightful, demonstrating your thoughtfulness, diligence, and objectivity. Thank you.
- b) It is noteworthy that most proponents, or those listed as proponents, of this application, do not live in Bayside. I challenge proponents of the application in question to show tangible commitment to the homeless by hosting this proposed shelter in their neighborhood. As Bayside residents, we emphatically *do not oppose* homeless services. *We do promote and support a more humane and comprehensive approach* to services be made available to shelter clients. *We do oppose another shelter in Bayside*, and specifically one run by a group whose long-term track record in Bayside is as an unfriendly, inconsiderate, offensive neighbor.!
- c) Preble Street Incorporated's (PSI) initial application lacks detail as was clearly delineated by planning board members and city staff during the first workshop. It appears they expect to continue a practice of minimal compliance to even the most general city standards. Reviewing PSI's response to planning board requests for additional information tells us that PSI wants to operate with ongoing *unaccountability*. Their application demonstrates the need for a city-wide shelter licensing policy. Our District 1 councilor Belinda Ray reports that the city council's health and human services committee will be presenting a shelter licensing policy to the full council soon.

In conclusion, we ask again that the planning board deny this application. However, if the board is not ready to do that, we ask that the application be tabled until the city codifies a shelter licensing process. Licensing guidelines can then be included in the evaluation of this application and any other shelter application.

Thank you again for affording us opportunity and for listening to our input.

Scout Gregerson <scout.gregerson@gmail.com>

Dec 7, 2020, 2:31:21 PM (yesterday)



to planningboard@portlandmaine.gov

Dear Planning Board,

I urge you to approve the conditional use application for Preble Street's Wellness Center at tomorrow's meeting. We are nearing the holidays, the temperature is dropping to freezing levels, and folks can no longer be on the streets without access to food, shelter, social services, and more. Please approve the application to ensure the safety, dignity, and hope for our neighbors and loved ones.

Sincerely,

Scout Gregerson
Portland Resident

Sean M. Fitzpatrick <seanmfitzpatrick@hotmail.com>
to planningboard@portlandmaine.gov

11:28 AM (1 hour ago)



As a resident of Portland I am again writing to strongly urge the Planning Board to approve the application for a Wellness Shelter operated by Preble Street at 5 Portland St. This city is enduring a public health crisis, economic crisis, housing crisis. We need immediate, smart solutions so that our most vulnerable unsheltered neighbors won't die in snowbanks, or freeze in tents in Deering Oaks. Allowing a 24/7 Wellness shelter would have enormous immediate positive impact on the community. Thank you for your thoughtful consideration of this application.

Sean M. Fitzpatrick, LCSW, CADC

selby frame <sframe1@gmail.com>

8:33 AM (1 hour ago)



to planningboard@portlandmaine.gov

I am begging you to approve the application for the Preble Street Warming Center. My son was homeless for 2 years in Portland so I know how needed this service is. Homelessness is heartbreaking and it is at our doorstep. Don't fail your fellow human beings.

Thank you!

Selby Frame

102 Emery St, Apt 4

Portland, ME. 04102

Selby Frame

www.selbyframe.com

Selena Sillari <ssillari23@coa.edu>

Dec 7, 2020, 12:29:51 PM (yesterday)



to planningboard@portlandmaine.gov

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.

Your decision on this urgent matter affects the lives of many. Each person who would stay in this 24/7 wellness shelter is a resilient individual with hopes, dreams, and aspirations. They are human beings. You are in a powerful position to affect the very vitality of people's lives. Please choose humanity and support the most vulnerable members of our community.

Thank you,

Sophie Chaney <sophielouisechaney@gmail.com>

6:33 AM (3 hours ago)



to planningboard@portlandmaine.gov

Dear Planning Board,

You have the power to save lives today. As temperatures dip and the weather becomes hostile for our friends and neighbors who remain unhoused, people's lives are being put at risk.

Our city has the means to give these people shelter and warmth, so why the hell not?

Think about what it would be like if it were you out there in the bitter cold, instead of being warm inside prepping for the holidays with loved ones. Nobody deserves that.

Whether you want to think about it or not, these people are your neighbors and you have a responsibility to use your power to help them.

I hope you will show up and make the right choice.

Approve the conversation of the former Preble Street Resource center into a 24/7 Wellness Shelter for 40 people and make a real immediate difference. Preble is ready to help the unhoused members of the community you claim to serve.

With love,
Sophie Chaney

Stephanie Nicoson <sanicoson@gmail.com>

Dec 7, 2020, 4:14:43 PM (yesterday)



to planningboard@portlandmaine.gov

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.

As a resident of Portland on Payson Street, I urge you to approve this much needed renovation.

Many thanks,
Stephanie Nicoson

Summer Becker <summer.becker16@gmail.com>

8:13 AM (1 hour ago)



to planningboard@portlandmaine.gov

Hi there,

My name is Summer Becker I work and go to school in Portland. I work in the social service industry and serve people experiencing homelessness in Portland on a day-to-day basis.

The new 40 bed shelter Preble Street has proposed is crucial for people experiencing unsheltered homelessness in Maine. I ask that you please consider giving Preble Street the permit to open their shelter on Portland Street. I know Portland cares about their community members. It's time for action to speak louder than words. Please don't leave people out in the cold and frigid conditions this winter.

It's time to say enough is enough and provide additional shelter resources to your community.

The city is not doing enough to provide shelter to people experiencing homelessness. People experiencing homelessness succumb to Maine weather conditions every winter in Portland while sleeping outside. We have already lost so much in 2020 as a community don't let this opportunity slip away. I ask you one last time to please consider approving 40 warm shelter beds to individuals experiencing homelessness.

Thank you for your time.

Best,
Summer

Tamothy Louten <tlouten78@gmail.com>

8:17 AM (1 hour ago)



to planningboard@portlandmaine.gov

To Whom it May Concern,

Please approve the Preble Street conditional use applications to turn its facility at 5 Portland Street into a 24/7 Wellness Center.

We need to help those less fortunate in our community get back on their feet again.

In wellness, Tamothy Louten

Tessa Mandra <t.mandra77@gmail.com>
to planningboard@portlandmaine.gov

9:07 AM (1 minute ago)



Greetings Planning Board,

I am a Bayside resident and neighbor to Preble Street. I write to ask you to please approve their conditional use application to turn their 5 Portland Street facility into a Wellness Shelter. Throughout this year, it has become clear who bears the burden of inaction by our civic leaders. The folks living outside in Deering Oaks and around the city are paying for our incompetence and predication to mistrust the poor and marginalized. I imagine you have received recommendations from the Bayside Neighborhood Association not to approve. To be clear, the Bayside Neighborhood Association represents only middle-class, white property owners, and not the vibrant and active neighborhood in which we live. I trust that Preble Street is prepared, as they say, to care for our community by opening these familiar doors at a time when services are limited.

By all means, this is not a perfect, long-term solution, but you can and should save lives right now. Please do.

Many thanks,

Tessa Mandra
341 Cumberland Ave.

Aaron Brady <aaron@learnitology.com>

Dec 7, 2020, 5:33:09 PM (yesterday)



to planningboard@portlandmaine.gov

Dear Planning Board,

As a resident of Portland, I have kept myself tuned in to the one institution that receives and provides basic essential care to those who come to Maine looking to turn their lives around or simply recognizing that there is an opportunity to have a better quality of life than where they are coming from. Though not as desperate as those who rely on the services of the Preble Street shelter, this is not far from the reasoning I moved my family here over 10 years ago.

Although my job affords me the flexibility to live anywhere in the United States, or abroad, we decided to live in Portland. I am grateful to build upon the idea anyone can rise from the ashes provided the appropriate resources. In the case of those who rely on the services and shelter that Preble Street provides, those resources are simple and life saving. I've seen the gratitude in the stories of those who've turned their lives around through the benefits of keeping themselves and their children sheltered and fed until they were able to do so without the humanitarian aid that Preble Street provides.

It's no coincidence that at a time when our country and our world pushes to rise out of the incineration of the current pandemic, Preble Street seeks to provide a safe space for those in our community hit the hardest. It is for these reasons that I urge action in granting Preble Street the permit build out a shelter space in the building they own.

Thank you for taking the time to read this. Resurgam.

Aaron Brady
Rosemont
Portland, ME 04102

Abby Huckel <abbyhuckel@gmail.com>

Dec 7, 2020, 1:32:38 PM (yesterday)



to planningboard@portlandmaine.gov

Good afternoon,

I am writing to implore you to please approve the Preble Street application to convert the former Preble St. Resource Center into a 24/7 Wellness Shelter for 40 people.

The weather this weekend was absolutely horrendous. The idea of a single resident of this city having to sleep outdoors under those conditions is appalling. Please work with Preble Street to make this happen so that they can help move more Portlanders out of homelessness.

Thank you.

Abby Huckel
Portland, ME

Alex Clark <alex.clark.1209@gmail.com>

Dec 7, 2020, 3:15:46 PM (yesterday)



to planningboard@portlandmaine.gov

To Whom It May Concern,

My name is Alex Clark and I am a lifelong resident of Portland. I am writing this email to implore you to approve the Preble Street application to convert the resource center into a 24/7 wellness center for those individuals who have been forced to sleep outdoors during the winter months, during a pandemic. It has been heartbreaking to witness and know that people are being exposed to not only a deadly virus, but the harsh New England elements. With all the measures put into place to help local businesses, it seems only fair and just to take similar measures to provide basic human resources of shelter during colder weather. Please think of these people during this already difficult and I prevented time, and do the right thing.

Thank you for your time and consideration,
Alex Clark

Alex James <ajames5634@gmail.com>

Dec 7, 2020, 8:12:07 PM (yesterday)



to planningboard@portlandmaine.gov

I was homeless as a teenager due to actions made by my guardian - It should go without saying that every human deserves a chance at life, liberty, and the pursuit of happiness. America was built on the idea that everyone gets a fair and equal fighting chance in this country. How is it that those plagued with hardships, addiction, and horrific setbacks are left out in the cold to freeze? Do we pride ourselves on kicking a man while they are down? Is this truly the country of the free and the brave, while the more fortunate turn a nose upon those they deem unworthy simply based on outward appearances and judgement alone?

I ask of you, approve the application to turn the Preble Street day shelter into a 24/7 wellness shelter. Please, don't let anybody be left out in the cold to freeze. Nobody deserves that.

Sincerely,

A concerned Mainer.

A J C <ajcorson@gmail.com>
to planningboard@portlandmaine.gov

11:51 AM (17 minutes ago)   

To Whom this May Pertain to:

We do not have the luxury to dilly dally on this critical situation. Human lives are at serious risk.

Please keep our homeless people safe and approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. No one deserves to be homeless in our community.

**Kindly,
Alice Corson
25 Kent St.
Portland
207-835-9168**

Alisha Chaney <ajchaney89@gmail.com>

8:45 AM (24 minutes ago)



to planningboard@portlandmaine.gov

To whom it may concern,

I've previously rented from King Real Estate of OOB, under "5 White Birch LLC".

King & his representatives are misleading. My unit was one of the only units updated in the last decade and the pictures were used to advertise all apartments on both Craigslist & Zillow until I reported them.

Getting anything fixed by their team was a months long process. I had black mold and bees in my apartment. I had to constantly call & email to get anything done.

In January 2015, my apartment flooded. It was due to the hot water heater in the unoccupied unit above me. The hot water heaters were installed in uninsulated closets in an unheated exterior mudroom. Water came into my unit through light fixtures and my smoke alarm. Management replaced the fixtures in a timely manner but did not hire a qualified/licensed electrician for the work. I called the City of Portland Building Inspector and met with him in my apartment approximately one week after the flood, he was as concerned as I was that the wiring hadn't been checked. That evening, my apartment flooded AGAIN. Because the unit had been left unsecured and someone had gone in and messed with the dishwasher causing it to malfunction & flood. The City Building Inspector posted my apartment and required King to fix the wiring. I kept in contact with the city inspector and he admitted he was surprised when King had permits pulled to do the electrical work in my apartment.

Soon after that electrical work was completed, my apartment flooded for a 3rd time in one months time. It was the hot water heater again. Because a licensed plumber had not fixed it the first time. The fix from January cracked. This time, electrical, drywall, and carpets had to be replaced again (carpets had been replaced in each flood but not the drywall). The contractor that was hired to replace the drywall did not do it properly - the drywall screws were never secured into a stud, mudding was excessive and covered a number of my personal belongings. Management had the contractor in my apartment without someone from their team present. The ceiling drywall was the piece that wasn't done correctly and you were able to pulse it with your hand - if my apartment flooded again, that piece would have come down, causing serious injury. Their team used my heater to dry the floor instead of bringing in fans - causing my Unitil bill to skyrocket to over 200\$ for February 2015.

I barely stayed in my apartment for all of February 2015. I had to use my renters insurance and stay in a hotel. Management was only willing to place me in one of the hotels off of Exit 48 (which the City Building Inspector said not to stay there) or down at a strip motel in OOB.

Ultimately, I retained a lawyer to break my lease and moved out. I did not seek damages or reimbursements for utilities or hotel costs from King. My case with the lawyer was not his first time dealing with King - I was his 3rd or 4th case.

Weinstein King is a slumlord and many of his tenants (during my time there) were lower income families who would struggle to find other housing if they were to speak out.

Another unit in my building also had mold in their bathroom since the dryer vents for all 4 units were one duct. This unit didn't have a dryer so the hot air from the other units blew into her bathroom and caused mold. And their response was essentially "oh well". She was a long time, lower income tenant who they rebuffed and disrespected (to me).

There was never consistency in which property manager I was dealing with which added to the issues of getting any sort of maintenance completed.

It's my opinion that 12 White Birch LLC should be denied permits as they are not properly maintaining their existing properties and are putting the health & safety of their current tenants at risk.

--

Alisha Chaney
she/her/hers

Allison Pickering <allison.pickering@maine.edu>

Dec 7, 2020, 8:09:00 PM (yesterday)



to planningboard@portlandmaine.gov

Good evening,

I am reaching out in support and encouragement of the conversion of the former Preble Street Resource Center into a 24/7 Wellness Shelter for 40 people. This past weekend 75 members of our community slept in the freezing cold, with rain, snow, and heavy wind. This is not humane, and the approval from the Portland Planning Board would be life changing for these individuals. Thank you for your time and consideration of this pressing matter in Portland.

Warm Regards,

Allison Pickering

Amy Bergen <bergen.amy@gmail.com>

11:06 AM (1 hour ago)



to planningboard@portlandmaine.gov

Fellow Mainers,

I'm writing in the hopes that you'll approve the conversion of Preble Street's day shelter on 5 Portland Street into a 24/7 wellness shelter. Our city's unhoused residents have been through so much this year, and they've stayed pretty resilient. They have a right to safety, security, warmth, and health just like we all do.

An overnight shelter would help people get back on their feet and contribute to the economy, not to mention give people a home to stay in as "stay at home" orders fight the spread of COVID-19. Please approve this building transition as we work to make life better in 2021.

Thanks,

Amy Bergen

Anastasia DAmico <anastasiadamico24@neco.edu>

Dec 7, 2020, 8:16:27 PM (yesterday)



to planningboard@portlandmaine.gov

Dear Members of the Portland Planning Board,

Please consider the wellbeing of others in our city in these trying times. Please... think of the horrible results of sleeping/living in the frigid temperatures that Maine Winter brings on our fellow citizens. With this being said, I am begging you to approve the Preble Street application to convert the former Preble Street Resource Center into a Wellness center.

Best,

Anastasia D'Amico

Pronouns: She/Her/Hers

Doctor of Optometry student, New England College of Optometry

Anne Heminway <anne.heminway@gmail.com>

12:11 PM (now)



to Planning Board

I am a social worker. I have been an in-town resident and walked the downtown streets of Portland for over 40 years.

In 1995 my MSW internship training was at Prebble Street. I have worked with indigent individuals in group homes, case management agencies, and in private practice.

I strongly support Prebble Street transforming to be a 24/7 Wellness Shelter.

I adamantly and respectfully request that the Portland Planning Board approve Prebble Street's conditional use application to make this Wellness Shelter a reality.

This is a moral issue.

Anne Heminway MSW

Asha Tamirisa <ashatamirisa@gmail.com>

9:43 AM (9 minutes ago)



to planningboard@portlandmaine.gov

Please approve former Preble St Resource Center's application to become a 24/7 community wellness center.

- Portland resident, concerned for our most vulnerable community members

Asha Tamirisa

88 Bolton St Portland ME

Betty Haymon <bhaymon@hotmail.com>

Dec 7, 2020, 12:37:32 PM (yesterday)



to planningboard@portlandmaine.gov

PLEASE approve the Preble Street conditional use application to turn the facility at 5 Portland Street into a 24/7 Wellness Shelter.

As you know, lives depend on facilities that can house our homeless friends. Winter is here, you can't delay any longer. If it were your daughter or son sleeping in the snowbanks, I know you would want this Wellness Center built.

Tomorrow night please, vote and approve the application.

Sincerely,

Betty C. Haymon

[bha...@hotmail.com](mailto:bhaymon@hotmail.com)

Brian Doody <brianjosephdoody@gmail.com>

5:41 AM (4 hours ago)



to planningboard@portlandmaine.gov

Hello—

Writing today in strong support of approving the Preble Street Resource Center's application to convert the former center into a Wellness Shelter. People need to be safe, no matter who; these are our neighbors.

Thank you!

Brian Doody

Portland, Maine 04101

Britney McCollem <bonjourbrit@gmail.com>

Dec 7, 2020, 2:48:33 PM (yesterday)



to planningboard@portlandmaine.gov

Hello,

I am writing to ask you to approve the Preble Street application to convert the former Resource Center into a 24/7 Wellness Shelter for 40 people. This city urgently needs it!!!!

Brit

--

Christephor Gilbert <prchristephor@saintansgar.org>

11:20 AM (1 hour ago)



to planningboard@portlandmaine.gov

To 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 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.

As a faith leader, I believe in the dignity of every human being, created in the image of God. We are called to show up as a witness to the belovedness of our siblings experiencing homelessness. These people have sacred worth and deserve our care and compassion.

Please do not leave people out in the cold!

In hope and peace,

Pr. Christephor Gilbert

--

the Rev. Christephor Gilbert, Pastor
he/him/his

St. Ansgar Lutheran Church
515 Woodford St.
Portland, ME 04103
[\(207\) 774-8740](tel:(207)774-8740)
Mobile: [207-310-8028](tel:207-310-8028) (call & text)
saintansgar.org

Christopher Vermilion <chris@verm.me>

Dec 5, 2020, 6:09:24 PM (3 days ago)



to planningboard@portlandmaine.gov

Hi,

I'm a Portland resident and I support Preble Street's application for conditional use of their resource center as a shelter. The city is clearly in dire need of shelter space, and this seems like the best way to move in that direction. I understand there are neighborhood objections, but I haven't seen anyone propose a better solution.

Cheers,

Christopher Vermilion
88 Lane Ave, Portland

Claire Noonan <clairenoonan@ymail.com>

Dec 7, 2020, 5:03:01 PM (yesterday)



to planningboard@portlandmaine.gov

Dear Members of the Portland Board of Planning,

Please consider support for the emergency opening of a shelter at the Preble Street Resource Center. We are looking at a long, very cold and exceptionally dangerous winter ahead for unhoused people. The staff and volunteers at Preble Street are ready to help and just require your approval. I do hope you will support this decision for the health and safety of these marginalized folks.

Thank you and stay safe!

Claire Noonan

161 Evans Street
South Portland

Cynthia Lamberton <cuthbert2@me.com>

Dec 7, 2020, 11:05:25 AM (yesterday)



to planningboard@portlandmaine.gov

With all the hardships of this year let us turn to give safe homes to those we often overlook. Please vote to give them warmth and a place to be safe

Daniel Parsons <Dan.Parsons@opportunityalliance.org> Dec 7, 2020, 10:48:08 AM (yesterday)   
to planningboard@portlandmaine.gov

Hi, I am a Care Coordinator with Opportunity Alliance. I work with some of the most vulnerable folks here in Portland that are currently homeless, sleeping outside and facing a harsh winter. I respectfully request that you approve the Preble Street conditional use application to turn the Preble Street facility into a Wellness Shelter. This would be so beneficial to the health and care of some high risk individuals while allowing Case Managers to effectively do their jobs and provide assistance that is so very needed. Thanks for your consideration.

Sincerely,

Dan Parsons MHRT/C

Deborah Davis-Johnson <davis5john@yahoo.com>
to planningboard@portlandmaine.gov

7:39 AM (2 hours ago)



Begin forwarded message:

From: Deborah Davis-Johnson <davis...@yahoo.com>
Date: December 8, 2020 at 7:06:08 AM EST
To: planni...@portlandme.gov
Subject: Shelter space

PLEASE open more shelter space in our city.... we need to show care and offer warmth toward our homeless this winter.

Thank you.

Rev. Deborah Davis-Johnson

Eileen Griffin <emgatc@gmail.com>

11:00 AM (1 hour ago)



to planningboard@portlandmaine.gov

Please please please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

There is such a tremendous need, especially with winter upon us.

Please do the humane and right thing for those in need.

My husband and i so support this, and we live right down the street 5 Portland Street.

Thank you!

Eileen and Wheaton Griffin

Elizabeth Chalmers <betsy.chalmers@icloud.com>
to planningboard@portlandmaine.gov

12:07 PM (3 minutes ago)



Dear Portland Planning Board,

I urge you to approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. Winter is here, and we know that many people are forced to sleep outside in the elements in Portland. The approved Wellness Shelter would provide safety, warmth, food, and case management services for 40 of these individuals. It would give these individuals the foundation needed to apply for permanent, long term housing.

Additionally, Preble Street is not requesting any funding from the city for this endeavor. The closing of the Resource Center due to Covid-19 has left a huge gap in services for individuals experiencing homelessness in Portland. The proposed Wellness Shelter will help to fill this gap.

Thank you for your consideration,

Elizabeth Chalmers
MSW Student at USM

Don't leave people out in the cold

 Assigned...

Subscribe 

0 views



Eve Sawyer <neweve53@gmail.com>
to planningboard@portlandmaine.gov

Dec 7, 2020, 11:47:26 AM (yesterday)



Dear Portland Planning Board,

Please, *please* approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

Sincerely,

Eve Sawyer, a Portland resident who cares deeply about the unsheltered people, but feeling helpless to do anything about their situation.

Gail Dawson Gray <fromaway98@gmail.com>

Dec 7, 2020, 3:26:52 PM (yesterday)



to planningboard@portlandmaine.gov

As a Portland resident I am asking you to approve the Preble Street Conditional use application which seeks to turn the 5 Portland St facility into a 24/7 Wellness Shelter.

Gail Dawson Gray
95 Park Street
Portland, Maine
04101

Geanette Treadway <geanette219@yahoo.com>
to planningboard@portlandmaine.gov

9:56 AM (2 hours ago)



Good Morning Portland Planning Board,

I am writing to urge you to approve the Preble Street application to convert the former Preble Street Resource Center into a 24/7 Wellness Shelter for 40 people.

As a resident in Portland, I am saddened to see the increasing number of homeless people standing in the streets, sleeping on sidewalks and searching for warmth and food. Resources for this population are more limited than ever due to the pandemic and something needs to be done. I believe Preble Street is the organization best suited to support homelessness in our area and approving their application is a step in the right direction - not to mention it's the right thing to do on a human level.

Thanks for your consideration,
Geanette Treadway

Glen Gallik <glen.s.a.gallik@gmail.com>

8:42 AM (27 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 will be the difference between life and death for many of our unhoused friends and neighbors. Please act accordingly.

Sincerely,

Glen Gallik

Gwyneth Nicholson <gwynethnic@gmail.com>

Dec 7, 2020, 4:02:59 PM (yesterday)



to planningboard@portlandmaine.gov

Dear Planning Board,

I am writing today to urge you to approve the Preble Street application to convert the former Preble Street Resource Center into a 24/7 Wellness Shelter for 40 people. I believe we need to do more to help our unhoused neighbors.

Thank you,

Gwyneth Nicholson

164 Marlborough Rd., Portland

Hadriane Hatfield <hhatfield21@coa.edu>

8:37 AM (1 hour ago)



to planningboard@portlandmaine.gov

Dear Planning Board,

Thank you for your dedication to serving Portland right now, especially considering all the challenges this year.

I'm writing in support of Prebble Street's application to convert their former resource center into a 24/7 wellness shelter. This will ensure that 40 community members can get access to a safe place to sleep, which as you know has been more difficult than ever to find since the pandemic hit. Prebble Street has made an incredible impact in, and done a lot for, Portland, and I hope you will throw your weight and resources behind them as best you can.

Please vote to approve Prebble Street's application. This is a matter of life and death.

Sincerely,
Hadriane Hatfield
Resident of Montville, Maine

Hannah Matthews <hannahmatthewswrites@gmail.com>

11:52 AM (17 minutes ago)



to planningboard@portlandmaine.gov

Dear members of the Planning Board,

This weekend, over 75 Portlanders slept outside, in the snow and below-freezing temperatures. This is unacceptable, and this is not who we are as a city.

As a lifelong Portlander, I am pleading with you to approve Preble Street's application to convert the former Resource Center into a 24/7 Wellness Shelter - IT IS UP TO YOU TO SAVE LIVES.

Thank you.

Sincerely,

Hannah Matthews

West End of Portland

[617-610-2922](tel:617-610-2922)

Harlan Crichton <harlancrichton@gmail.com>

Dec 7, 2020, 5:18:42 PM (yesterday)



to planningboard@portlandmaine.gov

Hello,

I am writing you to urge you to approve Preble Street application to convert the resource center into a 24/7 resource center for 40 people. Winter can be deadly for the homeless population, and the city needs to show that they support them in these difficult times. Please approve this measure.

Best,
Harlan

Isabella Ostrowski <isabellaostrowski2@gmail.com>

11:21 AM (1 hour ago)



to planningboard@portlandmaine.gov

Dear Planning Board,

My name is Izzy Ostrowski, and I am a resident of Portland, Maine. I am emailing to advocate for the immediate approval of Preble Street's Wellness Shelter. It is important to support our neighbors experiencing homelessness and hunger. As the temperatures continue to drop, this winter will be deadly for those who are unhoused. This decision is about compassion, empathy, and lifting up our neighbors in need.

Thank you,

Izzy

Janet Howe Kuech <janet79ku@yahoo.com>
to planningboard@portlandmaine.gov

11:40 AM (24 minutes ago)



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 time and consideration,
Janet Kuech
[207/839-7119](tel:2078397119)
04038

From: Jim Hall <mtji...@gmail.com>
Date: October 20, 2020 at 11:25:52 PM EDT
To: Jim Hall <mtji...@gmail.com>
Cc: atu...@portlandmaine.gov, planni...@portlandmaine.gov, city...@portlandmaine.gov
Subject: **Re: 5 Portland St**

Staff's written analysis describes many concerns with this application, including but not limited to:

- Safety and security,
- Noise pollution,
- Waste management,
- Trespassers,
- Neighborhood concerns ignored,
- Concentrated services,
- Sanitation,
- Impact on businesses,
- Neighborhood trust,
- Lower property value,
- Loitering,
- Theft,
- Stress,
- Property damage,
- Impact to abutters,
- How Preble Street operated in the past,
- How neighborhood concerns were addressed,
- Impacts related to litter and noise,
- Specifics on lighting levels,
- loading,
- deliveries,
- trash and waste generation,
- *specific* management responsibilities,
- precise mechanisms for resolving neighborhood concerns,
- Monitoring to ensure that *all* requirements can be well-managed,
- strategies to help clients utilize transit,
- Additional on-site bike storage,
- how they will assist clients to access alternate transport,
- the amount of plantings in the courtyard,
- the nature of the proposed fence...

There were a couple spots where staff concur that the new use will not be worse than the prior use. But the actual test is w

Within the 500 foot radius requiring notice, these include:

- a daycare,

Lodish, Josh <jolodish@ davidson.edu>
to planningboard@portlandmaine.gov

Dec 7, 2020, 8:22:31 PM (yesterday)



Hello,

My name is Josh Lodish, and I a resident of Portland. I am writing to urge you to approve the Preble Street application to convert the former Preble Street Resource Center into a 24/7 Wellness shelter. I believe we have a duty to provide for the most vulnerable in our community, and doing what we can to ensure none of our neighbors sleep outside in the cold is of the utmost importance. If the folks forced to sleep outside were your family, friends, or colleagues I have no doubt you would do everything you could to assist them. I ask you to see all folks living in Portland, our city, in this way.

Thank you for your time.

Josh Lodish
Davidson College '22
Sociology Major | Data Science Minor
he/him

Kate Hallissey <kwcportland@gmail.com>

Dec 7, 2020, 1:18:43 PM (yesterday)



to planningboard@portlandmaine.gov

Please approve Preble Street's application to convert the resource center to a 24/7 wellness shelter for our homeless population.

Thank you,
Kate Hallissey LMSW-cc
Portland resident

Kate Russo <katerusso@me.com>

Dec 7, 2020, 10:35:16 AM (yesterday)



to planningboard@portlandmaine.gov

To the planning board,

I am writing to ask you to approve the Preble Street conditional use application to turn its facility at 5 Portland St. into a 24/7 Wellness Shelter. Let's ensure that in the winter months, especially during a pandemic, that there is no one needlessly sleeping on the streets. For many, these resources will be life changing. The wellness shelter would not only provide warmth and food, but also dignity. It's the right thing to do.

Thank you,

Kate Russo

Kate Sullivan-Jones <katesullivanjones@gmail.com>

Dec 7, 2020, 8:41:30 PM (yesterday)



to planningboard@portlandmaine.gov

Hello,

I'm a Portland resident writing to ask that you approve Preble Street's application to convert the former Resource Center to a 24/7 shelter. It is almost winter, and already very cold. The 24/7 shelter will save lives by providing a warm place to stay for 40 people, plus there will be access to social work services to further help people beyond the immediate issue of protecting them from freezing temperatures. Please do the right thing and protect our neighbors by approving this shelter.

Thank you,

Kathleen Sullivan-Jones

Portland, Maine

kleavis754@aol.com <kleavis754@aol.com>

Dec 7, 2020, 11:46:11 AM (yesterday)



to planningboard@portlandmaine.gov

I am a resident of Portland. I want the people who do not have homes to have a safe place to stay.. Please vote for Preble Street to become a temporary 24/7 shelter.

Kathleen Leavis

81 Douglass St

Portland, Me. 04102

[207-329-6625](tel:207-329-6625)

Katie Leavitt <kathleenmarieleavitt@gmail.com>

11:41 AM (26 minutes ago)



to planningboard@portlandmaine.gov

Dear planning board,

I am writing to request that you approve the proposal by the Preble Street organization to open a full time, year round wellness shelter to provide shelter and services for people experiencing homelessness.

It is not for me to pontificate regarding the how or why of a persons homelessness. I do believe no matter how an individual came to be in their situation, they deserve dignity, respect, and shelter. I believe the wellness shelter will provide this, and help people on the path toward independence and livelihood.

I thank you for your consideration on this matter.

Kathleen Leavitt
33 Skylark road
Portland, Maine
04103
[207-321-1580](tel:207-321-1580)
Kathleenma...@gmail.com

Kathryn Stead <stead482@gmail.com>

Dec 7, 2020, 10:22:21 AM (yesterday)



to planningboard@portlandmaine.gov

Please approve the conditional use application for the Shelter at your 12/8/20 meeting.

Because Preble Street owns the building, is zoned to allow for emergency shelter, has been used as overflow shelter space, and is requesting no funds from the City it seems like a very reasonable approval.

For me, a 45 year resident of Portland, I deeply feel that temporary housing and social services are essential. I care about the people who need safety and shelter and as winter comes upon us, I can only imagine how scary it must be to be face the vulnerability of being homeless. Please help to provide for this need.

Thank you for considering my words,

Kathryn Stead
50 Gleckler Rd
Portland 04103

Katie Webb <kwebb107@gmail.com>

11:29 AM (1 hour ago)



to planningboard@portlandmaine.gov

Hello,

I'm writing to you to ask that you approve Preble Street providing shelter for our homeless this winter. I shouldn't have to explain why this is a necessity our city needs to provide.

All the best,

Kathryn Webb

Katie Wilson <katie.wilson273@gmail.com>
to planningboard@portlandmaine.gov

Dec 7, 2020, 7:29:08 PM (yesterday)



Hello Members of the Portland Planning Board,

My name is Katie Wilson and I live at 19 Hill St in Portland, ME. I am writing to you this evening to request that you approve Preble Street's conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. This shelter is likely to be the difference between life and death for 40 unhoused individuals this winter. Our city should work to take care of its most vulnerable members-- not allow them to die from exposure due to inaction.

I hope you will make the right decision & grant Preble Street the right to use their facility as a 24/7 Wellness Shelter.

All the best,
Katie Wilson
[\(207\) 550-7799](tel:(207)550-7799)

Kristen Caldwell <kmccaldwell@gwmail.gwu.edu>
to planningboard@portlandmaine.gov

Dec 7, 2020, 5:04:51 PM (yesterday)



Dear Portland Planning Board,

As a Maine resident, I have seen the difficulties that many in our community face - those without a home or place to sleep, especially as the cold winter approaches (actually, arrived last night, in ice and snow and cold). During the COVID-19 pandemic, there are even fewer spaces for those in need.

I respectfully request that the City of Portland Planning Board approve the 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 is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. This initiative is desperately needed, and I support the efforts of Preble Street to meet this need.

Housing is a human right, please do not leave people out in the cold.

Best regards,
Kristen Caldwell

Kristen Miale <KMiale@gsfb.org>
to planningboard@portlandmaine.gov

11:36 AM (28 minutes ago)



Hello,

I am writing to respectfully ask you to approve Preble Street's conditional use application to use its facility at 5 Portland Street into a 24/7 Wellness Shelter. Their plan is based on well documented research of how best to support those experiencing homelessness, as well as their many decades of experience supporting those in need. They are our experts. We have seen unprecedented levels of food insecurity this year and yet without a home, people cannot make use of the groceries provided at their local food pantry. Having a stable place to call home is the first step to survival, recovery, stability, employment, etc. This vote represents an investment in the future of our most marginalized citizens.

Thank you for your time.

Best regards,

Kristen Miale

Kyle Ross <kyle97.ross@gmail.com>

11:05 AM (1 hour ago)



to planningboard@portlandmaine.gov

To whom it may concern,

Good morning, my name is Kyle and I am a Portland resident. I am writing today to ask for your approval of Preble Street's application to convert the former Preble Street Resource Center into a 24/7 Wellness Shelter for 40 people. We are now in the cold months of Maine's climate and *nobody* should be forced to sleep outside. We as a community need to have everyone's safety in mind, and that means safely sheltering as many residents as possible. I am trusting you to make moral decisions the people of this small lovely city can depend on. Thank you so much for your time and consideration, have a wonderful holiday season.

Best,
Kyle

Laura Lorenzetti <llorenz1@maine.rr.com>
to planningboard@portlandmaine.gov

Dec 7, 2020, 2:57:39 PM (yesterday) ☐ ☐ ☐

Please approve the Preble Street conditional use application.
It is the Humane thing to do!!!! Period!!!!

would it be allowed if it was a church?

Preble Street is not requesting any funds from the City. 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.

Lauren Tosswill <ltosswill@meca.edu>

11:43 AM (24 minutes ago)



to planningboard@portlandmaine.gov

Dear Planning Board Members,

I am writing today to voice my enthusiastic support for the approval of Preble Street's application to convert their Resource Center into a 24/7 Wellness Shelter. I have complete faith in the staff at Preble Street to provide life-saving care and shelter to Portland's unhoused community during our deadly winter months. The reality of the pandemic makes it impossible for many unhoused Portland folks to find warmth and shelter where they have historically sought it. The 24/7 Wellness Shelter will provide the only space for many Portland residents who are otherwise at risk of losing life and limb due to exposure outdoors. Please approve this application and save lives.

Thank you for your time and attention to this urgent matter.

Sincerely,

Lauren Tosswill
83 Fessenden Street
Portland, ME 04103
[\(207\) 210-4180](tel:(207)210-4180)

lindsey hopkins <lindseykhopkins@gmail.com>
to planningboard@portlandmaine.gov

Dec 7, 2020, 2:09:50 PM (yesterday)



Good afternoon!

My name is Lindsey Hopkins and I am a Parkside resident in Portland, Maine. I am writing you today to ask for you to APPROVE Preble Street's application to turn what was the Preble Street Resource Center into a 24/7 Wellness Shelter. This is will SAVE LIVES this winter and will be one of the only ways (if not THE only) for unhoused folks to be able to access a safe, warm, and dignified shelter.

PLEASE take time to recognize the necessity of this during New England winters, especially here in Maine.

All the best,

Lindsey Hopkins

mweather <mweather@protonmail.com>
to planningboard@portlandmaine.gov

Dec 7, 2020, 6:31:48 PM (yesterday)



Dear Planning Board,

I'm writing to express my support for the Preble Street Wellness Center and urge you to approve their application. I know there has been some opposition to their continued presence in the neighborhood, however it is important to remember that those that would be utilizing the shelter are members of our community and our city too. Hard times can fall on anyone and, as the pandemic has shown, many of us are only a paycheck or two away from the streets ourselves. Supporting Preble Street's new wellness shelter sends the message that we as a city support each other when times get hard.

Best,

Madeleine Weatherhead

Maeve Blanchette <maeve.blanchette@gmail.com>

Dec 7, 2020, 5:57:57 PM (yesterday)



to planningboard@portlandmaine.gov

Hello,

I am writing you to express my full 100% support in creating the Pebble Street Wellness Shelter (at 5 Portland Street). This change would be a benefit to the community as a whole and our more at risk neighbors. It is up to you to ensure that 40 of your community members have a place to sleep in the freezing cold. Make the right decision!

I look forward to hearing that these spaces have been made available at your meeting on 12/8.

Thank you

Maeve Blanchette

(Portland resident)

Marcy Tremblay <marcytremblay@yahoo.com>

Dec 7, 2020, 11:21:27 PM (10 hours ago)



to planningboard@portlandmaine.gov

Hello,
Please approve the Prebble Street application for a 24/7 Wellness Shelter.
Thank you.
Marcy

Gildard, Mary-Ann <mary-ann_gildard@keybank.com>

Dec 7, 2020, 5:27:37 PM (yesterday)



to planningboard@portlandmaine.gov

Planning Board,

This email is 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. As a longtime Portland resident, I feel that it is our responsibility to do everything we can to assist the most vulnerable people in our community. With COVID-19 on the rise in Maine, and as the days are getting colder, we need this Wellness Shelter more than ever. I understand that this site will not be taking city funds for its operations, and is already zoned for emergency shelter. For these reasons, and many others, please vote to approve the Preble Street conditional use application.

Mary-Ann Gildard

Client Strategist Associate

One Canal Plaza

Portland, ME 04101

Mary Atkinson <mary.d.atkinson@gmail.com>
to planningboard@portlandmaine.gov

Dec 5, 2020, 9:50:54 AM (3 days ago)



Dear Friends,

I am writing to ask that you approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. This is very important and would be a step towards better supporting some of our city's most vulnerable citizens.

Mary Atkinson
Portland

Mary Cook <marykcook4@gmail.com>

8:49 AM (19 minutes ago)



to planningboard@portlandmaine.gov

Hello,

My name is Mary Cook, and I am a provider in the Portland Community. I work directly with individuals who are experiencing homelessness. I am writing to advocate for the planning committee to approve the proposal for a 40 bed shelter inside the space that was Preble Street Resource center.

Thank you,
Mary Cook

meg hahn <hahnmeg4@gmail.com>

Dec 7, 2020, 11:24:26 PM (10 hours ago)



to planningboard@portlandmaine.gov

Hello,

I am writing to urge the approval of the Preble Street application to convert the former Preble Street Resource Center into a 24/7 Wellness Shelter for 40 people.

I strongly hope this will be considered for approval to help our city's unhoused population during the seasons coldest months and a surge in the pandemic.

Thank you,
Meg

Mconnolly@iknow.net <mconnolly@iknow.net>

Dec 7, 2020, 1:30:50 PM (yesterday)



to planningboard@portlandmaine.gov

This weekend over 75 of your neighbors slept in the snow in temperatures below freezing. This cannot continue. There is an urgent need for a permanent Wellness Shelter in Portland, and Preble Street is ready to provide 24/7 warmth, safety, and social work.

Please approve turning
Preble Street Resource Center into a 24/7 Wellness Shelter for 40 people.

Thank you,

Megan Connolly
41 Montreal St
Portland
Sent from my iPhone

Melissa Hoskins <Melissa.Hoskins@opportunityalliance.o...
to planningboard@portlandmaine.gov

Dec 7, 2020, 4:52:37
PM (yesterday)



Greetings! I am emailing to ask that you consider granting needed permitting to preble street in order to provide shelter during the winter months. Especially in these difficult times made harder with the presents of Covid it is essential that our neighbors have access to housing as part of a human right. Thanks you for your time and consideration. Melissa (Portland resident and clinical social worker)

Michael Schwebler <mike.schwebler@gmail.com>
to planningboard@portlandmaine.gov

8:58 AM (9 minutes ago)



Hello,

Please approve the application to convert the Preble Street Resource Center into a 24/7 wellness shelter for those who would otherwise be forced to sleep outdoors this winter.

Hopefully I am one of many contacting you with the same request.

Thanks for your time and your help

- Michael Schwebler

Mira Ptacin <mira.ptacin@gmail.com>
to planningboard@portlandmaine.gov

Dec 7, 2020, 7:25:41 PM (yesterday)



Dear Portland Planning Board,

I'm a Portland/Peaks Island resident writing on behalf of my family to urge you to approve Preble Street's conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter. It is our duty as human beings to care for and protect one another. I do know that you know this in your hearts.

Thank you very much.

-Mira Ptacin, Andrew Jackson, Maria Ptacin, Philip Ptacin, Sabina and Alexander Hitchen, all of Portland, Maine

--

Nancy Sanford <nancys@gwi.net>
to planningboard@portlandmaine.gov

Dec 4, 2020, 5:37:12 PM (4 days ago)



To the Portland Planning Board,

You have the power to assist people in need by allowing Preble Street to turn it's facility at 5 Portland Street into a 24/7 Wellness Shelter for 40 people. Preble Street is not requesting any funds from the City, it is already zoned for emergency shelter and for many years Preble Street has donated the use of this facility to the City for overflow for the Oxford Street Shelter. Please grant Preble Street's request so they can keep 40 human beings safe.

Thank you,

Nancy Sanford

Natalie Burch <burchn@clarkson.edu>

Dec 7, 2020, 8:44:12 PM (yesterday)



to planningboard@portlandmaine.gov

Please approve Preble street's application to convert the former Preble street resource center into a wellness shelter for people experiencing homelessness. It will change and save lives to provide people with shelter who would be out in the harsh winter. Thank you.

Nicole Brown <nbrown@preblestreet.org>

Dec 7, 2020, 4:11:57 PM (yesterday)



to planningboard@portlandmaine.gov

I am writing to you to request that you approve Preble Street's conditional use application to turn their resource center into a 24/7 Wellness Shelter. This could allow 40 homeless individuals to stay out of the cold. No one deserves to freeze when there is a building available to use for this purpose. As a Portland resident I believe this project should not only be approved, but fast tracked to get people out of the cold as soon as possible.

Thank you,

Nicole Brown

Portland Resident

Yana Davis <yanadavis23@gmail.com>
to planningboard@portlandmaine.gov

7:01 AM (2 hours ago)



To the planning board:

As we head into winter it is imperative that we provide adequate shelter to our most vulnerable residents. I urge you to work with preble street resource center to approve additional shelter space ASAP.

Thank you for your consideration,

Nicole Davis
George Street
Portland

Nicole Evers <Nicole.Evers@opportunityalliance.org>
to planningboard@portlandmaine.gov

Dec 7, 2020, 2:55:27 PM (yesterday)



Hello,

My name is Nicole. I currently work as an outreach case manager for the PATH team in the Cumberland county area. In the past, I've worked at the Florence House and the Resource Center with Preble Street. I have seen first hand the people who would benefit greatly from a Wellness Shelter. The homeless population is often forgotten and stigmatized. This population deserves a place to collaborate with social work services, a place to rest, and a place to heal while working on their goals to improve their circumstances. With the cold weather upon us and the pandemic surging, the least we can do as a community is to provide a safe haven for a population who needs some care. We were able to witness how the temporary shelter at USM over the summer impacted this population in a positive way, so I am hoping that the Preble Street permanent wellness shelter will be approved amidst rough times. Thank you!



Nicole Evers, MSW

PATH, Outreach Case Manager

190 Lancaster Street, Suite 310

Portland, Maine 04101

nicole...@opportunityalliance.org

<http://www.opportunityalliance.org>

[Like us on facebook!](#)

Nikki <ncentanni@gmail.com>

Dec 7, 2020, 5:38:00 PM (yesterday)



to planningboard@portlandmaine.gov

Please approve preble st application to become a 24/7 wellness center.
Nicolette centanni

Oronde Cruger <oronde@wespeakaboutit.org>
to planningboard@portlandmaine.gov

11:11 AM (1 hour ago)



Hi, I hope you are doing well. I know that this year has provided so many challenges on personal and professional levels so I hate to add to the chaos but just wanted to send a quick message to gently insist that attention be given to the Treble Street application to convert the former Preble Street Resource Center into a wellness shelter.

It's getting colder and I'm feeling it even from inside my apartment and can't imagine how it feels to the unhoused. This has been a bleak year but this can provide some light and warmth.

Thank you and happy holidays!

—Oronde

Oronde Cruger (He/Him/His)

Speak About It - Program Manager

P.O. Box 4408

Portland, ME 04101

Office Line: [207-370-0280](tel:207-370-0280)

Direct Line: [\(954\) 235-2830](tel:954-235-2830)

oro...@wespeakaboutit.org

www.WeSpeakAboutIt.org

Facebook|Twitter|Instagram|SnapChat: [@wespeakaboutit](https://www.instagram.com/wespeakaboutit)

to Planning Board

I sympathize with your position.

When I sat on the City Council, I heard hundreds of hours of testimony on complicated and controversial issues. Some testimony was substantive and detailed; some was simplistic and generated by the applicant. This is what you are seeing with the public input on the proposed Preble Street Shelter. Please look beyond the rhetoric of the "don't leave anyone out in the cold" emails generated by Preble Street email blasts. The substantive and detailed comments by the many people who have been directly affected by the well-documented impacts of Preble Street should be given much more consideration, in my experience.

Having read all of the public comment, **I believe there is more than enough reason to deny this application:**

~~**First**, as noted in the Staff Report, a principle of the 2017 Comp Plan is that "[no one area of the city carries all expectations for accommodating development](#)". One can reasonably extend this to imply the development of "all homeless services". Indeed, the City, upon the recommendation of the Planning Board opened up other areas for the city for shelter locations, to further this principle. Others have documented, and it is well-acknowledged, that there is already an unhealthy concentration of homeless services in Bayside. And Chief Clark's report on calls for service to the Resource Center area, Florence House, and the Sullivan Gym Wellness Center confirms the impacts and the basis for the concerns

~~**Second**, despite this, Preble Street has proposed the shelter at 5 Portland Street because it owns the building, not because it is a great configuration for the targeted client population. Indeed, Laura Underkuffler's focused public comment indicates that the existing building is unsuitable for gathering 40 people inside, especially during the cold winter months, under COVID distancing requirements: "[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](#)".

I have proposed to several Preble Street Trustees that the organization sell this valuable building and reinvest the proceeds in a purpose-built structure in a more suitable location. I was told they "have considered it", but I believe any consideration has only been in passing, because they see this proposal as an easier path...

~~**Third**, I question: is what is proposed really an "emergency shelter"? In recent years, the City and its community partners have worked hard to distinguish between people homeless for a short period of time and "long stayers". The former receive shelter services for a relatively brief period (with a stay generally under a month), while increasingly successful efforts are being made to place "long stayers" in supportive permanent housing. The Preble Street proposal says it is targeting and will "prioritize" those "living outside". Pressed by the Planning Board about the expected length of stay, the revised proposal states 3 months to a year. Is this truly an "emergency shelter" or a new type of transitional housing facility? I believe it is the latter and that the City HHS and Planning staffs need to take the time to figure out what conditions should apply to this new type of housing, especially for this very challenging population, described by Preble Street as "[highly vulnerable, unsheltered homeless people with, most with complex medical needs or co-occurring medical and mental health/substance use related conditions](#)". As you have been told, the Council's Health and Human Services/Public Safety Committee is actively considering licensing and the conditions that should apply. This proposal should at least be tabled until that work is completed.

~~**Fourth**, again, to boost its case, Preble Street is generating emails via blasts about the current "emergency" of unsheltered homeless. I have been told by other providers that this number has consistently been between 40-60 people and that the City has "been moving mountains to bring people inside". So, is the need truly an "emergency", as is being characterized by Preble Street?

Ironically, over the years, when I raised concerns about the possible death of those living outside in frigid weather, I was told by senior staff at Preble Street that it is "an individual's choice" if they want to live outside, even as the organization now claims that "no one would want to live outside"... What has prompted this change in attitude: available grant funding for a new business operation? This is why my husband and I stopped contributing to Preble Street years ago...

~~**Fifth**, despite the clear demonstration of of documented impacts and denial of responsibility, Preble Street's submission essentially represents, "Trust us": the proposed Management Plan will avoid all of these decades of impacts. As comments in your packet indicate, promises were made to the Bayside neighborhood and also to the Valley Street neighborhood and these promises were not kept. Preble Street has not earned the right to reliance on one more representation of responsible operation. Based on Preble Street's documented ten-year track record, it is a condition that has no likelihood of success.

For all of these reasons, the Planning Board should deny this request.

Anne Pringle

Neal Street

Desi Van Til <desivantil@gmail.com>

12:22 PM (1 hour ago)



to planningboard@portlandmaine.gov

Hi Planning Board,

Just a note from a Thomas Street resident. Please allow the Preble Street Resource Center to become the wellness shelter the city desperately needs. There are human beings that need our collective help, and we're all in the position to do something-- especially you on this board. It's a big responsibility for sure, and I hope you choose the righteous path! We must show who we are as a city by putting people's wellness, safety and dignity above material wealth. Please approve the application so that at least 40 Portlanders will have a safe and warm place to be.

Warm wishes,

Desi Van Til

Gloria Driessnack <gloria.driessnack@gmail.com>

12:12 PM (30 minutes ago)



to planningboard@portlandmaine.gov

Dear Portland Planning Board,

I am writing to ask you to approve Preble Street's application to create a new 24/7 Wellness shelter for 40 people.

Preble Street has shown time and time again that they are an effective social service organization that is well-equipped to provide life-saving assistance to those experiencing homelessness. This Wellness Shelter is especially needed as we enter the winter months, and includes important additional services, such as caseworker support, to foster sustainable outcomes (i.e. helping people actually find housing and get back on their feet). The City is experiencing record highs of homelessness, in part due to the pandemic, and is constantly lacking enough beds for those in need. This seems like an ideal opportunity, at no cost to the City.

Thank you and hope you are keeping well during these times.

gloria sclar
25 Sandy Terrace
Portland, ME 04102

Helen Overstreet <helenoverstreet4@gmail.com>

1:17 PM (29 minutes ago)



to planningboard@portlandmaine.gov

To whom it may concern,

I am emailing you to show my support as a citizen of Portland for the proposed measure to convert the Preble Street resource center into a shelter for the winter.

There are dozens of unhoused Portland community members who will be subjected to surviving outside through freezing Maine winter temperatures if this application is not approved. Approving this application will see that these unhoused people have access to dignified shelter and access to caseworker services that can help them move out of homelessness.

Thank you for your time.

Best,

- Helen

Jillian McLeod-Tardiff <jillianmcleodtardiff@gmail.com>

1:08 PM (1 hour ago)



to planningboard@portlandmaine.gov

Hello,

I'm a Portland resident at 19 Parris St in Portland.

I'm writing to urge you to support Preble St's application to convert the former Preble St Resource Center into a 24/7 Wellness Shelter.

I see folks struggling to stay warm in my neighborhood all the time. We have to do everything we can to keep people alive and warm with winter worsening every day.

Please approve the Preble St application to save the lives of my unhoused neighbors.

Thank you,
Jillian McLeod-Tardiff

Joan Stanton <joanstantonbythesea@gmail.com>

1:26 PM (21 minutes ago)



to planningboard@portlandmaine.gov

I respectfully request that the City of Portland Planning Board approve the Preble St. Conditional Use application in order that its facility at #5 Portland St can undergo necessary renovations for a new 24/7 Wellness Shelter. We have a significant number of homeless people during a public health emergency, and with winter weather here, this initiative can mean the difference between life and death for these citizens.

From what I hear, funding from the City is not needed, but merely the approval of the planning board for Covid-informed renovations to the building. We absolutely must save our fellow Mainers from suffering the horror of lack of the very basics and perhaps even death because of our negligence.

Most sincerely,

Joan Stanton @ joanstant...@gmail.com

Kara Kornhaber <kadzradio@gmail.com>

2:04 PM (20 minutes ago)



to planningboard@portlandmaine.gov

Please approve the Preble Street application to convert the former Preble Street Resource Center into a 24/7 Wellness Shelter for 40 people

Kara Kornhaber

[\(201\) 566 5616](tel:(201)5665616)

Kat M <katiebmcc@gmail.com>
to planningboard@portlandmaine.gov

12:15 PM (29 minutes ago) ☐ ☐ ☐

Hi all,

My name is Katie McClelland and I live in Portland (04102). I am writing to ask you to make the decision tonight to support the change of the Preble Street day shelter to a 24/7 Wellness Shelter.

I live in Parkside and experience people daily struggling with health, the weather, and finding a dignified shelter to stay in safely. I am very concerned for our local unhoused community members, especially in light of COVID and the cold weather.

Best,

Katie McClelland
208 Park Avenue #1

Madeline <madelinemacomber@gmail.com>

12:33 PM (1 hour ago)



to planningboard@portlandmaine.gov

Hello,

My name is Madeline Macomber, and I live at 22 Wordsworth St in Portland, ME. I am writing to urge you to approve Presley Street's application to convert their resource center into a 24/7 wellness shelter. Over the weekend the city took a big hit with the storm. Even just 24 hours without heat and power were devastating to my health and well-being and ability to function and take care of basic tasks. And I have a home and shelter— for people to be stuck in the cold winter with lack of appropriate resources and shelter is unconscionable. Please help Preble Street house folks during this extra difficult winter and beyond. The city needs to start taking care of its most vulnerable people better, and this is one step to show that the city is listening to the desires of our community to house and keep everyone safe and healthy. I understand from attending many board meetings that there is a thought that what the city is offering is enough — but the way the city has treated folks has been careless and unconsidered in the past. I want to have hope after the summer and the attempts of the public to make known their needs and seeing the city and the mayor trying to listen and understand, but there is a lot of room for growth. Growth that the community would support and stand behind. But at this crucial moment with winter and the pandemic in high gear, Preble St is far more set up to be a safer healthier resource and should be allowed to move forward with their plan of action and the city should follow their lead. I may not know any of the backstory or politics around the relationship of the city to Preble St but one thing is clear we must all work together to make this city a better place to live and help each other thrive. Thank you for your time. I hope that these words will encourage you to approve Preble St's plan and look towards a brighter more hopeful future for all of Portland's citizens.

All the best,

- Madeline

to planningboard@portlandmaine.gov

To the Planning Board:

I am writing in strong support of Preble Street's conditional use permit application.

First, I note that by making emergency shelters a conditional use in the downtown business zone, Portland has decided that emergency shelters are an appropriate land use downtown. As a Portland resident, I think this is good public policy that reflects the needs of people in our community and the values of our city. As Portland's zoning code states: downtown should be a place for people from all walks of life and different socio-economic groups.

I recall Councilor Ray made a comment at the last Planning Board meeting on this topic, arguing that the Planning Board should delay its decision while the HHS Committee deliberates on licensing requirements for shelters.

However, as the Planning Board surely knows, Preble Street's conditional use permit application is governed by the zoning code as it stands now, not as it may someday be amended. And, again, the zoning code explicitly recognizes shelters as an appropriate use downtown.

Preble Street has clearly demonstrated that it meets all of the requirements to get this permit. After City staff's review of the application, Preble Street comprehensively answered staff's outstanding questions about noise and litter impact from the project and resolving community complaints.

As for community complaints, the Planning Board raised questions at the last meeting about how Preble would "resolve" community complaints and inquired about Preble's past history of responding to the Bayside Neighbors' complaints about the behavior of people experiencing homelessness in the neighborhood. However, I do not believe the zoning code can be reasonably interpreted to require Preble Street to resolve community complaints about people who aren't staying at or seeking services at the shelter. This would be a completely unreasonable expectation to place on any property owner in our City. Homelessness is the product of economic circumstances, systemic unemployment, lack of access to healthcare, gentrification, and more, and its solutions are beyond what a single service provider in Portland can do. It does not stand to reason that our zoning code requires shelter providers to prove it will resolve each and every complaint that a neighbor has about the actions of persons experiencing homelessness in our community prior to getting a conditional use permit.

Next, I want to implore the Planning Board to base its decision on factors like noise and litter on objective measures rather than factoring in class-based norms of what is and isn't socially acceptable. Recent development in Bayside has seen the opening of bars, restaurants, and breweries, which host live music and customers from nearby and away drinking alcohol outside. Bars and nightclubs are allowed downtown, as are hotels and bed and breakfasts.

Recently, recreational marijuana retail stores were added to the list. Preble Street could sell its property to someone who wanted to rent out 40 hotel rooms, let people drink on the patio, or sell marijuana. Those would likely be allowed, and no one would bat an eye.

It is unimaginable that the litter and noise of forty people staying at a shelter will have a greater impact on the neighborhood than any of these allowed uses. There is dangerous potential to let certain community members' value judgments affect the Board's determination of what is a "unsanitary or harmful condition" by reason of noise or odor or litter. I implore the Planning Board to consider Preble Street's thorough presentation and make an objective judgment about the project's impact compared to other allowable uses, rather than to let the complaints of a few outweigh the many who support this project as part of the City's goal to provide housing to all members of our community.

Lastly, I wish to note that the Planning Board's role in reviewing whether Preble has met the requirements for a conditional use permit is ministerial, not discretionary. While the Planning Board regularly considers the policy implications of development in our City, that is not its role here. I implore the Board to look objectively at the criteria in the zoning code as it stands now and issue the conditional use permit to Preble as soon as possible. Winter is here and members of our community need shelter now.

Thank you,
Oriana Farnham

163 Cumberland Ave. #2
Portland, ME 04101



moses sabina <mosessabina@yahoo.com>
to planningboard@portlandmaine.gov

2:49 PM (4 minutes ago)



Planning Board,

My name is Moses Sabina, owner and resident of 4 Gilman St. I ask that you deny Preble Street in their request to add another shelter in the Bayside neighborhood. There are too many shelters there already, and it would add insult to injury to the residents of that area. Preble Street's operations to date in Bayside reflect a thirty year failed experiment. Look at the impact they had on Deering Oaks this summer and fall. Preble Street could have addressed their Covid situation in many different constructive ways, but instead, they created a tragedy of human health and safety on full display in the park for all to see. I believe this was done intentionally to pressure the city to accept their request for another shelter.

I know what it's like to live near one of Preble Street's operations. My house is close to The Florence House, where inside the walls a great deal good and important work gets done. Outside the walls, however, is another story: trash, public drinking, stolen shopping carts on their property, fornicating, defecating, and illegal drug use in the park and woods are some of the impacts that Florence House has on the quality of life in the neighborhood. We shoulder our share of the burden of homelessness in our neighborhood, and that is a fraction of what the residents of Bayside are asked to bear.

Allowing Preble Street to create another shelter in Bayside goes against Portland's comprehensive plan. The city is already committed to housing the homeless over the winter. New shelters need to be spread to other parts of the city, such as the Riverside site, and the burden should be shared by other communities in the state.

Thank you for your time and consideration, Moses Sabina

sarahjoanneullman@gmail.com <sarahjoanneullman@gmail.com> 3:16 PM (20 minutes ago) ☐ ☐ ☐
to planningboard@portlandmaine.gov

Please support Preble Street creating an overnight wellness center. Our community needs this note more then ever.

Thanks,
Sarah

Marita Kennedy-Castro <embodytherhythmportland@gmail.com> 3:21 PM (16 minutes ago) ☐ ☐ ☐
to planningboard@portlandmaine.gov

Hello,

I am writing as a Portland resident who is very concerned about the wellbeing of the many unhoused folks sleeping in the cold here. It is a tragedy, and utterly shameful that our city has not created a plan to ensure the wellbeing of the most vulnerable population here before the winter weather arrived.

I am writing to ask you to approve the Preble Street application to convert the former Preble St. Resource center into a 24/7 Wellness Shelter for 40 people.

Thank you for your time.

All my best,

Marita Kennedy-Castro

Susan Welch <swelch01@maine.rr.com>

4:37 PM (1 hour ago)



to planningboard@portlandmaine.gov

Dear Planning Board,

In light of both the very successful shelter model at the USM Sullivan gym this summer and the fact that no funding is being requested from the city for this Preble Street request, please approve the Preble Street conditional use application to turn its facility at 5 Portland Street into a 24/7 Wellness Shelter.

Susan Welch, member of State Street Church

Cada Driscoll <cadadriscoll@gmail.com>

5:21 PM (22 minutes ago)



to planningboard@portlandmaine.gov

Dear Planning Board,

Please approve the Preble Street application to turn their resource center into a 24/7 Wellness Center now! This needs positive action immediately. It's cold out!

Be well, compassionate and efficient,
Cada Driscoll

Holly Lord <holord2@gmail.com>
to planningboard@portlandmaine.gov

5:28 PM (16 minutes ago)



Please support the Preble St Wellness center as proposed. It is sorely needed.

Thank you,

Holly Lord
605 Stevens Ave
Portland

Judy Micoleau <judymicoleau299@gmail.com>

4:58 PM (1 hour ago)



to planningboard@portlandmaine.gov

Dear Portland Planning Board Members,

As a resident of Portland for over forty-two years, I have been proud to live in this city. As a crisis hotline counselor for Ingraham in the early eighties, I became aware that my city had some serious needs, including shelter. Many were sent to detox at the India Street facility. Then put back on the street. Some found shelter for one night on Oxford Street, then spent the day at Preble Street. Now we have the opportunity, with your help, to make our Preble Street facility a 24/7 wellness facility! Without cost to the city!

I understand some residents of Bayside are concerned. Why? Instead of living on the streets, residents of Preble Street will have a "home"! And this most vulnerable population will be housed and cared for. I had a chance to walk the walk around Portland with Pastor Jeff Logan from Grace Street Ministry. We talked to so many folks inside and outside of Preble Street, hanging out, walking around. We gave them socks which they were thrilled to get! They were friendly, appreciative. My biggest takeaway? Their kindness, their humanity. I think we tend to forget 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 can undergo needed renovations to be Covid-19 compliant. With so many people sleeping outside during a public health emergency and with snow and ice already on our streets and sidewalks, this initiative is desperately needed now.

Thank you.

Judy Micoleau
38 Coyle Street
Portland, ME 04101

Linda Tyler <ltyler8@gmail.com>

3:41 PM (2 hours ago)



to planningboard@portlandmaine.gov, Belinda Ray

I urge you to approve the Preble Street conditional use application. We often hear in this hard time "Be kind." I believe that is what the city needs to be especially attune to. Thank you.

Linda P. Tyler
52 Saint Lawrence Street
Portland, Maine 04101

Macey Downs <maceyclaricedowns@gmail.com>

4:36 PM (1 hour ago)



to planningboard@portlandmaine.gov

Hello,

I'm a current resident of Portland, Maine, and am writing to encourage the Planning Board to approve the Preble Street application to convert the former Preble Street Resource Center into a 24/7 Wellness Shelter. Unhoused members of our Portland community need a safe, warm space to shelter over the cold Maine winter, and the current pandemic and recession has made it exponentially harder for Maine residents to afford safe housing and shelter. Providing shelter for 40 people would ensure that 40 more of our community members will not freeze to death this winter.

Sincerely,
Macey Downs

Meadow Dibble <meadow@diseasedship.com>

5:05 PM (1 hour 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!

Thank you!

Meadow Dibble
she, her, hers

Mel Brown <melissarosebrown92@gmail.com>

4:57 PM (1 hour ago)



to planningboard@portlandmaine.gov

Hello all,

I am a resident of Portland, specifically Parkside neighborhood, not at all far from Preble street. I believe it is a moral imperative to approve Preble Streets application to turn the resource center into a 24/7 wellness center for 40.

I was on the call a couple months back and was so disheartened to hear so many people complaining about how the shelter would impact THEM, when those complaining will not be spending the winter on the streets. When making your decision, please truly think about what that actually means for a person. When you walk in the cold, imagine for a minute that you have to do that constantly, with little to no break, and then have to find somewhere to sleep, somehow, in the snow.

I've heard all of the rebuttals and frankly I don't think a single one holds any weight when what is at a stake is actually people's lives. Please make the right choice.

Thank you,
Melissa Brown
94 Park Ave, Portland, ME 04101

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.

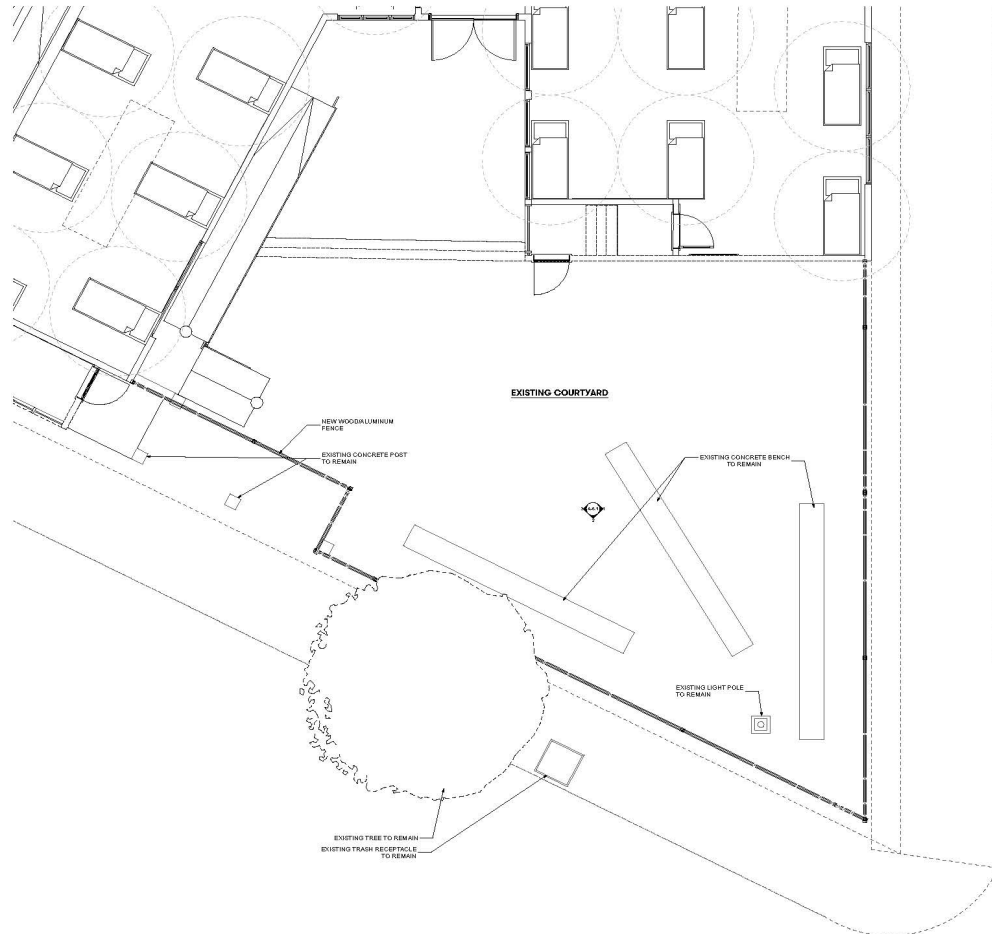
Patricia M. Powers
Notary Public/Attorney

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)

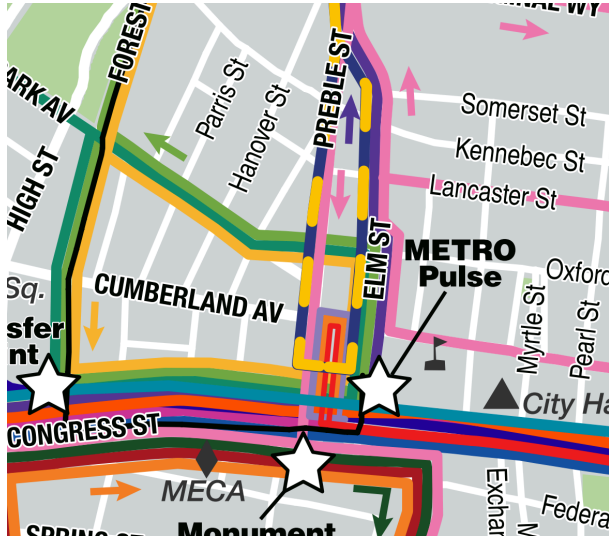
Bus Stops: Portland and Preble Street (8) – 200 feet

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 of 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**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds 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 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**

I respectfully request that the City of Portland Planning Board approve the Preble Street conditional use application in order that its facility at 5 Portland Street undergo renovations needed for a new 24/7 Wellness Shelter. With so many people sleeping outside during a public health emergency and as winter approaches, this initiative is desperately needed. Preble Street is not asking for City funds and is only seeking Planning Board approval for necessary COVID-informed renovations to the building. Please do not leave people out in the cold.

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**

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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**

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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 Cumar <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@nemooves.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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is friendly.)

Please Don't Leave People Out in the Cold

Nora <moberg@gwi.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

~~~~~  
NOTICE OF CONFIDENTIALITY:

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL OR EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY MAINE VOCATIONAL AND REHABILITATION ASSOCIATES, INC., IMMEDIATELY BY TELEPHONE AT (207) 774-4248, AND RETURN THE ORIGINAL MESSAGE TO MAINE VOCATIONAL AND REHABILITATION ASSOCIATES, INC., VIA THE U.S. POSTAL SERVICE TO: 59 PREBLE STREET PORTLAND, ME 04101. THANK YOU.

## 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](mailto: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

---

**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

---

**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@zwi.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

---

**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

---

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

---

**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

---

**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

---

**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,*

*AnnaLouise Englund  
110 Alice Street  
Portland, ME 04103*

Sent from my iPad

## 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

---

**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

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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

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**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

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**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

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**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

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**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

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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

---

**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

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**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 Beckom** <parker.beckom@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 Beckom*

## Moral Imperative

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**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

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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.*

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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

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**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

## 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

---

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

--

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.

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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**  
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## 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

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## 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

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**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**

---

**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

---

**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)

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### 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

---

**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**

---

**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

---

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

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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

---

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

---

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

---

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

---

**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

---

**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

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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

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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 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

---

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

---

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

---

**Ginger Raspiller** <mainelyearth@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

--

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

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**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

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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!

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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

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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.

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**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

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**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

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**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

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**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*

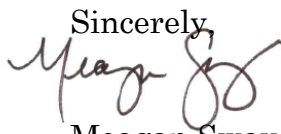
***RE: Preble Street Conditional Use Application for 24/7 Wellness Shelter***

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

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<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

---

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!**

---

**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

## 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



**ATTENTION:**

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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

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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

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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  
--



**Watch: Save our postal service!**

**Join, Donate, Volunteer!**

**LisaforMaine.org**

**YouTube: Lisa for Maine**

**Instagram: @lisaformaine**

**Twitter: @LisaforMaine**

**Facebook: LisaforMaine**

**reddit: u/LisaforMaine**

## 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 <labberef@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 to 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.*