

AGENDA

SPECIAL CITY COUNCIL MEETING

JULY 24, 2017 6:00 p.m.

1. Agenda Only

Documents:

[AGENDA ONLY 07-24-17 600 PM.PDF](#)

2. City Council Agenda And Packet

Documents:

[CITY COUNCIL AGENDA AND PACKET 2017-07-24 600 PM.PDF](#)

ETHAN K. STRIMLING (MAYOR)
BELINDA S. RAY (1)
SPENCER THIBODEAU (2)
BRIAN E. BATSON (3)
JUSTIN COSTA (4)

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR. (A/L)

AGENDA
SPECIAL CITY COUNCIL MEETING
JULY 24, 2017

The Portland City Council will hold a Special City Council Meeting at 6:00 p.m. in City Council Chambers, City Hall. The Honorable Ethan K. Strimling, Mayor, will preside.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

6:00 P.M. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS:

PROCLAMATIONS:

Proc 3-17/18 (Tab 27)	Proclamation Honoring Officer Zachary Finley as Police Officer of the Month for May, 2017 – Sponsored by Mayor Ethan K. Strimlin.
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UNFINISHED BUSINESS:

Order 272-16-17 (Tab 28)	Amendment to the Zoning Map Re: Camelot Farm -Sponsored by the Portland Planning Board, Elizabeth Boepple, Chair.
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The Planning Board unanimously recommends to City Council the adoption of the R-3 and ROS rezoning for the Camelot Farms site, including four single family house lots in separate ownership along Westbrook Street.

The wetlands along the Stroudwater River would remain in the Resource Protection Zone (RPZ) and the Board recommends rezoning approximately the high water mark of the river to the Recreation Open Space zone (ROS). The land within the ROS would be held within an easement that provides public access for passive recreational purposes.

Additional portions of the site, such as several lots along Westbrook Street and land between the ROS zone and potential single family house lots, would also be included within the open space easement. The proposed easements have been reviewed by the City and would be held in escrow until such time the applicant closes on the property.

The proposal includes removing the flexible housing overlay zone that is shown along a portion of Westbrook Street.

The project proposes to redevelop the existing site into a traditional single-family development within the Stroudwater neighborhood. The proposed zoning map amendment would enable the applicant to construct approximately a one hundred (100) lot subdivision of which ninety-five (95) lots will be for single-family homes and four will be open space lots. The intent and purpose of the rezoning is for the proposed development to have smaller-scaled residential lots, while providing more publicly accessible green space directly along Westbrook Street and along the Stroudwater River. The applicant is proposing to develop the project in four phases; each phase will have 20 to 25 lots with accompanying infrastructure.

There have been three workshops, as well as a fourth public comments session with the Planning Board, for this project. The meetings were held on January 17, February 28, April 6, and April 13, 2017. There has been extensive public comment on the proposal, which is included in the Planning Board report to the City Council. At the public hearing, twenty-six residents spoke with the majority in opposition to the zone change; however, some spoke in favor of the rezone and there are comments on the record supporting the project. The Planning Board members found the proposed zone change to be consistent with the existing comprehensive plan and the pending Comprehensive Plan and to benefit the city as a whole by supporting new housing opportunities and linking open space along the Stroudwater River.

This item must be read on two separate days. It was given its first reading on June 5, 2017. At the June 19, 2017 Council meeting, this order was postponed to this meeting. Five affirmative votes required for passage after public comment.

ETHAN K. STRIMLING (MAYOR)
BELINDA S. RAY (1)
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Additional portions of the site, such as several lots along Westbrook Street and land between the ROS zone and potential single family house lots, would also be included within the open space easement. The proposed easements have been reviewed by the City and would be held in escrow until such time the applicant closes on the property.

The proposal includes removing the flexible housing overlay zone that is shown along a portion of Westbrook Street.

The project proposes to redevelop the existing site into a traditional single-family development within the Stroudwater neighborhood. The proposed zoning map amendment would enable the applicant to construct approximately a one hundred (100) lot subdivision of which ninety-five (95) lots will be for single-family homes and four will be open space lots. The intent and purpose of the rezoning is for the proposed development to have smaller-scaled residential lots, while providing more publicly accessible green space directly along Westbrook Street and along the Stroudwater River. The applicant is proposing to develop the project in four phases; each phase will have 20 to 25 lots with accompanying infrastructure.

There have been three workshops, as well as a fourth public comments session with the Planning Board, for this project. The meetings were held on held on January 17, February 28, April 6, and April 13, 2017. There has been extensive public comment on the proposal, which is included in the Planning Board report to the City Council. At the public hearing, twenty-six residents spoke with the majority in opposition to the zone change; however, some spoke in favor of the rezone and there are comments on the record supporting the project. The Planning Board members found the proposed zone change to be consistent with the existing comprehensive plan and the pending Comprehensive Plan and to benefit the city as a whole by supporting new housing opportunities and linking open space along the Stroudwater River.

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Proc 3-17/18
Tab 27 7-24-17

**PROCLAMATION
HONORING
OFFICER ZACHARY FINLEY**

WHEREAS, **Zachary Finley** joined the Portland Police Department as a telecommunicator in April 2005. He became a police officer in January 2006; and

WHEREAS, **Officer Finley** is a valuable member of the Portland Police Department's Peer Support Team; and

WHEREAS, **Officer Finley** was a Field Training Officer from March 2009 through April 2012 who was assigned a newly graduated officer from the Academy and would mentor the new officer until their field training period was complete; and

WHEREAS, **Officer Finley** became a K-9 officer in April 2012 with his partner Mako. K-9 Mako is a patrol / drug detection dog. Particularly skilled at tracking and searching for criminals in a wide range of environments. Additionally, K-9 Mako is trained to protect police officers from harm and apprehend criminals. In order to be so successful, **Officer Finley** and K-9 Mako spend numerous hours training; and

WHEREAS, **Officer Finley** recently responded to a call for "shots fired". **Officer Finley** exited his vehicle and gave chase on foot. As **Officer Finley** closed the distance, he heard the suspect yell, "I have a gun." **Officer Finley** continued his pursuit on foot and was able to apprehend the armed felon. A 9 millimeter semi-automatic handgun was recovered as well as 4.4 grams of suspected cocaine base; and

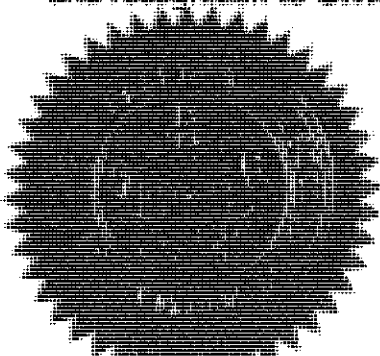
WHEREAS, **Officer Finley** is commended for his exemplary performance and outstanding representation of the Portland Maine Police Department.

NOW, THEREFORE, BE IT RESOLVED, THAT I, Ethan K. Strimling, Mayor of the City of Portland, Maine, and the members of the Portland City Council do hereby proclaim honor and recognition to **Officer Zachary Finley** as **Officer of the Month for May 2017**.

Signed and sealed this 24th day of July 2017



**Ethan K. Strimling, Mayor
City of Portland, Maine**



Order 272-16/17
~~Tab 27 6-5-17~~
~~Tab 20 6-19-17~~
Tab 28 7-24-17

ETHAN K. STRIMLING (MAYOR)
BELINDA S. RAY (1)
SPENCER R. THIBODEAU (2)
BRIAN E. BATSON (3)
JUSTIN COSTA (4)

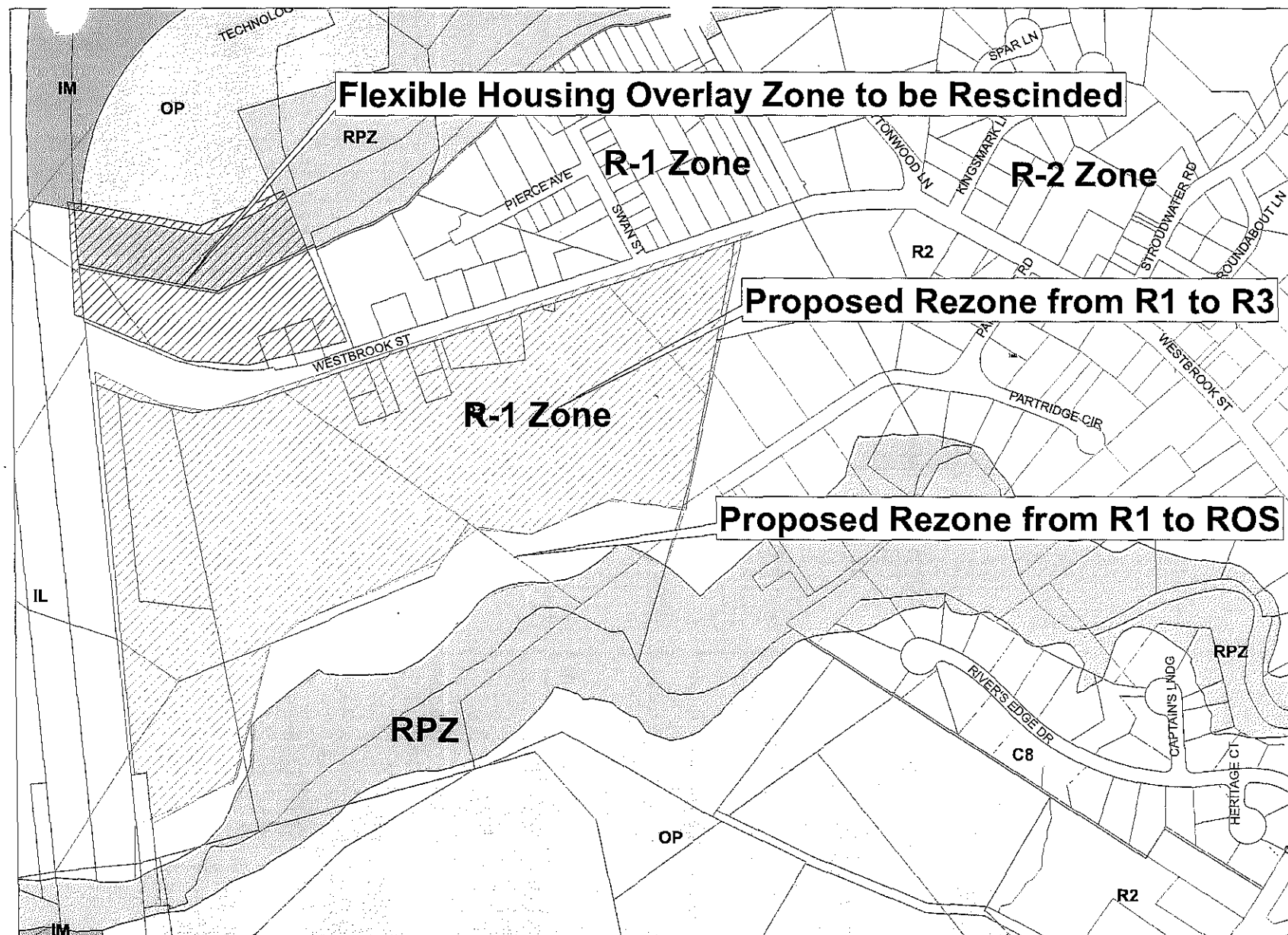
**CITY OF PORTLAND
IN THE CITY COUNCIL**

DAVID H. BRENERMAN (5)
JILL C. DUSON (A/L)
PIOUS ALI (A/L)
NICHOLAS M. MAVODONES, JR (A/L)

**AMENDMENT TO ZONING MAP
RE: CAMELOT FARM**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:**

That the Zoning Map of the City of Portland, dated December 2000, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49, be and hereby is amended by adopting the following map change amendment and specifically rezoning property known as Camelot Farm and four single family adjacent lots from R1 to R3 and rezoning land bordering Stroudwater River from R1 to ROS, as shown on Exhibit A, attached hereto.



Proposed Zoning Map Amendment
Residential R1 to Residential R3 and Recreational Open Space (ROS)
May 2017

Map produced by the City of Portland Planning Division using GIS Work Group data





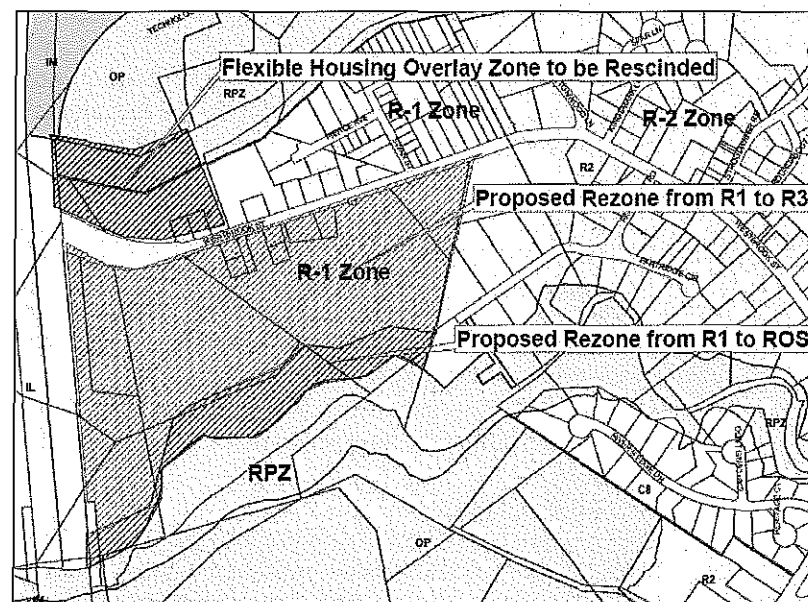
PLANNING BOARD REPORT TO CITY COUNCIL PORTLAND, MAINE

Camelot Farms Rezone
1700 Westbrook Street
Rezone from Residential R1 to Residential R3 and Recreational Open Space ROS
2016-282
Camelot Holdings, LLC, Applicant

Submitted to: Portland City Council From: Portland Planning Board Second City Council Reading: June 19, 2017	Prepared by: Shukria Wiar, Planner Date: May 25, 2017
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I. Planning Board Recommendation and Discussion

On May 9, 2017, the Planning Board unanimously (7-0) voted to recommend a zone change from R-1 to R-3 and Recreation and Open Space (ROS) for the area along oter Westbrook Street, as shown below, and to rescind the flexible housing zone (cross hatched area on map below). The proposed zone change was requested by Camelot Holding LLC to accommodate a single-family development at 1700 and 1714 Westbrook Street, commonly referred to as Camelot Farms. The Resource Protection zone (RPZ) portion of the property along the Stroudwater River will not be rezoned. The proposed zoning map amendment would enable the applicant to construct approximately a one hundred (100) lot subdivision of which ninety-five (95) lots will be for single-family homes and four will be open space lots. The intent and purpose of the rezoning is for the proposed development to have smaller-scaled residential lots, while providing more green space directly along Westbrook Street and the Stroudwater River.



Proposed Zoning Map Amendment
Residential R1 to Residential R3 and Recreational Open Space (ROS)
May 2017

Map produced by the City of Portland Planning Division using GIS Work Group data



The Planning Board held three workshops, as well as a fourth public comments session. These were held on January 17, February 28, April 6, and April 13, 2017. On May 9, 2017, the Planning Board unanimously voted to recommend the map amendment (R-3 and ROS) and rescinding of the Flexible Housing Overlay to the City Council with a vote of 7-0.



In considering the proposal the Board members considered the consistency of the proposal with the existing Comprehensive Plan and with the pending Portland Plan 2030. The Board found the proposed zone change to be consistent with both plans and offered a benefit for the city as a whole. The development will serve a greater variety of family housing types and income levels, including providing affordable home ownership opportunities under the city's inclusionary zoning requirements. The revised zoning proposal permanently protects open space for public access along the Stroudwater River, hence preserves the riverfront, and furthers the City's network of trails, which is an important goal and a great benefit for the community. The members noted that housing of all types, including smaller houses, and throughout the city are needed for the city to grow. The Board also noted that the proposed subdivision would undergo a rigorous development review. The review of the zone change extended over an extended period, but the members agreed that the project evolved into a better proposal and recommend the map amendments to the City Council for adoption.

II. PUBLIC COMMENT

Notices were sent to ninety-five (95) residents, the interested citizen list, posted on the city's web page and posted in the Portland Press Herald on April 24th and May 1st, 2017. E-mail notices were sent at the same time as the mailed notices. The compilation of the public comments from the previous workshops is included as Attachment PC1 to PC42.

The applicant held two introductory neighborhood meetings in September and December, 2016, and meetings with the Stroudwater Village Association Board in January and February, 2017. As part of this application, a required neighborhood meeting was held on January 24, 2017. The neighborhood meeting packet and minutes are included in the Applicant's Submittals G. Additionally, the applicant has made multiple public outreach efforts with the neighborhood and the Stroudwater Village Association Board, as well as Portland Trails, Land Bank Commission, other constituents. Please see the meetings below:

Date of Meeting	Constituents
July '16	City Planning Staff Meeting - Initial plans discussed with Jeff Levine
August '16	Outreach Began - Portland Trails, Stroudwater Village Association, Stroudwater Neighbors, and other constituents were alerted to our acquisition of the property and what the goals of the project were looking like.
September 15, 2016	Informal Neighborhood Meeting - Stroudwater Village Church. Approximately 20 residents came to here about the land acquisition and provide feedback. The attached aerial plan was reviewed. o http://us8.campaign-archive2.com/?u=f5801912b6db760858312643c&id=1b6be18ebc o This link is the SVA minutes published internally with some misinformation (lot size, target price). There is also some commentary within that is opinion based.
October '16	Plan Refinement - Feedback received from the meeting: preservation of green space, green buffer along Westbrook St, lot size comparable to surroundings on Westbrook St, access

	points to the site not being accross from existing homes, etc was integrated into a concept plan dated 10/27 included on the attached showing 101-106 lots.
October '16	Additional Outreach Initiated.
November '16	Plan Refinement - Environmental, survey, and traffic studies were commissioned and information gathered.
November 23 '16	Preapplication Meeting - Minutes and attendees attached.
December '16	Plan refinement - Comments from the preapplication meeting were integrated into the plan as well as information compiled from the environmental survey. The result is the plan that is currently within the Zone Change Packet.
December 10, 2016 - 10 AM	Informal Informational Meeting #2 - Met with residents at the Stroudwater Church to review the updated plan. The minutes from that meeting were emailed to you today.
January 9, 2017 - 9 AM	Met with Godfrey Wood to review the project upon his request
January 9, 2017 - 730 PM	Follow up meeting with the Stroudwater Village Association Board
January 13, 2017 - 9 AM	Met with Jamie Parker from Portland Trails to review plan development
January 17, 2017- 7 PM	PB Workshop I
January 18, 2017 - 330 PM	Phone conversation with president of Stroudwater Village Association to review plan development and neighborhood meeting goals
January 23, 2017 - 10 AM	Met with Christian Milneil regarding project concepts. Reviewed land use designation as trigger for further refinement.
January 24, 2017 - 6 PM	Formal Neighborhood Meeting at Stroudwater Village Church. Minutes in packet
February 1, 2017 - 11 AM	City staff review of project
February 9, 2017 - 9 AM	Met with Charles Hartfelder regarding mid-century neighborhood and housing styles to gauge appropriateness for project
February 15, 2017 - 11 AM	Portland Trails, Planning Staff, Counsel meeting to discuss more formalization of open space
February 22, 2017	Reminder email to SVA regarding second workshop. Submission material and summary email sent.
February 27, 2017 - Noon	Met with Wendy & Michael Taylor and Genie O'Brien to review plan revisions, sensitivity to nature, phasing, etc.
February 28, 2017	PB Workshop II
March 1, 2017 - 9 AM	Met with Ian Jacob to discuss project approach, alternative land use considerations (R5A)
March 9, 2017 - 5 PM	Informational presentation regarding the project to the Land Bank Commission. Minutes. http://www.portlandprf.com/AgendaCenter/ViewFile/Item/4875?fileID=23922
March 10, 2017 - 2 PM	Met with Mark Senglemann to review R3 & R5A concepts
March 13, 2017 - 130 PM	Portland Trails, Planning Staff, Counsel meeting to refine formalization of open space and public access.
March 30, 2017 - 3 PM	IZ policy review with city staff for homeownership track
April 3, 2017 - 10 AM	Phone conversation with president of Stroudwater Village Association to review plan development, public access, and open space. Email information forwarded to area residents
April 6, 2017 - 5 PM	PB Workshop III
April 13, 2017 - 5 PM	PB Workshop III Extended Comment Period
April 19, 2017 - 8 AM	Informational meeting with PSA Advocacy Committee to discuss the project and land use and the "Growing Portland" document they generated

III. PROJECT DATA

Existing Zoning	Residential R-1, Resource Protection Zone and Shoreland Overlay Zone
Proposed Zoning	Residential R-3 for the front of parcel and ROS for the rear portion
Existing Use	One Single-family
Proposed Use	95 single-family lots and four open spaces lots
Parcel Size	~27.6 acres for original parcel and roughly 45 acres with the new parcel.
Impervious Surface Area	
-Existing	20,884 SF

IV. EXISTING CONDITIONS

The Camelot Farm parcel is approximately 45 acres on five different parcels. The property has frontage along Westbrook Street and extends to the Maine Turnpike and Stroudwater River. Presently the parcel has a single-story ranch house and a small barn on it, built in 1961. Most of the site consists of cleared fields used historically as pastures. The property has a total of 1,500 feet of frontage along the Stroudwater River. A portion of the site is zoned Resource Protection along the river and the Shoreland Overlay Zone extends 250 feet from the high-water line, which is subject to Shoreland Zone site development standards. The site has two existing utility easements for the Portland Water District and Portland Pipeline Company, which bisect the property. There are single family homes along both sides of Westbrook Street in the vicinity of the site. The advertised map for the rezoning, as shown below on page 17, includes the other parcels along Westbrook Street for the Board's consideration.

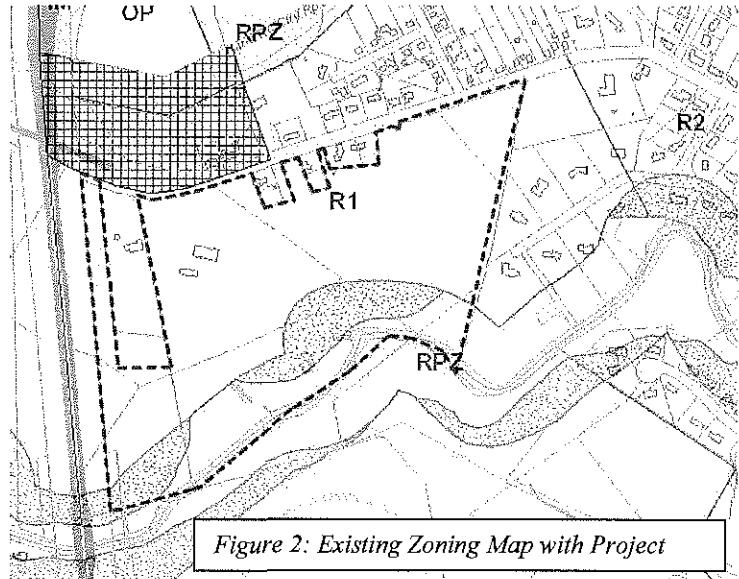


Figure 2: Existing Zoning Map with Project

V. PROPOSED DEVELOPMENT

The project proposes to redevelop the existing site into a traditional single-family development within the Stroudwater neighborhood. Approximately 95 house lots are proposed ranging in size between 6,500 sf to 20,000 sf. The proposed roads are to be built to City standards. The applicant is proposing to phase the development into four phases; each phase will have 20 to 25 lots and accompanying infrastructure. The newly acquired land will be used as a buffer between the Stroudwater Neighborhood and the turnpike with the potential for some more residential development. The applicant is proposing adding additional landscape buffer to help with the noise coming from the highway.

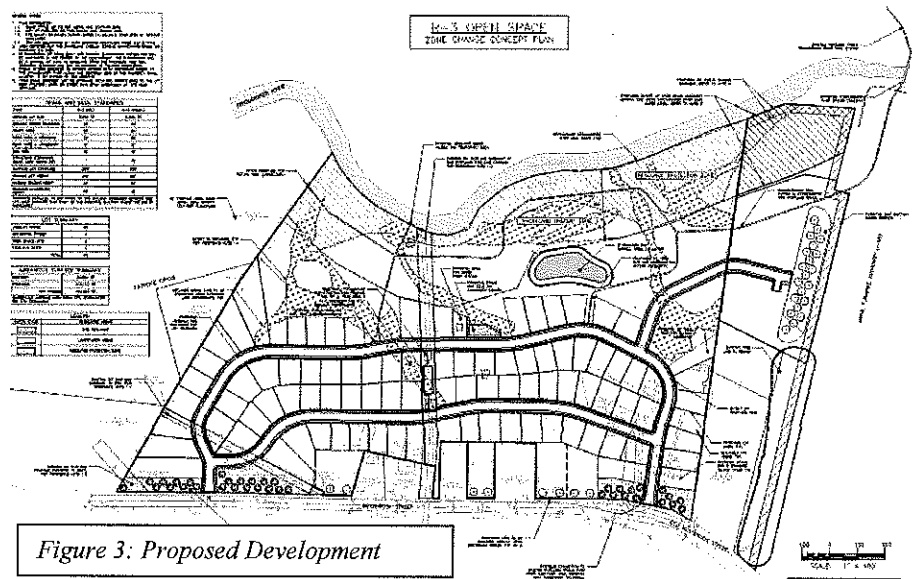


Figure 3: Proposed Development

Development may occur under the Shoreland Overlay Zone. The overlay zone requires that any development be 75 feet from high watermark and additional development standards apply within 250 feet from the river. The Resource Protection Zone, is more of a conservation zone and does not permit residential structures. The finished building footprints of any proposed homes will also have to comply with floodplain regulations, where applicable. The site does have steep slopes around the bank of the Stroudwater River; it is the intent of the applicant to keep most of the development away from these slopes develop on the more level portion of the site. With smaller lot size under the R-3 zone, the development can be designed to stay farther away from the Stroudwater River; thus, providing for more green space and less impervious surface area.

The proposal is to rezone the front portion of the property to R-3 zone and the rear portion to ROS zone, excluding the RPZ areas. In order to rezone to ROS, there needs to be easements on the that portion of the site to be conveyed to the City, or a third-party nonprofit, as public access and preserved open space. The applicant has provided a zoning map of the exact locations proposed of the rezoning on the site, see Attachment Plan 9. The applicant is proposing to place easements on the site to convey public access and preserve open space, primarily along the Stroudwater River. The public access and open space easements provide the basis for meeting the purpose statement of the ROS zone and thus eligible to be included in an ROS map amendment. The intent is for the property to be used for passive recreation with connection into the neighborhood trail system connections and to offer other shared amenities. The open space area would provide direct waterfront access to the river. The proposed open space easement will extend from the Stroudwater River high water line to the single-family subdivision, which is the proposed R-3 zone. The proposed open, shared-use green space includes more than 55% of the total site. Corporation Counsel supports the draft easements and the applicant will finalize the easements prior to the City Council hearing. The draft agreement is included as Attachment K.

Since the applicant owns the property along the Maine Turnpike, a 30-foot wide public easement is currently proposed along the common boundary line with the turnpike. In the applicant's cover letter dated 03.30.2017, they state the following as to how the open space easements will be handled:

The open space and public access to the site is to be assured by the Applicant via an easement completed in two steps. The initial Open Space and Public Access Easement will be signed and issued to the public for the parcel directly abutting the Turnpike immediately following a successful rezone of the parcel to R- 3 and ROS. Because the larger parcel is subject to a Purchase and Sale Agreement, the Open Space and Public Access Easement will be held in escrow until the exchange of ownership of the parcel is complete at the conclusion on the PS&A. At a minimum, all land within 250 feet. of the Stroudwater River will be rezoned ROS, however the final Open Space and Public Access Easement will be continued and expanded beyond the 250-foot buffer to the proposed property lines and/or public right-of-way.

The proposed project will also be subject to the Inclusionary Zoning Ordinance, which requires a minimum of 10% of the project to be restricted for workforce households and that the number of bedrooms required under Section 14-487(e)3 be at least 10% of the total number of bedrooms made available as part of the project. According to the applicant's cover letter, dated 03.30.2017, which states the following in regard to Inclusionary Zoning Ordinance:

Under the R-3 rezone, the smaller lot sizes would drive the house price point closer to the affordability requirements set by the Inclusionary Zoning Ordinance. Because it is proposed that the IZ units be provided within the development, the lesser home costs of the R-3 zone would create a more cohesive neighborhood with less distinction between the R-3 and IZ homes. This idea is described in further detail within the attached Housing Attainability Summary (Attachment I).

R-3 Proposed Development and Traffic Impacts

The applicant has provided calculations of the proposed development buildout of the site under the R-3 rezone with the 100 lots of which approximately 95 will be single-family house lots and four would be open space lots on a 45-acre parcel. Access to the proposed subdivision will be provided with construction of two proposed roadways that will be offered for public street acceptance.

The applicant has provided Tom Errico, Consulting Traffic Engineer, with the estimated trips that would be generated under all proposed development scenario. Tom Errico's comments are as follows:

I have reviewed the application materials and offer the following traffic comments as it specifically relates to the rezoning proposal. My comments focus on the traffic implication of the rezoning request and items that would be reviewed during the site plan permitting process.

The key traffic issue related to the rezoning of the subject property is the increase in trip generation expected with the change. According to application materials, under current zoning (R1), 83 residential units can be construction. With full build-out of the property under the proposed zone

(R3), 166 residential units could be construction. The applicant has provided plans that note construction of 100 residential units. Accordingly, the zone change would be expected to add traffic levels above current zoning requirements by 17 residential units. (Although a maximum increase could be 83 residential units, this level of development may not be possible given site constraints). During the worst-case peak hour trip generating scenario, the increase in 17 residential units would correlate to an additional 17 vehicles entering and exiting the project site during the PM peak hour (under the current application proposal). In my professional opinion, this level of traffic increase would not have a significant impact on traffic operations and therefore the zone change would not be expected to have a significant impact on traffic conditions.

Whether under current zoning and the construction of 83 residential units or under the rezoned scenario with 100 residential units, the following traffic issues/requirements would be considered during site plan permitting.

- o The applicant has provided a traffic study and the general content of the study is appropriate and would be used during the site plan review process.
- o Traffic conditions would be reviewed at the Congress Street/Westbrook Street intersection. Current traffic congestion would likely require mitigation improvements.
- o A traffic speed study along Westbrook Street would likely be required with recommendations on addressing specific vehicle speed issues an recommendations.
- o Intersection/Driveway design conditions including sight distance, driveway separation, and geometric features would be reviewed.
- o A pedestrian and bicycle facility analysis would be expected within the vicinity of the project.
- o Crash data would be reviewed in the vicinity of the project and for locations that are determined to have deficiencies, the applicant would be expected to mitigate problems.

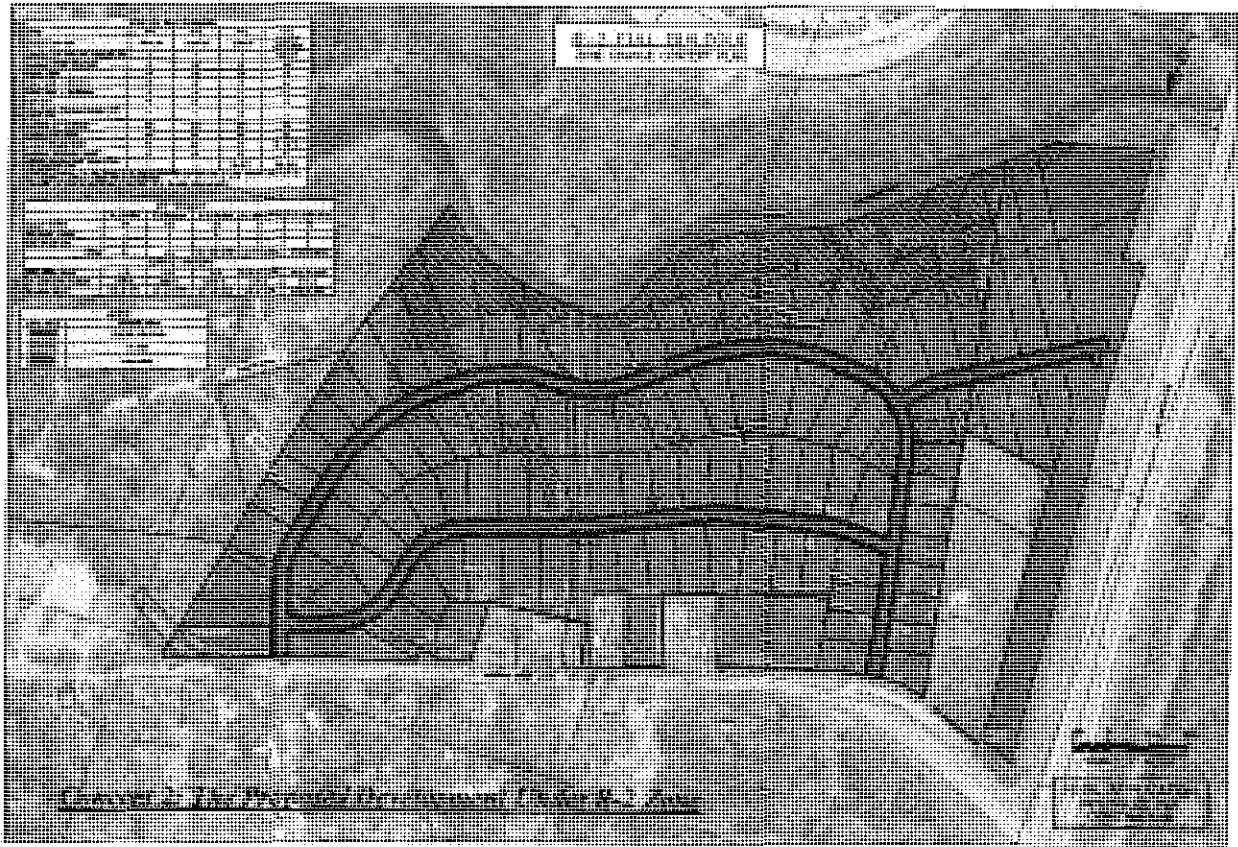
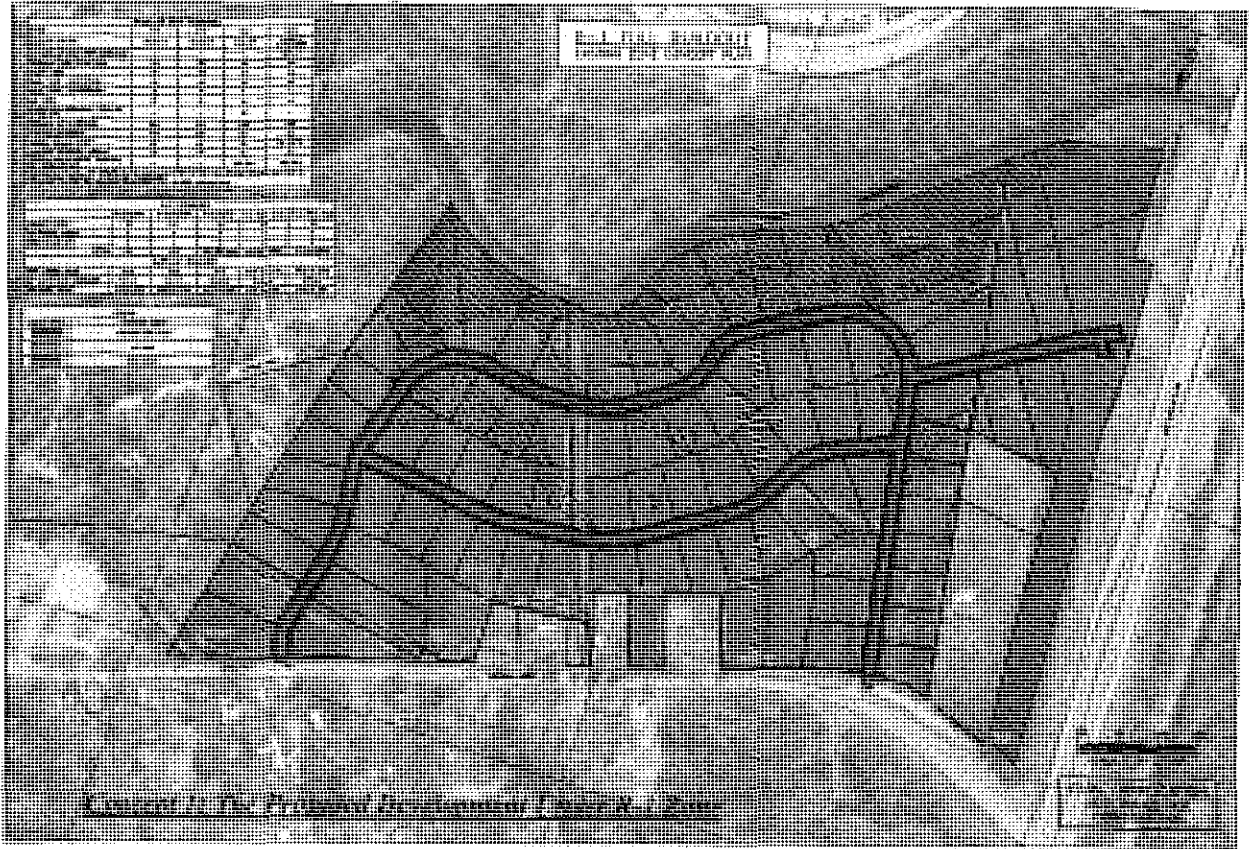
VI. POLICY CONSIDERATIONS

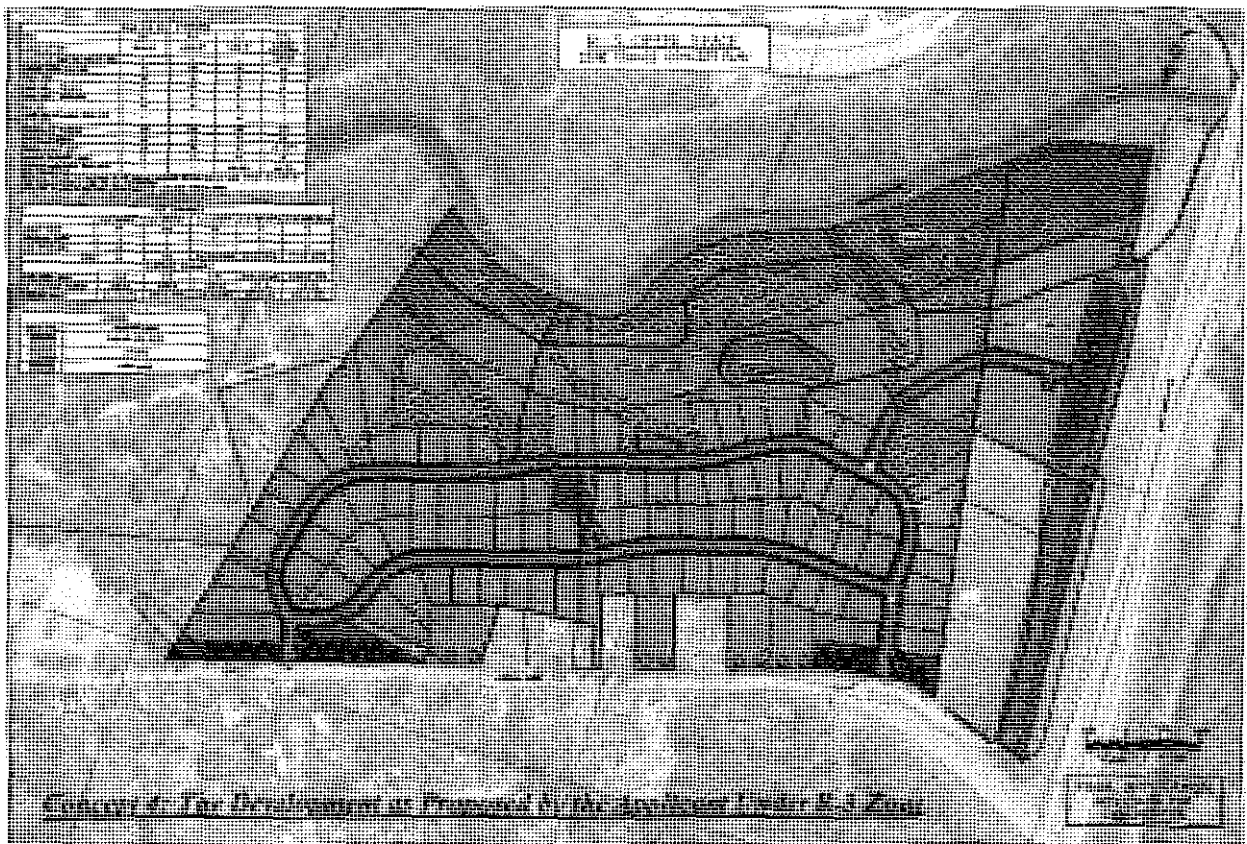
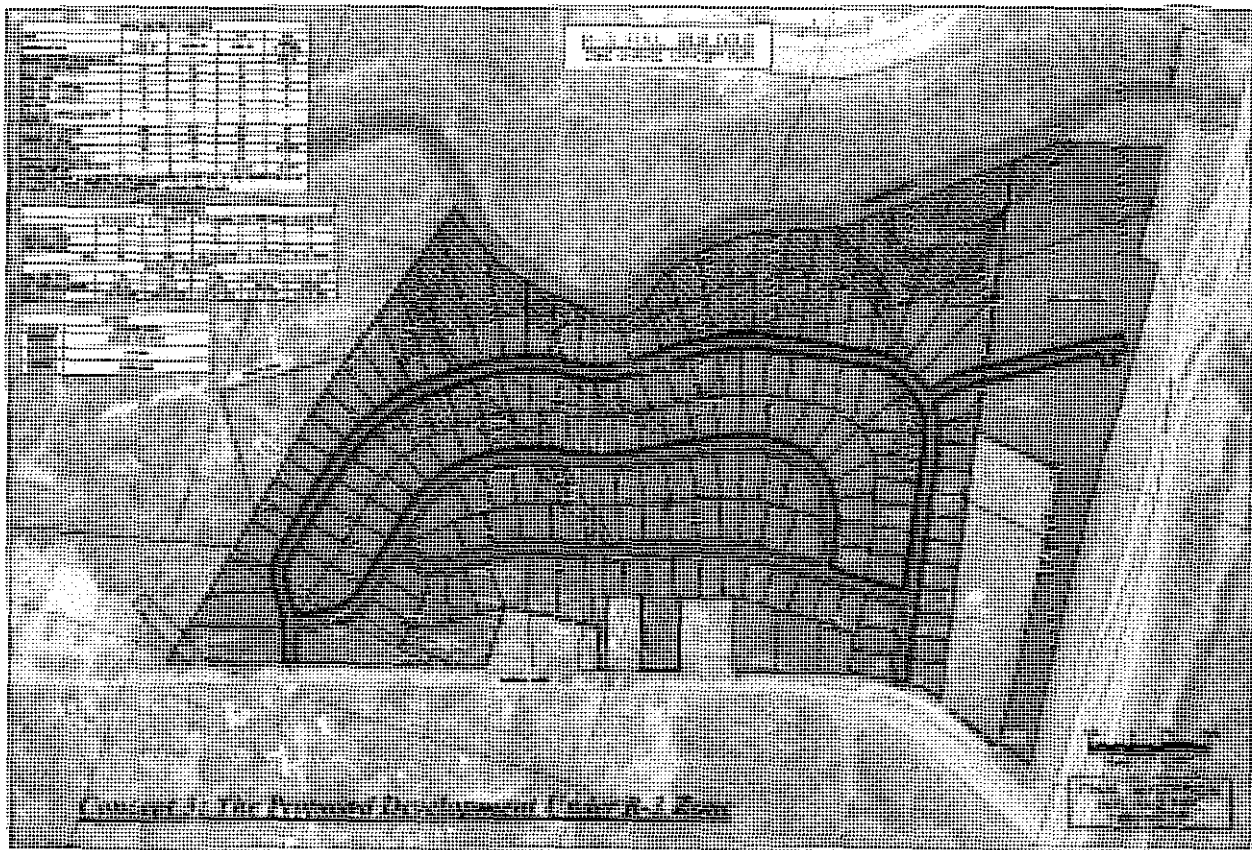
A. Development Concepts Under the Various Zones:

The applicant submitted plans of the proposed subdivision development under the R-1 zone with the new acquired lot and R-5a zone. Rezoning from R1 to the R3 zone will permit the developer to build a smaller buildable footprint that would result in less impervious area and less wetland impact, while providing a significantly larger buffer to the Stroudwater River and greater open space. The proposed development will provide more housing and is intended to blend with the surrounding neighborhood. The green spaces along Westbrook Street and Stroudwater River will be a buffer between this development and the existing neighborhood. The R-3 zones are found along several of the city's collectors and arterials, such as Washington Avenue, Allen Avenue, outer Brighton Avenue, and on the Forest Avenue corridor, which may offer opportunities for a moderate density infill project.

Below are the concepts that the Planning Board considered at the three workshops. The concepts are under the current zoning, the R-1 zone, R-2, R-3, the full buildout under the R-3 with the 100-year floodplain shown, and R-5a; the light green is the proposed residential lots and the darker green is the proposed open space on the concept maps on the following pages. The chart below illustrates the lot and surface summaries for the five concepts:

Lot Summary					
	R-1 Zone	R-2 Zone	R-3 Buildout	R-3 Zone	R-5a Zone
Camelot Farms	80	94	160	91	70
Westbrook Street	4	4	5	4	7
Open Space Lots	0	1	1	4	0
Total	84	99	166	99	77 (137 Units)
Surface Summary					
Open Green Space	0 AC	0 AC	0 AC	24.67 AC (44%)	21.62 AC (39%)
Net Impervious Increase	7.58 AC	9.09 AC	12.75 AC	8.10 AC	9.73 AC
Wetland Impact	3.79 AC (27%)	3.85 AC (27%)	3.67 AC (26%)	0.25AC (2%)	0.80 AC (6%)





EK 14598PG347

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in Portland, in the County of Cumberland and State of Maine, in that part of Portland which was formerly Deering, on the southerly side of the road leading from Stroudwater Village, so-called, to Westbrook formerly called Sacacumppa being all and the same property which was conveyed to Alfred S. Coe by Rufus T. Boothby and Frank P. Tilletts, et als., by their deeds of warranty dated March 11, 1893, as recorded in Cumberland County Registry of Deeds in Book 671, Pages 424 and 425, said property being bounded and described in said deeds as follows:

Northerly by said road, easterly by land now or formerly of N.H. Dole and land of the heirs of M. Quimby, southerly by the Stroudwater River and westerly by land now or formerly of Royal Burdick, containing forty-eight (48) acres, more or less, reference being made to said deeds and the record thereof for a more particular description of the premises.

Excepting from the above described premises those parcels of land conveyed by the grantor by the following conveyances: On June 7, 1939 to Carroll E. Hackett, recorded in Cumberland County Registry of Deeds in Book 1548, Page 418; on April 25, 1949 to Granville F. Allen et al., recorded in said Registry of Deeds in Book 1952, Page 384; on May 28, 1954 to Portland Water District recorded in said Registry of Deeds in Book 2198, Page 386; on July 14, 1955 to Frederick A. Butts et al., recorded in said Registry of Deeds in Book 2236, Page 405; on November 4, 1956 to Rosemond J. Allen, recorded in said Registry of Deeds in Book 2325, Page 368; on November 14, 1957 to Rosemond J. Allen, recorded in said Registry of Deeds in Book 2386, Page 205.

This conveyance is made subject to a right of way over the above described land taken by the Portland Pipe Line Corporation by condemnation proceedings and recorded in Cumberland County Registry of Deeds in Book 1655, Page 294 to which reference is hereby made.

This conveyance is also subject to an easement granted to the Portland Water District recorded in the Cumberland County Registry of Deeds in Book 1399, Page 462 to which reference is hereby made.

This conveyance is also made subject to an easement for a sewer pipe granted to Frederick A. Butts et al. in deed recorded in Cumberland County Registry of Deeds in Book 2236, Page 405.

Also excepting and reserving from the above described premises another certain lot or parcel of land adjoining and to the south of land of 1388 E. Hackett, formerly of Carroll E. Hackett mentioned above. Said lot or parcel of land being bounded and described as follows: Beginning at the southwest corner of said Hackett land; thence southerly projecting the line marking the western boundary of the said Hackett land and which projection would form a 90 degree angle with said Westbrook Street, one hundred (100) feet to an iron stake; thence at an angle of 90 degrees 45' seventy ninety-seven and sixty-two hundredths (97.62) feet to an iron stake; thence northerly one hundred (100) feet to a stake at the southeasterly corner of said Hackett land; thence westerly ninety-seven and sixty-two hundredths (97.62) feet along southern boundary of said Hackett land to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors by deed of Ruby H. Young dated October 27, 1890, recorded in the Cumberland County Registry of Deeds in Book 2574, Page 161.

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 MAR -9 PM 3:27

CUMBERLAND COUNTY

John B. Collins

M. K. P.
P. J. R.

Onex Initials

Diversacorp

Deed for Lots: 246-A-6, 247-A-2, 245-B-5

After recording return to:

Jason G. Howe, Esq.

Bergen & Parkinson, LLC

62 Portland Road, Suite 25

Kennebunk, ME 04043

Space Above This Line For Recording Data

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **JUDITH A. CAMINITI**, f/k/a Judith C. Green, having a mailing address of 67 Goose Cove Road, Trenton, ME 04605, FOR CONSIDERATION PAID, hereby grants to **DIVERSACORP, LLC**, a Maine limited liability company whose mailing address is 5 Stone Pony Circle, Saco, Maine, with Warranty Covenants, a certain lot or parcel of land, together with any improvements thereon and all rights appurtenant thereto, commonly know and designated as 1714 Westbrook Street, Portland, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, Judith A. Caminiti, f/k/a Judith C. Green, has hereunder set her hand and seal as of this _____ day of February, 2017.

WITNESS

Judith A. Caminiti

STATE OF MAINE

_____ County, ss.

Date: _____

Personally appeared the above-named Judith A. Caminiti, being formerly known as Judith C. Green, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Attorney at Law / Notary Public

Print: _____

[SEAL]

(Exhibit A Below)

EXHIBIT A
(1714 Westbrook St., Portland)

A certain lot or parcel of land, situated in Portland, Cumberland County, Maine and bounded and described as follows:

BEGINNING on the southeasterly side of Westbrook Street at a fir stump marked at the corner of land now or formerly of one Leavitt;

THENCE southeasterly by said Westbrook Street, ten (10) chains and sixty-three (63) links to land formerly of Solomon Conant, et als;

THENCE southerly by said Conant land twenty (20) chains eighty-seven (87) links to the Stroudwater River, across said river to land formerly of James Trickey, et als;

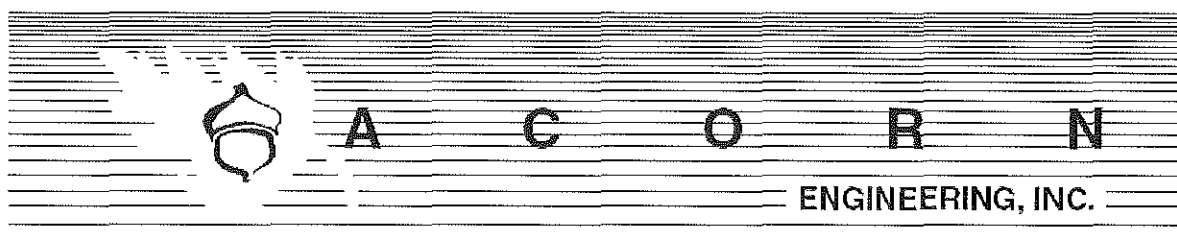
THENCE westerly by said River by said Trickey land and land formerly of George B. Leavitt to a stake;

THENCE by Leavitt land North 12° East (subject to variations since established) twenty-seven (27) chains and ninety-two (92) links to the first mentioned bounds, containing thirty (30) acres, more or less.

Excepting from the above-described premises those portions conveyed to Maine Turnpike Authority by Maurice S. Tomlinson, et al, by deed dated February 11, 1954, and recorded in the Cumberland County Registry of Deeds in Book 2166, Page 135; and by deed dated September 2, 1954, and recorded in said Registry of Deeds in Book 2166, Page 135.

Excepting from the above-described premises the parcel with a house thereon conveyed to Andrew D. Green and Judith C. Green by deed dated March 4, 1994, and recorded in the Cumberland County Registry of Deeds in Book 11319, Page 55.

Excepting from the above-described premises the 1 acre parcel conveyed to Andrew D. Green by deed dated December 20, 2004, and recorded in the Cumberland County Registry of Deeds in Book 22163, Page 81. Regarding this exception, further reference is made to a certain Agreement Concerning Marital Property recorded in said Registry in Book 22163, Page 80, and a certain Abstract of Divorce recorded in said Registry in Book 22735, Page 32.



E. Non-Conforming Lot Summary

Camelot Farm Zoning Map Amendment Application

Based on feedback from the Planning Board, the abutting and surrounding lots to Camelot Farms zoned as R-1 or R-2 were evaluated for conformance with the City zoning standards. The Camelot Farms property is currently zoned as R-1 Residential Zone abutting the Stroudwater neighborhood as zoned as R-2 Residential. Upon review of the City of Portland's Zoning Map Viewer, it is apparent that there are multiple properties within each zone that do not meet the zoning standards as set by Chapter 14 of the Code of Ordinances. Instead, these lots represent a more dense and narrower configuration that would comply with a R-3 zone as proposed within the Camelot Farms neighborhood. It was identified that there are fourteen (14) existing non-conforming lots within the R-1 zone and fourteen (14) within R-2. Non-conforming lots were defined as not meeting the minimum lot size, lot width, or street frontage; building setback requirements were omitted from the list.

A summary of the space and bulk standards per zone is as follows:

<i>Zone</i>	<i>Min Lot Size</i>	<i>Min Lot Width</i>	<i>Min Street Frontage</i>
R-1 Residential	15,000 sf	100 ft	75 ft
R-2 Residential	10,000 sf	80 ft	50 ft

A table of the identified parcels are as listed below:

	<i>Address</i>	<i>Chart, Block, Lot</i>	<i>Non-Conforming Attribute</i>
R-1: Residential Zone			
<i>1</i>	<i>1683 Westbrook St</i>	<i>249-A-1</i>	<i>Lot Size - 14,375 sf</i>
<i>2</i>	<i>1593 Westbrook St</i>	<i>248-B-9</i>	<i>Lot Size - 14,600 sf</i>
<i>3</i>	<i>16 Swan St</i>	<i>250-B-7</i>	<i>Lot Width - 65 ft</i>
<i>4</i>	<i>6 Pierce Ave</i>	<i>250-B-6</i>	<i>Lot Size - 9,025 sf</i>
<i>5</i>	<i>10 Pierce Ave</i>	<i>250-B-4</i>	<i>Lot Size - 9,500 sf</i>
<i>6</i>	<i>18 Pierce Ave</i>	<i>250-B-1</i>	<i>Lot Size - 10,671 sf</i>
<i>7</i>	<i>37 Swan St</i>	<i>250-C-5,6</i>	<i>Lot Size - 9,500 sf</i>

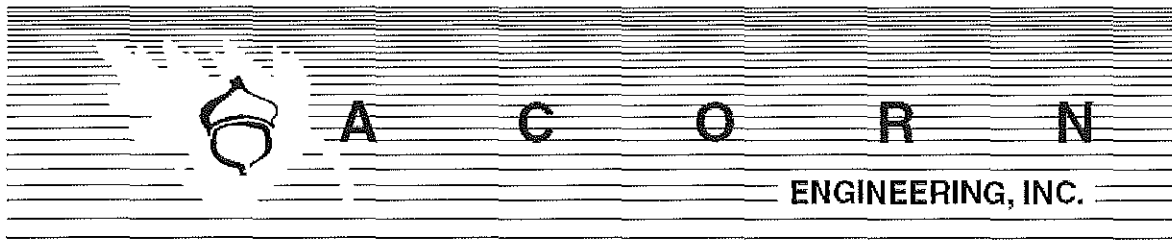
8	13 Swan St	250-C-1,2 256-B-4	Lot Size – 14,250 sf
9	1567 Westbrook St	256-B-1,2,3	Lot Size – 14,139 sf
10	1563 Westbrook St	256-B-5	Lot Width – 76 ft
11	1557 Westbrook St	256-B-13	Lot Width – 76 ft
12	1549 Westbrook St	256-B-6	Lot Width – 76 ft
13	1543 Westbrook St	250-C-9	Lot Width – 76 ft
14	1533 Westbrook St	250-A-14	Lot Width – 51 ft
R-2: Residential Zone			
1	1527 Westbrook St	250-C-13	Lot Width – 61 ft
2	3 Stroudwater Rd	227-C-1	Lot Size – 9901 sf
3	1221 Westbrook St	213-E-7	Lot Size – 6,702 sf
4	1193 Westbrook St	213-F-6	Lot Size – 8,400 sf
5	1161 Westbrook St	213-F-3	Lot Size – 8,675 sf
6	1157 Westbrook St	207-B-6	Lot Size – 4,198 sf
7	50 Cobb Ave	210-B-33	Lot Size – 9,500 sf
8	111 Cobb Ave	210-A-10,11	Lot Size – 9,609 sf
9	9 Cobb Ave	213-A-4	Lot Size – 5,776 sf
10	1 Cobb Ave	213-A-5	Lot Size – 6,412 sf
11	1174 Westbrook St	213-A-8	Lot Size – 7618 sf
12	24 Garrison St	213-A-13	Lot Size – 7,043 sf
13	36 Garrison St	212-A-33	Lot Size – 9,600 sf
14	67 Tide Mill Rd	212-A-51	Street Frontage – 42 ft



Omitting the lot with less than 50 feet of street frontage, all the existing lots listed above would conform to the standards set by the R-3 Residential Zone. Most of these lots also have the space and bulk characteristics of the proposed Camelot Farms conceptual layout. The current plan proposes 95 lots at an average area of 9,079 square feet with the smallest lot at 6,517 square feet and the largest at 24,357 square feet all with a minimum 50-foot street frontage and 65-foot width at center (assumed structure location). It is also assumed that homes are to be between 900 – 1800 square feet of building footprint. Under these specific characteristics, eighteen (18) existing lots within the R-1 and R-2 neighborhood would fit into Camelot Farms; specific lots are as italicized in the table above.

In all, the zone change from R-1 to R-3 for the residential section of Camelot Farms gives the flexibility for more narrow lots with lesser required street frontage that allows for efficient use of space and total road infrastructure. By studying the surrounding R-1 and R-2 neighborhoods, the proposed zone change is compatible with the existing neighborhood size and scale.





F. Architectural Design Examples

Camelot Farm Zoning Map Amendment Application

Camelot Farms is proposed to be comprised of homes that reflect classic New England facades and complement the existing styling and massing of the surrounding neighborhoods. The homes are to be modestly sized and orientated within the lot to encourage both interaction with the neighboring home as well as privacy in the form of open-air front porches also found in the existing lots within the Stroudwater Neighborhood. The homes are to be designed to be adaptable and expandable within the lot to allow for future renovation and additions for growing families or upsizing homeowners.

Provided below is a list of images with design elements and features that reflect the project goals:

Example Design and Massing to be Considered for Development:



Craftsman Home

2,250 Square Feet, 2-Floor, 4-Bedroom Floor Plan



Bungalow Craftsman Home

1,600 Square Feet, 2-Floor, 2-Bedroom Floor Plan





Craftsman Home

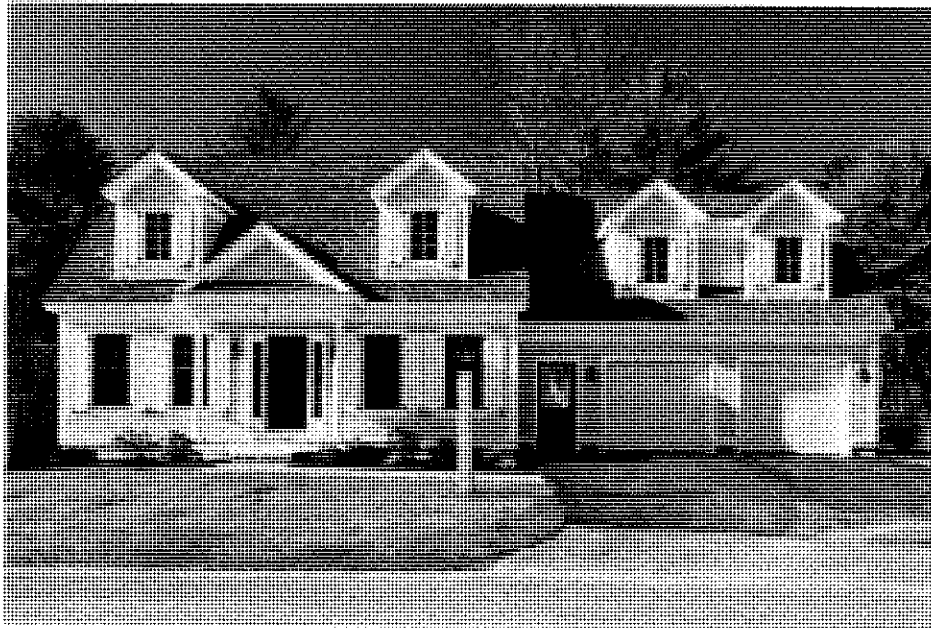
1,612 Square Feet, 2-Floor, 3 Bedroom Floor Plan



Traditional Home

2,533 Square Feet, 2-Floor, 3 Bedroom Floor Plan





Classic Cape Home

1,525 - 2,047 Square Feet, 2-Floor, 3 Bedroom Floor Plan

Eastern Village, Scarborough - As-Built Plans



Edenville Home

1,800 Square Feet, 2-Floor, 3 Bedroom Floor Plan

Eastern Village, Scarborough - As-Built Plans



This idea of more densely orientated homes with front porches and craftsman-like styling is reflected in the abutting areas as well. The below listed images are Google street views of existing properties that harmonize with the size, setbacks, and style proposed for the Camelot Farms homes.

Existing Homes Within the Surrounding Neighborhood:



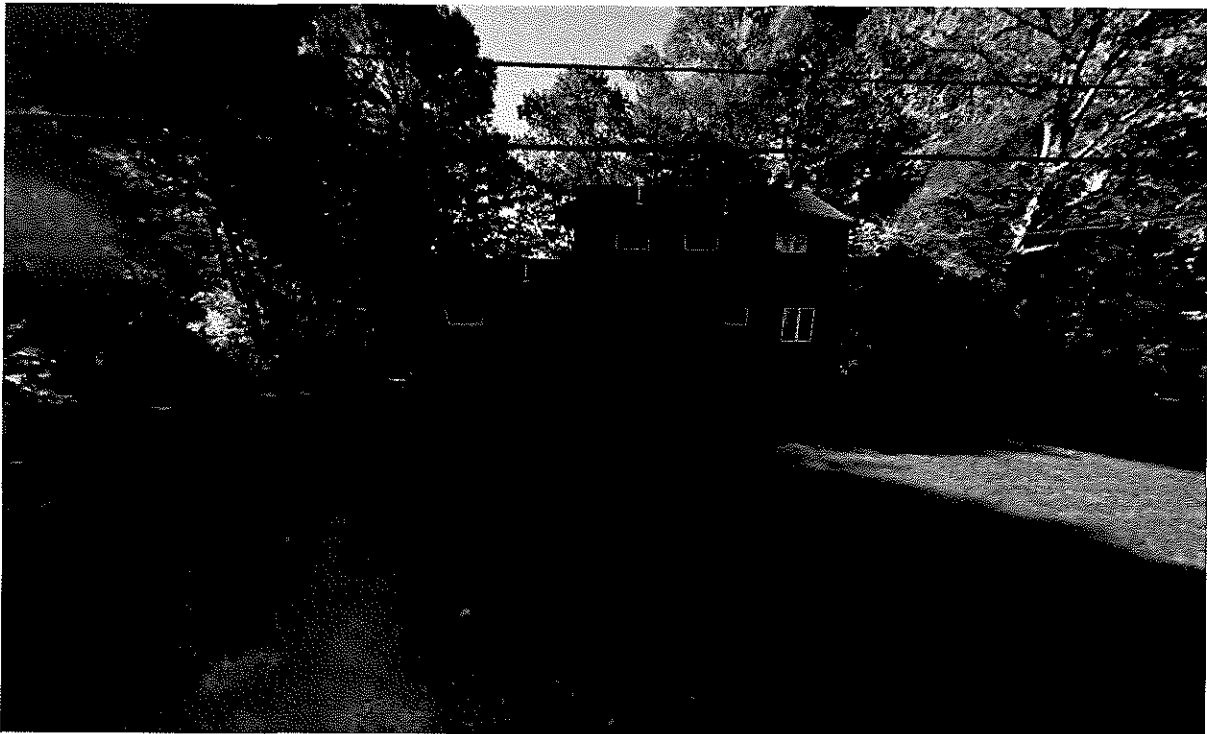
Address: 1533 & 1527 Westbrook Street



Address: 10 & 18 Pierce Ave



Address: 44 & 40 Spar Ln



Address: 36 Partridge Cir



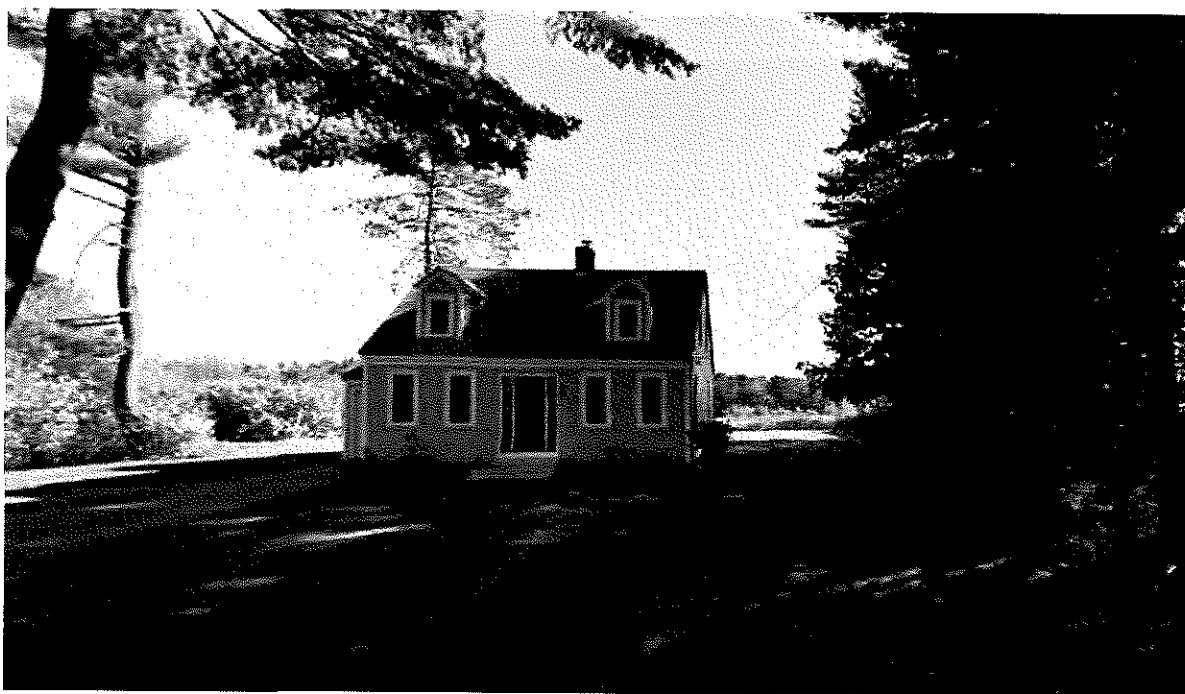


Address: 42 & 37 Swan Street



Address: 59 Kingsmark Ln





Address: 1646 Westbrook Street



Address: 1630 Westbrook Street



Camelot Farms (1700 Westbrook Street) Zoning Map Amendment Application

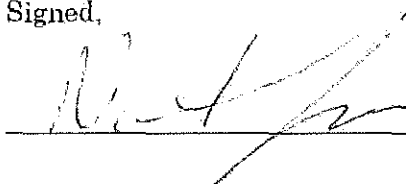
Neighborhood Meeting Certification

I, (Applicant/Consultant) hereby certify that a neighborhood meeting was held on **January 24th, 2017** at the **Stroudwater Baptist Church** at **6:00pm**.

I also certify that on **January 12th, 2017**, invitations were mailed to the following:

1. All addresses on the mailing list provided by the Planning Division which includes property owners within 500 feet of the proposed development or within 1000 feet of a proposed industrial subdivision or industrial zone change.
2. Residents on the "interested parties" list.
3. A digital copy of the notice was also provided to the Planning Division (jmye@portlandmaine.gov and hobson@portlandmaine.gov) and the assigned planner to be forwarded to those on the interested citizen list who receive e-mail notices.

Signed,

 2-1-17 (date)

Attached to this certification are:

1. Copy of the invitation sent
2. Neighborhood Meeting Sign-In Sheet
3. Neighborhood Meeting Minutes

Camelot Holdings, LLC

62 Portland Rd, Suite 25
Kennebunk, ME 04043
(207) 939-5432
michael.corbett.barton@gmail.com

January 6, 2017

Dear Neighbor,

On behalf of Camelot Holdings, LLC we are pleased to invite you to a neighborhood meeting to discuss our concept plans for the proposed Camelot site. One goal of the proposed plan is to create a modern take on the traditional neighborhoods that have historically made Portland a city which affords its residents the opportunity to live, work, grow, and enjoy. A second goal is to utilize the land in such a fashion as to conserve and provide access to the natural resources it has to offer. A third goal is to respect the context of existing housing in place along the Westbrook Street corridor while providing flexibility further inbound on the property for a variety of different housing options. It is believed that these and other goals can be achieved by modifying the existing land use from an R1 to an R3 zone. The proposed plan anticipates a 4-5 phase implementation of 20-30 housing units each expected to span several years. The project site provides a unique opportunity for the surrounding neighborhood and the city and we are eager to discuss the benefits it is staged to present for the residents and stakeholders.

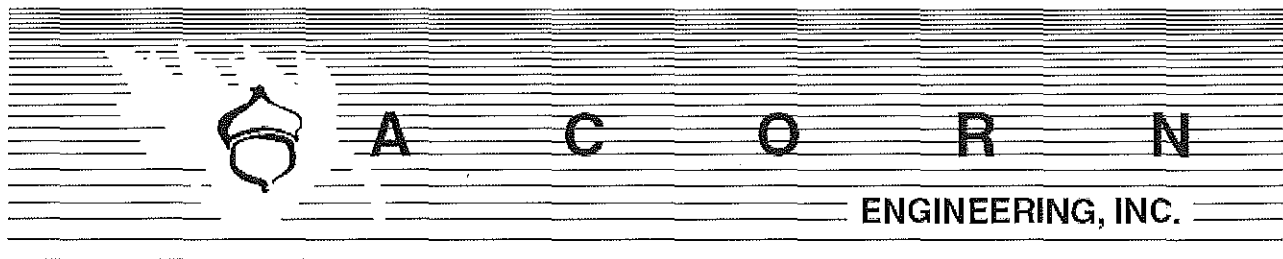
Meeting Location:	Stroudwater Baptist Church, 1737 Congress St.
Meeting Date:	Tuesday, January 24, 2017
Meeting Time:	6 p.m.

The City code requires that property owners within 500 feet of the proposed development and residents on an "interested parties list" be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board. If you have any questions regarding the neighborhood meeting, please don't hesitate to call me at (207) 939-5432. We look forward to seeing you at the meeting.

Sincerely,



Michael Barton



**Camelot Farms (1700 Westbrook Street)
Zoning Map Amendment Application**

**Neighborhood Meeting Minutes
January 24th, 2017 6:00pm
Stroudwater Baptist Church**

Design Team Attendees:

Mike Barton	Developer/Presenter
Nate Libby	Developer
Will Savage	Civil Engineer/Presenter
Olivia Dawson	Civil Engineer

Presentation:

Mike Barton:

- Introduced the design team in attendance and elaborated how each of the members and companies are based in Portland
- Reviewed the timeline of the development:
 - o Summer 2016 – Informal meetings and discussions with City Planning and initial outreach to Portland Trails and Stroudwater Village Association
 - o September 2016 – Informal meeting with neighbors that addressed their initial concerns such as preserving land within the site, maintaining a landscaped buffer between Westbrook Street and the development, and proposing larger lots abutting the existing lots on Partridge Circle
 - o September – December 2016 – Concept plan refinement and development
 - o December 2016 – Preliminary zoning map amendment application submitted
 - o January 17th, 2017 – First Workshop Meeting with the Planning Board
 - Planning Board requested a second workshop meeting
- Reviewed the development concept plans and how the proposed R-3 zoning map amendment meets the goals set by the Comprehensive Plan
 - o Described the goal to provide single-family lots for first time home buyers and downsizing retirees
 - o Reviewed the benefits of developing pocket neighborhoods to preserve shared-use green space
 - Emphasized continued conversations with Portland Trails in an effort to

create connectivity with the existing Fore River trail system across Westbrook Street and provide designated public use trails within the development

- Discussed the potential for developing a Planned Residential Unit Development as allowed in the R-3 zone but emphasized that the decision to include the PRUD units is up for discussion with the abutting and surrounding neighbors
- Mentioned the possibility of including an additional zone change later in the design process to allow for commercial amenities within the neighborhood such as a small convenience store if this was supported by the Stroudwater Neighborhood
 - Goal is to reduce traffic into Westbrook Street from the neighborhood by providing some goods and/or services within the site
- Reviewed examples of general massing and housing styles that the neighborhood could embody
 - Emphasized street presence with a porch and garage set back into the lot
 - Introduced the possibility of shared front yards or walking alleyways instead of traditional subdivision design with the house frontage to the road

Will Savage:

- Discussed the idea to design the neighborhood around conservation subdivision standards used and defined by municipalities other than Portland
 - Conservation subdivisions emphasize the grouping and arrangement of lots as to create green space pockets within the neighborhoods as well as a larger open, shared-use space
 - Benefits include a lesser construction footprint and a reduction in total roadway impervious surfaces
- Described that before any concept plan was developed, we conducted an existing conditions analysis including the following:
 - Approximately 45 acres of land that is relatively flat along Westbrook Street and has steep slopes down to the Stroudwater River within the rear of the site
 - Completed a wetlands inventory; identified that there are wetlands within the site
 - Land cover is primarily open grassland with limited forested areas and pockets within the center and at the river's edge
 - Identified the extent of the riparian areas into the site from the river edge as well as the general area of the Resource Protection Zone as defined by the City of Portland
- Discussed the concept design process from the current R-1 zoning to R-2 and R-3 while speaking to the concept drawings for the R-1 and R-3 zones
 - R-1 Zone: Developed a concept plan that included about 80 lots with little open space and significant impacts to slopes, forested area, wildlife corridors, and wetlands.
 - Would require extensive roadway, sewer, and stormwater infrastructure
 - Lots would be at least 150 ft deep/100 ft wide pushing the development 200 ft closer to the river
 - R-2 Zone: Estimated that the lot would support about 86 lots with slightly more open space but still significant impacts to slopes, forests, wetlands, etc.
 - Lots would be at least 125 ft deep/80 ft wide still pushing the development 100 ft towards the river
 - R-3 Zone: 96-lot concept plan is a modern take on a traditional neighborhood



- Density allows for a conservation subdivision layout, flexibility with lot size (6,500-20,000 sf/lot), 43% open space with public access to the river, wetland avoidance, and less impacts to natural resources
 - Lots at least 100' deep/65' wide allow for a greater buffer (> 250 ft) between the development and the river
 - Overall reduction in development and public infrastructure footprint
- Further emphasized that the development will be designed to meet and/or exceed the Maine DEP's Chapter 500 Stormwater Rules

Questions & Answers:

Please note that the following questions and answers were not recorded verbatim and aim to represent and summarize the actual questions, answers, and discussion that took place at the meeting.

Q: What kind of community amenities could be provided as part of the R-3 zone change and potential business zone change? Would that increase traffic into the site? Would there be parking provided for these amenities?

A (Mike): The idea behind the added business amenities, such as a local or small community convenience store, is to deter the residents from traveling outside the neighborhood and increasing the congestion within Westbrook Street. It is anticipated that additional parking would be provided for the business. However, it is possible that outside residents could utilize the store and enter the neighborhood. If we were to move forward with adding a small business element to the site, we would need to apply for an additional zone change for a portion of the parcel from R-3.

Q: Could you please elaborate on the application procedure and steps to achieve the proposed zone change.

A (Mike): There will need to be another Workshop Meeting, not yet scheduled, and then a Final Application Meeting with the Planning Board to approve the zone change. The application is then reviewed by the City Council for final approval. Then we will submit a plan for Site Plan approval that would include another Workshop meeting or series of Workshop meetings before final approval by the Planning Board.

Q: Could you elaborate on the proposed traffic speeds for Westbrook Street? It was addressed in the Workshop meeting that the street could support a faster limit.

A (Mike): We do not intend to change the speed limit on Westbrook Street.

Q: Are there any limitations on agricultural activity within the R-3 zone more specifically regarding the potential for a community garden?

A (Mike): We are not positive on the limitations stated within the R-3 zone description but we will review the description and get back to the community.

Q: Has the existing topography of the site been reviewed?



A (Will): The existing topography has been initially reviewed using public data and the concept plan takes the existing grades into consideration.

Q: How long will construction last?

A (Mike): Ideally, the project will be split in four different phases to be completed in five years. Each phase will include only a buildout of that section; therefore, the road will only be built to serve the lots of that phase and not built in entirety until project completion.

Q: Will the surrounding elementary/public schools have the capacity to serve a neighborhood of this size?

A (Mike): I believe that the nearby Hall School has the capacity for 400 students and the newly approved school has the capacity for 560 students. However, we are continuing the conversation with the City and related officials to ensure that this development will not be a burden on the surrounding school system.

Q: What affect will the proposed development have on the existing utilities within Westbrook Street?

A (Mike & Will): There are existing sewer and water mains within Westbrook Street; there is also a large water main that traverses across the site as part of an existing easement. Due to the downward slope towards the river, it is anticipated that we will need a pump station to bring the site-generated sewer waste back into Westbrook Street. The stormwater runoff generated by the site will be collected, treated, detained, and outletted into the 250 ft river buffer area. As part of the site plan application and design process the respective utilities will be contacted for an ability to serve letter verifying the proposed services to the site. If need be, we will improve the existing utilities in Westbrook Street to better serve the site and limit impacts to the surrounding neighborhood. It is our intent to design the homes in an energy efficient way with the use of heat pumps and potentially solar energy (the site and current orientation of the lots have valuable southern sun exposure).

Q: Is there any possibility of having less homes than 90-100 like currently proposed in the R-1 or R-2 zones while still being profitable?

A (Mike): This range must be maintained for the development to be profitable. If the R-3 zone was not achieved the project would not be moving forward.

Q: Will the project require blasting as part of construction?

A (Mike): Not that we know of.

Q: What are you proposing for treatment of the stormwater generated from the site development? Stroudwater River is already an urban-impaired waterbody; how will this development not pollute the river further?

A (Will): The stormwater runoff will be designed to meet and/or exceed the stormwater management requirements as set by the Maine DEP. It is proposed that the stormwater be first



treated for quality purposed in decentralized locations directly abutting the inner roadway such as tree boxes. The stormwater is to then be directed into a detention basin, that could double as a skating pond in the winter, to fulfill the flooding requirement set by the state department.

Q: Who owns the abutting parcel between the site and the Turnpike? Is it part of the Turnpike right of way?

A (Mike): We are exploring the ownership of the abutting parcel and will get back to you on the existing parcel and use.

Q: Is there any manufactured housing planned as part of the project?

A (Mike): None at this time.

Q: Would it be possible to provide a thickly landscaped buffer between the development and Westbrook Street to screen the homes from street view such as planting tall evergreens?

A (Mike): That is definitely an option and during the site plan process we would be open to discuss what the intent of the proposed buffer will be and if it can act as a natural screen for the development. I should note that the site does slope downwards away from the street view so it is likely that the new rooftops of the homes will not be as prevent as a view from Westbrook Street.

Q: Christian MilNeil's proposed alternative zoning plan was handed out during this meeting proposing a mix of R-5a and B-1b zone changes in addition to preserving a large section of green space. Was this option of using R-5a to create denser residential planning considered?

A (Mike): It was the design team's understanding that increasing the density of the residential units beyond what we are currently proposing would not be favorable for the abutting landowners. We do support the idea of implementing a small zone change to allow for a business to operate within the neighborhood (potentially a B-1b zone) in order to reduce car traffic and travel.

Q: Do you think that it is feasible to build and sell 96 homes within this neighborhood?

A (Mike): Based on initial assessments of the existing housing market for single family lots within Portland and the lack thereof, we feel that building and selling this many homes is a viable investment.

Q: What is the anticipated cost of the homes and is this affordable the target buyers? Do you believe that there are enough jobs within the area to support this anticipated cost? How does this apply to the new Inclusionary Zoning requirement?

A (Mike): It is anticipated that the homes will range in the \$300K – 450K range depending on the lot location and size which typical for the greater Portland area for new homes. The site is in a great location in terms of proximity to the airport, UNUM, the Maine Mall, downtown Portland, and other employers in the area. The development will be subject to the standards and requirements set by the City's Inclusionary Zoning process and application. This includes setting aside at least 10% of all units to be deed restricted to the affordability standards as set by the City.



Q: Has the traffic sight of the proposed entrances been evaluated and reviewed? Will there be a traffic survey performed?

A (Mike): We have completed a Traffic Study and anticipate continued review on the traffic impacts during the site plan process.

Q: Will you be bringing in additional designers for the subdivision layout to the design team? Also, the City is selling other pieces of property potentially more valuable from a development standpoint; would you and your partner be open to a land swap?

A (Mike): It is not anticipated at this time to bring in additional design help. And we have not actively considered the land swap but will explore that possibility with the City.

Q: Will you be using local labor for the construction of the project?

A (Mike): Yes, most definitely.

Q: What is the accountability of this project and the developer if the zone change is approved?

A (Mike): We feel that this a positive zone change that will enhance the value and use of the existing parcel. By keeping the community and neighbors involved we are hoping to gain support and momentum for the project throughout the site plan process after the zone change application.

Q: There has been a big development boom in Portland and the surrounding areas. What makes this development compete with the anticipated flooding of units into the housing market?

A (Mike): These lots are single-family homes that differ from the majority of the products that are currently being developed or are entering the housing market. The units in which you mention are mostly, if not completely, attached residential 1-2 bedroom apartment or condo units. There is also a draw to live within the City of Portland city limits.

Q: What about the higher taxes in Portland versus the surrounding towns?

A (Mike): Based on recent reports and studies on the benefits of living close to where you work, the commute savings from a year of travelling to work could equate to what is paid more in taxes for living within the city.

Q: Would you support and encourage the neighbors to meet and review the proposed project amongst ourselves?

A (Mike): Most definitely. We would be open to even facilitate these meetings by setting up a location for the discussion to take place. The more feedback we receive from the abutting neighbors the better.

Q: Could you provide us with an example of an existing neighborhood within the R-3 zone in Portland? Will these new homes have the classic cookie-cutter design as past subdivisions? Will the home designs be reviewed before construction?



A (Mike & Olivia): The neighborhood by Ludlow Street and the Deering High School is within the R-3 zone. The homes will be constructed to a set design book outlining colors and features cohesive with the other homes including the porch element as mentioned earlier. These design features and example home facades will be reviewed as part of the Planning Board's decision during the site plan application process.

Q: Will there be public access to the river? Is it proposed to build a bridge to connect the neighborhood trails to the Stroudwater River Trail directly across from the river?

A (Mike): The proposed neighborhood trail will provide public access to the Stroudwater River but it is not anticipated that the project would include building a bridge; we will continue to collaborate with Portland Trails on how the trails are to be built and maintained.

Meeting concluded at approximately 8:00pm.

The abovementioned material was as interpreted and recorded from handwritten notes. Please note and relay any discrepancies or disputed information in the recorded minutes to the below address so that they can be reviewed, revised, and resubmitted as necessary.

Recorded by,



Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.

odawson@acorn-engineering.com



Camelot FarmsNeighborhood Meeting Sign-In Sheet - January 24th, 2017

Please Print your Name and Address

1. Art Meyer 89 Partridge Cir.
2. Gloria Hodgdon 1629 Westbrook St
3. Diane Diconze 54 Pennith Rd
4. Holly Hoffman 1619 Westbrook St
5. Bruce Harrington 1619 Westbrook St.
6. Jackie Day 1630 Westbrook St.
7. Derek Carpio 1630 Westbrook St
8. Dede Farnsworth 55 Old Mast Rd.
9. Andrew + Linda Owen 1714 Westbrock St.
10. Bill Dobrowski - 132 Partridge Circle & 6 Partridge Road
11. Peter Dascanio 18 Partridge Rd
12. Carl Smith - 85 Pinecrest Dr
13. Joey Borella 61 Kellogg St. #2
14. Tam Minemiro 60 Starbird Rd.
15. Anita B Jones 33 Old Mast Rd.
16. John-Paul Bibbiano 1535 Westbrook St.
17. Joe + Carlee McDonnell 1413 Westbrook St
18. Michael Paul 1603 Westbrook St.
19. Jennifer Bartland 1473 Westbrook St.
20. Carley Heasley 1832 Congress St
21. Joe Heasley 1832 Congress
22. Joan + Sandy Bell 37 Old Mast Rd.

23. Angela Wheaton 30 Partridge Rd.
24. Lisa Melanick 30 Partridge Road
25. Marc Hedroff 48 Partridge Circle
26. John Hasler Pastor of St. Michael's Kitey Church (formerly St. Michael's Baptist)
27. John Kilbride 1543 Westbrook St
28. Julie Kilbride 1543 Westbrook St Portland Me.
29. James Everhart 1647 Westbrook St Portland
30. Melba McEay 89 Partridge Circle
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Ecological Habitat Assessment Report

1700 Westbrook Street, Portland Maine

Camelot Holdings, LLC

**5 Stone Pony Circle
Saco, ME 04072**

Prepared by:

Verdanterra, LLC
47 Richards Lane
Freeport, Maine 04032
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March 15, 2017



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Figure 1. Camelot Farms - Project Location Map

Figure 2. Project Limits of Disturbance – Aerial Background

Figure 3. Project Limits of Disturbance – Topographic Background

Appendices

Appendix A. Verdanterra Resume

Appendix B. Site Visit Photodocumentation

Appendix C. Agency Correspondence



1. Introduction

On March 13, 2017, Verdanterra, LLC (Verdanterra) conducted an ecological assessment for the proposed Camelot Holdings, LLC (Camelot) residential development project at 1700 Westbrook Street, Portland, Maine (Project). On November 10, 2016, Maine Natural Areas Program (MNAP) provided a list of rare plants and natural communities that occur within the vicinity of the project area. MNAP has not documented rare plants or natural communities on the Project parcel. Wetland delineations were completed by Mark Hampton Associates, Inc. on November 21, 2016. Maine Department of Inland Fisheries and Wildlife (MDIFW) indicated that there are no Endangered, Threatened, or Special Concern species that occur on the property on December 2, 2016. This ecological assessment was prepared to evaluate Rare and Exemplary Botanical Features habitat and potential New England cottontail (*Sylvilagus transitionalis*) habitat in the Project Area.

This report describes the objectives, methodology, and results of the ecological assessment. The survey and subsequent report were completed by Gino Giumarro, a Wildlife Biologist Certified by the Wildlife Society. Gino has a Bachelor of Science degree in Wildlife Biology from the University of Massachusetts at Amherst and a Master of Science degree in Natural Resources Planning from the University of Vermont. Mr. Giumarro has been conducting wildlife habitat assessments professionally since 1996. A resume is included in Appendix A.

1.1. Regulatory Context

Endangered and threatened inland fish and wildlife species in Maine are listed either under Maine's Endangered Species Act (MESA; Title 12 M.R.S.A. Sections 7751 to 7759), the U.S. Endangered Species Act (ESA; Title 16 U.S. Code Sections 1531 to 1544), or both. Species listed under MESA receive state protection; species listed under ESA receive federal protection; and species listed under both receive state and federal protection. The presence of endangered or threatened species can have implications on defining other resources status protected under different legislation (e.g. Significant Wildlife Habitat or Wetlands of Special Significance).

The MDIFW holds management responsibility for inland fish and wildlife listed under MESA, and shares responsibility with the U.S. Fish and Wildlife Service (USFWS) for inland fish and wildlife listed under ESA. MDIFW indicated in their December 2, 2016 correspondence (Appendix C) that there are no known locations of Endangered, Threatened, or Special Concern species within the Project area that would be directly affected by your project. Additionally, MDIFW has not mapped any Essential or Significant Wildlife Habitats that would be affected directly by the Project. MDIFW further suggested maintaining buffers along sensitive fisheries. As planned (shown on the Site Plan Drawing Number C-10 – Acorn Engineering – 2/14/2017; Attachment C), the project maintains more than the suggested 100-foot vegetative buffer along the Stoudwater River.

On March 20, 2017, Verdanterra conducted an unofficial Information for Planning and Conservation (IPaC; part of the Environmental Conservation Online System¹) analysis for the Project to obtain a draft list of potentially occurring federally protected threatened or endangered species and critical habitats managed by the USFWS. The USFWS also implements the regulations of the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. A formal request can be made to the USFWS should further endangered species coordination be required. For instance, Section 7 of the ESA requires Federal agencies (such as the U.S. Army Corps of Engineers for wetland permitting) request from the USFWS information on whether any species which is listed or proposed to be listed may be present

¹ The Environmental Conservation Online System (ECOS) is a gateway web site that provides access to data systems in the U.S. Fish and Wildlife Service (Service) and other government data sources. This central point of access assists Service personnel in managing data and information, and it provides public access to information from numerous Service databases. Available <https://ecos.fws.gov/ipac/>. Accessed March 20, 2017.



in the area of such proposed action (e.g. filing an application for a Section 404 of the Clean Water Act wetland fill permit).

The report indicated that northern long-eared bat (*Myotis septentrionalis*, threatened) has the potential to occur in the Project Area. There are no critical habitats for protected species in the Project Area, however there are a number of migratory birds of conservation concern protected under the Migratory Bird Treaty Act with the potential to occur in the Project Area. USFWS stresses the importance to avoid and minimize impacts to birds of conservation concern.

A wetland or waterbody permit is considered a federal action by the U.S. Army Corps of Engineers. As a threatened species, impacts to the northern long-eared bat would require a Section 7 Consultation between the U.S. Army Corps of Engineers and the USFWS. Under the Section 4(d) of the Endangered Species Act, the USFWS can issue regulations deemed "necessary and advisable to provide for the conservation of threatened species." It allows the USFWS to promulgate special rules for species listed as threatened (not endangered) that provide flexibility in implementing the Endangered Species Act. Federal actions that cause incidental take that is **not** prohibited under the 4(d) rule may still affect individual northern long-eared bats. Under Section 7 of the Endangered Species Act, a federal agency must consult with the Service if their action may affect a listed species, which includes effects to individuals. However, for the northern long-eared bat 4(d) rule, the USFWS has provided a framework to streamline Section 7 consultations when federal actions may affect the northern long-eared bat, but not cause prohibited take. The incidental take prohibition for known occupied maternity roost trees applies only during the pup season (June 1 through July 31). Including the streamlined 4(d) rule compliance form with any necessary federal permitting is helpful to the permitting agency. This compliance includes the following determinations (among others).

- Does the Project occur within the White-Nosed Syndrome (WNS) zone?
- Is the USFWS aware of hibernacula or maternity roost trees within 0.25 miles of the Project?
- Would the Project cut trees within 150 feet of a known maternity roost tree?

Federal agencies may fulfill their project-specific Section 7 responsibilities by using the USFWS's framework. The notification would include a determination that the action would not cause prohibited incidental take. USFWS concurrence is not required, but the USFWS may advise the agency whether additional information indicates that project-level consultation is required. If the USFWS does not respond within 30 days, the action agency may consider its Section 7 responsibilities fulfilled with respect to the northern long-eared bat.

MNAP searched the Biological and Conservation Data System files and provided a response on November 10, 2016 for information on the presence of rare or unique botanical features documented from the vicinity of the Project. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. According to the information currently in MNAP's Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. There are, however, several of species of plants that are known to occur within 4 miles of the Project. Many of the plant species on this list are known to occur in very particular ecological communities.

1.2. New England Cottontail Habitat Requirements

The New England cottontail was listed as state endangered species in Maine in 2007. In 2010, Maine's New England cottontail population was estimated to be less than 200 rabbits. MDIFW determined the number of New England cottontail in Maine by conducting intensive winter surveys to locate occupied patches of habitat and estimating the number of rabbits per acre based on the size of the habitat patch.

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The region-wide decline of New England cottontail has been attributed to habitat loss, and in particular, the loss of old field and shrubby habitat. New England cottontails need dense shrubby habitat to protect them from avian and terrestrial predators. Ideally, this dense cover should be interspersed with some grassy areas when the rabbits can find adequate food. Habitat blocks of at least 25 acres in size (ideally much larger) and close to additional patches of habitat are necessary for the species to survive².

New England cottontail depend more upon the structure of the vegetation (its form, height, and density) rather than specific species. In old fields, New England cottontail are commonly associated with juniper (*Juniperus spp.*), blackberry (*Rubus spp.*), spirea (*Spiraea spp.*), dogwoods (*Cornus spp.*), and a variety of young deciduous tree species (red maple [*Acer rubrum*], birch [*Betula spp.*], and aspen [*Populus spp.*])². Old fields are also where New England cottontail are sometimes associated with exotics such as honeysuckle (*Lonicera spp.*), autumn olive (*Elaeagnus umbellata*), multiflora rose (*Rosa multiflora*), and Japanese barberry (*Berberis thunbergii*)². On wetter sites, alder (*Alnus spp.*), and willow (*Salix spp.*) are frequent dominants. Barbour and Litvaitis (1993) investigated selection of microhabitats in winter among New England cottontail preferred to use sites with >50,000 stem-cover units/ha (20,234 stem-cover units/acre)³.

2. Methods

A Certified Wildlife Biologist⁴ conducted a flora and fauna ecological assessment at the Project site. Prior to conducting the field survey, Verdanterra ecologists conducted a remote landscape analysis to better understand the ecological and regional context of the Project area. This landscape analysis approach to habitat evaluation considered a wide range of published literature, multi-year aerial photography, and wildlife biologist experience. Ecologists remotely characterized the ecological communities present on and adjacent to the Project area to guide a determination of landscape connectivity, with particular focus on identifying large habitat blocks or connecting corridors of habitat suitable for New England cottontail. The ecological community characterization was conducted in a GIS and considered landforms and land use as determined from aerial photographs, topography, wetlands and waterbodies, soil types, rare natural communities, and proximity of other habitats.

Verdanterra developed a list of habitats required for the rare and unique botanical features reported by MNAP to occur within 4 miles of the Project as well as for the New England cottontail. Remote sensing was used to preliminarily characterize the ecological habitat present in the Project Area. A field survey was conducted to verify these communities and to determine if the microhabitat requirements for individual plants occurs. This information was used to determine the likelihood of occurrence for these species at the Project. While many of the species could not be identified at this time of the year, it was feasible to identify potential habitat for these species. Should suitable habitat be identified for any of the species that were provided by MNAP, targeted species surveys would be recommended for the appropriate growing season phase (flowering or fruiting). Growing season surveys were not conducted. If identified in the field, the location of groups of rare plants identified will be recorded using a GPS (i.e. a GPS location of each individual plant will not be collected) with sub-meter accuracy and a MNAP rare species form will be completed.

Verdanterra ecologists conducted a field survey to support the remote landscape analysis. The on-site habitat assessment was based on a pre-determined list of habitat features developed for the site that are required for the

² Litvaitis, J.A., and W.J. Jakubas. 2004. New England Cottontail (*Sylvilagus transitionalis*) Assessment 2004. Unpublished report. 59pp.

³ Barbour, M.S., and J.A. Litvaitis. 1993. Niche dimensions of New England cottontails in relation to habitat patch size. *Oecologia* 95:321-327.

⁴ As certified by the Wildlife Society, Bethesda Maryland



species to occur. Ecologists also searched the area for signs of cottontail tracks, browse, or pellets. This list of habitat requirements is based on biologist knowledge, published papers and reports, and comparisons to reference habitats familiar to the ecologist. The quality of habitats was evaluated based on strength of species associations with particular natural communities, landscape position and connectivity, and other ecological metrics (e.g. canopy cover, ground cover, water depth, soils, plant species composition, distance from potential feeding and/or breeding locations, etc.). Natural community delineation and habitat assessment is not intended to determine presence/absence, but rather allow informed decisions to be made during the permitting process.

The wildlife biologist evaluated the overall habitat quality and position in the landscape to develop suggested conservation management strategies that could be implemented to avoid or minimize impacts to listed species. Photographs were taken to aid in the discussion of various habitat attributes or conditions that illustrate the findings of this assessment (Appendix B).

3. Results

A landscape analysis finds that the parcel is predominantly an active cattle pasture bordered to the west by Interstate 95, the south by the Stroudwater River, and mixed residential / forested land use to the north and east. The limits of disturbance of the Project are predominantly active cattle pasture with a south facing aspect that slopes down to the Stroudwater River. An east-west running electric transmission corridor occurs north of the site and an oil pipeline bisects the parcel north to south. Neither of these transmission corridors are significant wildlife pathways considering the barriers provided by Interstate 95, Stroudwater River, and the dense mixed residential / commercial development of Deering, Deer Hill, and Nasons Corners neighborhoods.

The field survey was conducted on March 13, 2017 and confirmed that land use was consistent with current aerial photography. The weather during the survey was sunny, 15° F and a light dusting of snow covered the ground early in the morning. There are several small groves of white pine (*Pinus strobus*) and various maple and oak trees that are part of the landscaping of the existing residential structure, however the majority of the area within the limits of disturbance is herbaceous in nature. There is a forested fence line on the western part of the parcel and several palustrine emergent wetland drainages. The wooded fence line is composed of several white pine, northern red oak (*Quercus rubra*), and black cherry (*Prunus serotina*). The pasture has been maintained through cattle grazing and occasional mowing. Cropped grasses observed include Kentucky bluegrass (*Poa pratensis*), timothy (*Phleum pratense*), and smooth brome grass (*Bromus inermis*); intermixed with hawksweed (*Hieracium* spp.), Queen Anne's lace (*Daucus carota*), milkweed (*Asclepias syriaca*), Canada thistle (*Cirsium arvense*), bull thistle (*Cirsium vulgare*), and goldendrod (*Solidago* spp). Shrub sprouts in the meadow include raspberry, quaking aspen, and multiflora rose (*Rosa multiflora*). Wetland areas are comprised of cattail (*Typha* spp.), rushes, sedges, common reed (*Phragmites australis*), steeplebush (*Spirea tomentosa*), speckled alder (*Alnus incana*), and American pussy willow (*Salix discolor*). There was evidence of past earth disturbance on site including the pipeline right of way, access roads, and old structure foundations throughout much of the site.

A steep slope occurs at the southern limit of disturbance that has several white pine and black cherry interspersed with shrubs such as multiflora rose, red maple, and hawthorn (*Crataegus* spp.). The shrubs remain in small clusters with little to no vegetation underneath due to cattle grazing. Much of this sideslope will not be within the limits of disturbance.

3.1. Rare or Unique Botanical Features Evaluation

MNAP indicated that there are 22 rare or unique botanical features that occur within 4 miles of the Project. Most of the species on this list (Table 1) are only found in ecological communities not present in the Project Area (e.g. rocky summits, tidal wetlands, dry barrens, forested wetlands, etc.). Habitat requirements for two of these species generally includes open wetland communities. Creeping spike-moss (*Selaginella apoda*, state endangered) and hollow Joe-pye weed (*Eutrochium fistulosum*, state special concern) generally occur in open herbaceous wetlands, roadside ditches, and old fields.

State endangered species creeping spike-moss is at the northern extent of its range and has been historically identified (1924) within 4 miles of the Project and in 10 other southern Maine towns. This plant is unlikely to occur in the Project Area due to the disturbances associated with cattle grazing and occasional vegetation management. State special concern species hollow Joe-pye weed can tolerate occasional disturbances caused by mowing, but generally is not found in highly grazed pastures. The vegetative cover was thin throughout the site and plants from the last growing season can often be found standing or laying over during the winter. No dead stalks were identified that resembled hollow Joe-pye weed.

Areas within the Project Area that are unmaintained (e.g. steep slopes, around trees, fence lines) are dominated by small dense patches of invasive shrubs. While this assessment was conducted outside of the growing season, it is unlikely that rare or unique botanical features occur within the Project Area.

Table 1. Rare and Exemplary Botanical Features within 4 Miles of 1700 Westbrook Street

Common Name	State Status	State Rank	Global Rank	Last Observed	Occurrence Number	Habitat Requirement	Habitat in Project Area?
Allegheny vine	E	S1	G4	10/1860	9	Rocky summits and outcrops (non-forested, upland), Dry barrens (partly forested, upland)	No
American sea-blite	T	S2	G5	9/12/1932	5	Tidal wetland (non-forested, wetland)	No
	T	S2	G5	8/15/2011	17		
beach plum	E	S1	G4	5/19/1933	10	Rocky coastal (non-forested, upland)	No
broad beech fern	SC	S2	G5	8/1872	15	Hardwood to mixed forest (forest, upland)	No
creeping spike-moss	E	S2	G5	8/20/1924	3	Open wetland, not coastal nor rivershore (non-forested, wetland), Old field/roadside (non-forested, wetland or upland)	Potential
	E	S2	G5	8/21/1924	8		
dioecious sedge	SC	S3	G4	7/14/1936	7	Non-tidal rivershore (non-forested, seasonally wet), open wetland, not coastal nor rivershore (non-forested, wetland)	No
ebony spleenwort	SC	S2	G5	6/6/1910	10	Rocky summits and outcrops (non-forested, upland), Hardwood to mixed forest (forest, upland)	No
Engelmann's spikerush	PE	SH	G4G5 Q	8/31/1916	2	Open wetland, not coastal nor rivershore (non-forested, wetland); wet sand, peat, mud	No
fern-leaved false foxglove	SC	S3	G5	9/2/1902	13	Dry barrens (partly forested, upland), Hardwood to mixed forest (forest, upland)	No
great blue lobelia	PE	SX	G5	9/1/1905	3	Forested wetland, Non-tidal rivershore (non-forested, seasonally wet)	No
hollow joe-pye weed	SC	S2	G5?	6/18/2014	24	Open wetland, not coastal nor rivershore (non-forested, wetland), old field/roadside (non-forested, wetland or upland)	Potential
	SC	S2	G5?	10/22/2007	18		
horned pondweed	SC	S2	G5	9/13/1913	9	Tidal wetland (non-forested, wetland)	No
	SC	S2	G5	6/13/1972	3		
marsh milkwort	PE	SH	G5T4	8/18/1903	1	Dry barrens (partly forested, upland), Open wetland, not coastal nor rivershore (non-forested, wetland)	No
Missouri rockcress	T	S1	G5?Q	6/11/1905	5	Rocky summits and outcrops (non-forested, upland), Hardwood to mixed forest (forest, upland)	No
mountain honeysuckle	E	S2	G5	7/16/2015	16	Dry barrens (partly forested, upland), Hardwood to mixed forest (forest, upland)	No
	E	S2	G5	7/7/2015	17		
Parker's pipewort	SC	S3	G3	8/20/1924	8	Tidal wetland (non-forested, wetland)	No
pitch pine bog	<null>	S2	G3G5	7/31/2012	16	Forested wetland, coastal non-tidal wetland (non-forested, wetland)	No
tidal marsh estuary ecosystem	<null>	S3	GNR	8/25/2011	8	Tidal wetland (non-forested, wetland)	No
variable sedge	E	S1	G3	3/25/1905	8	Dry barrens (partly forested, upland), Hardwood to mixed forest (forest, upland)	No
	E	S1	G3	6/29/1911	9		
Vasey's pondweed	SC	S2	G4	8/4/1901	7	Open water (non-forested, wetland)	No
water-plantain spearwort	PE	SH	G4	8/1862	3	Open water (non-forested, wetland)	No
wild leek	SC	S3	G5	5/10/2006	19	Hardwood to mixed forest (forest, upland), Forested wetland	No

Table 1 Notes

STATE RARITY RANKS	
S1	Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
S2	Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
S3	Rare in Maine (20-100 occurrences).
S4	Apparently secure in Maine.
S5	Demonstrably secure in Maine.
SU	Under consideration for assigning rarity status; more information needed on threats or distribution.
SNR	Not yet ranked.
SNA	Rank not applicable.
S#?	Current occurrence data suggests assigned rank, but lack of survey effort along with amount of potential habitat create uncertainty (e.g. S3?).
NOTE:	State Rarity Ranks are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines State Rarity Ranks for animals.
GLOBAL RARITY RANKS	
G1	Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extinction.
G2	Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
G3	Globally rare (20-100 occurrences).
G4	Apparently secure globally.
G5	Demonstrably secure globally.
GNR	Not yet ranked.
NOTE:	Global Ranks are determined by NatureServe.
STATE LEGAL STATUS	
NOTE:	State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's Endangered and Threatened plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.
E	ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.
T	THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.
NON-LEGAL STATUS	
SC	SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.
PE	Potentially Extirpated; Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

3.2. Wildlife Habitat Evaluation

A number of wildlife were observed during the field visit (Table 2) typical for the season in this habitat. The light snow provided some opportunity to track on the otherwise frozen ground, but it was not so deep that scat, burrows, trails, or other wildlife signs were not visible. Several regular paths used by coyote (*Canis latrans*), red fox (*Vulpes vulpes*), and striped skunk (*Mephitis mephitis*) were observed. Scat, tracks, and venting frost from a red fox den were observed on the site. A variety of winter resident and early spring migrant birds were observed in the Project Area.

Table 2. Wildlife Observed at 1700 Westbrook Street (3/13/2017)

Common Name	Scientific name
Birds	
downy woodpecker	<i>Picoides pubescens</i>
northern cardinal	<i>Cardinalis cardinalis</i>
pileated woodpecker	<i>Dryocopus pileatus</i>
black-capped chickadee	<i>Poecile atricapillus</i>
red-winged blackbird	<i>Agelaius phoeniceus</i>
American crow	<i>Corvus brachyrhynchos</i>
blue jay	<i>Cyanocitta cristata</i>
herring gull	<i>Larus argentatus</i>
red-tailed hawk	<i>Buteo jamaicensis</i>
American crow	<i>Corvus brachyrhynchos</i>
Mammals	
red fox	<i>Vulpes vulpes</i>
Eastern coyote	<i>Canis latrans</i>
striped skunk	<i>Mephitis mephitis</i>

A thorough evaluation of the sideslope dominated by invasive shrubs did not show signs of cottontail use such as scat, tracks, or sign of browse. The multiflora rose, hawthorn, and other shrubs are separated by cattle paths, thereby separating most of the shrubs from each other. The areas under shrubs were free of vegetation due to heavy browse and foot traffic by cattle. The cattle use the area as shelter from the sun, making this area unsuitable for New England cottontail. The patch of shrubby habitat is too small, lacks the proper vegetative structure, lacks the preferred stem density, and is largely unconnected to other areas of suitable New England cottontail habitat.

It is unlikely that the USFWS has hibernacula or maternity roost records for northern long-eared bat (*Myotis septentrionalis*) in the vicinity of the Project based on other work conducted by Verdanterra in the area. There was nothing observed in the field visit to suggest otherwise. Therefore, we believe the 4(d) rule for the northern long-eared bat could be applied.

If there is a federal nexus for the project (e.g., federal permits required to construct), no tree clearing should occur on any portion of the Project Area until consultation under Section 7 of the Endangered Species Act, between the USFWS and the federal action agency, is completed. The applicant can prepare the 4(d) notification form and submit it with their wetland permit for use by the U.S. Army Corps during the Section 7 consultation.



4. Conclusions and Recommendations

The results of the landscape analysis and subsequent field assessment found that rare or unique botanical features previously documented in the area by MNAP are unlikely to occur within the limits of disturbance of the Project. Many of the habitats required do not occur on the Project site. The herbaceous wetlands present on site are impacted by decades (at least since 1984) of cattle grazing and occasional vegetation management, making them unsuitable for any of these rare or unique botanical features. No further evaluation of plant or protected natural communities are recommended at the Project.

Several species of wildlife or their signs were observed within the Project area. While several areas of dense shrubs exist on the edges of the limits of disturbance, none of these areas are suitable to support populations of New England cottontail. The islands of invasive shrubs lack the density, aerial coverage, or connectivity to support a population of New England cottontail.

There are trees of size and quality to act as potential northern long-eared bat at the Project, however, any tree cutting required would qualify under the 4(d) rules as incidental take. While there are no specific cutting restrictions for northern long-eared bats, providing this information along with any required federal permits will hopefully speed up the consultation between the U.S. Army Corps of Engineers and the USFWS. Additionally, there are not likely to be significant adverse impacts to birds of conservation concern listed as occurring within Cumberland County, Maine.

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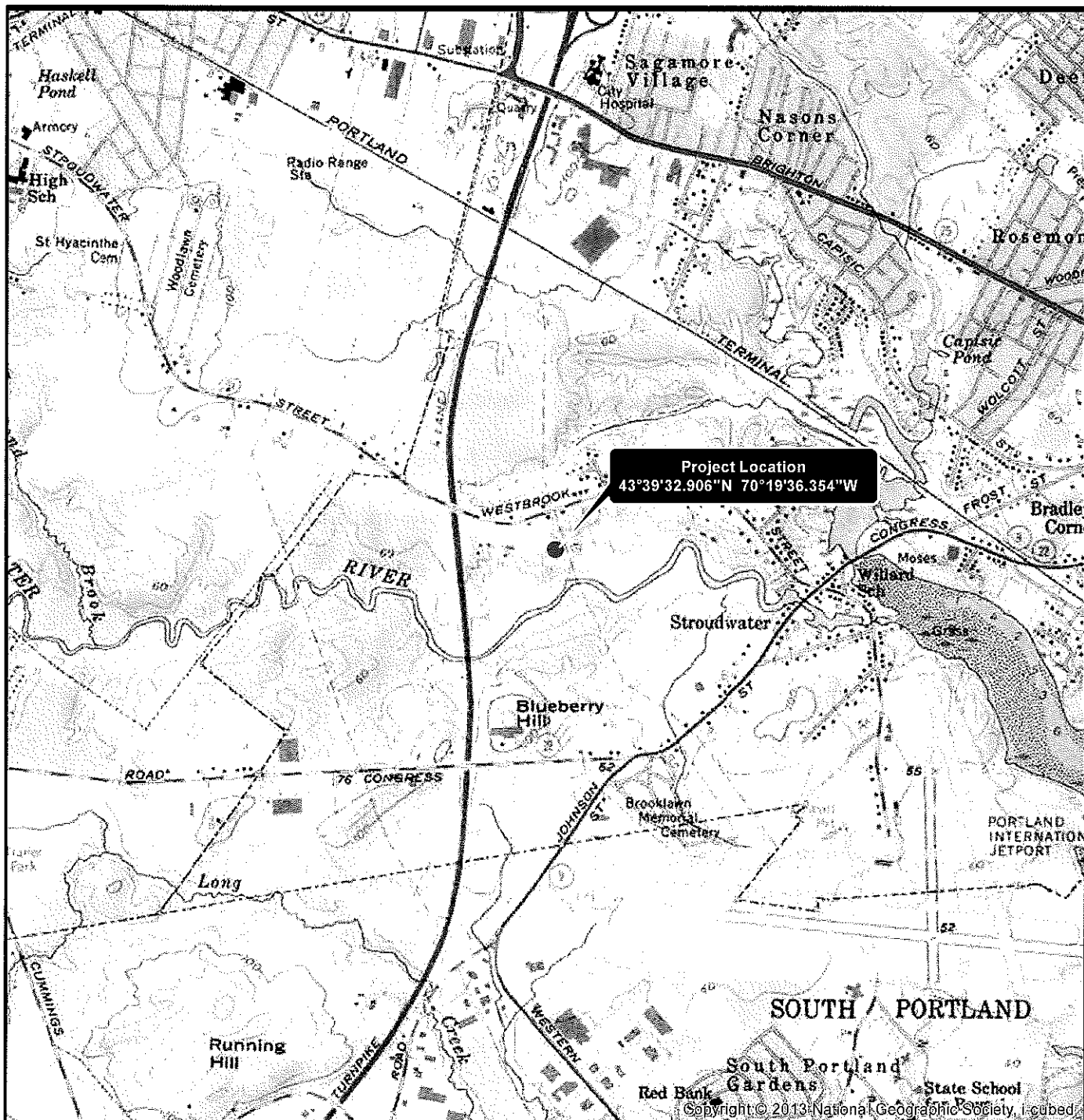


Figures

Figure 1. Camelot Farms - Project Location Map

Figure 2. Project Limits of Disturbance – Aerial Background

Figure 3. Project Limits of Disturbance – Topographic Background



Map Details

Location

Cumberland County,
Maine

Last Modified: March 17, 2017

REVISION

00

CREATOR

AS 03/16/2017

REVIEWED

GG 03/16/2017

Legend

- Project Location

Data Sources include: USGS, VT
Orthophotography: USGS Topographic Quad

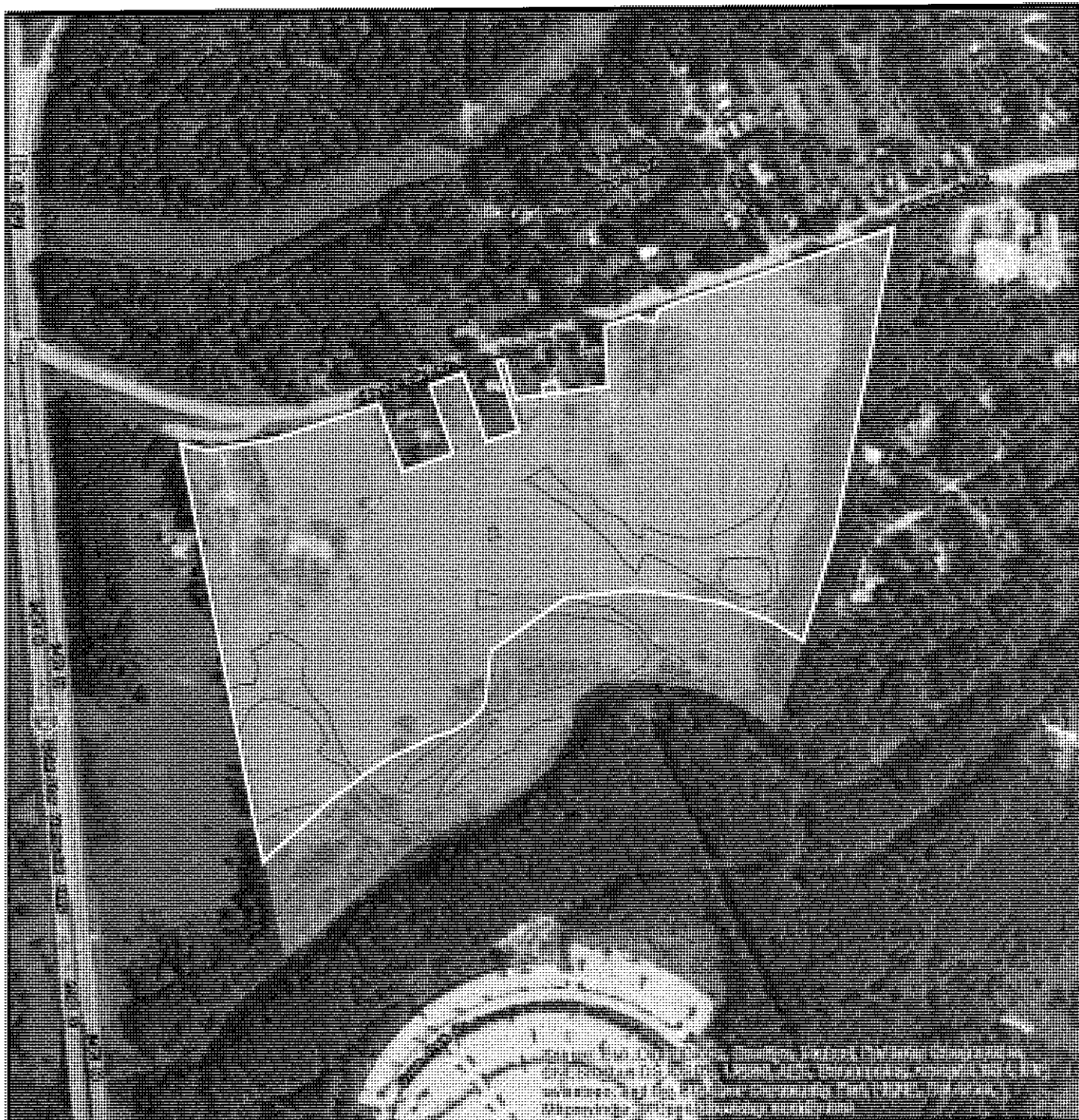


Figure 1.
Project Location
Camelot Farms

1700 Westbrook Street, Portland ME



Map Location in Red



VERDANTERRA

Miss Chula In

Location

Camden County, Georgia

Last Modified: March 17, 2017

REVISION

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REMOVED

00 08/2017

Page 01 of 01

Legend

Limit of Disturbance

Shoreland Protection Zone

Wetland Areas



0 100 200 Feet

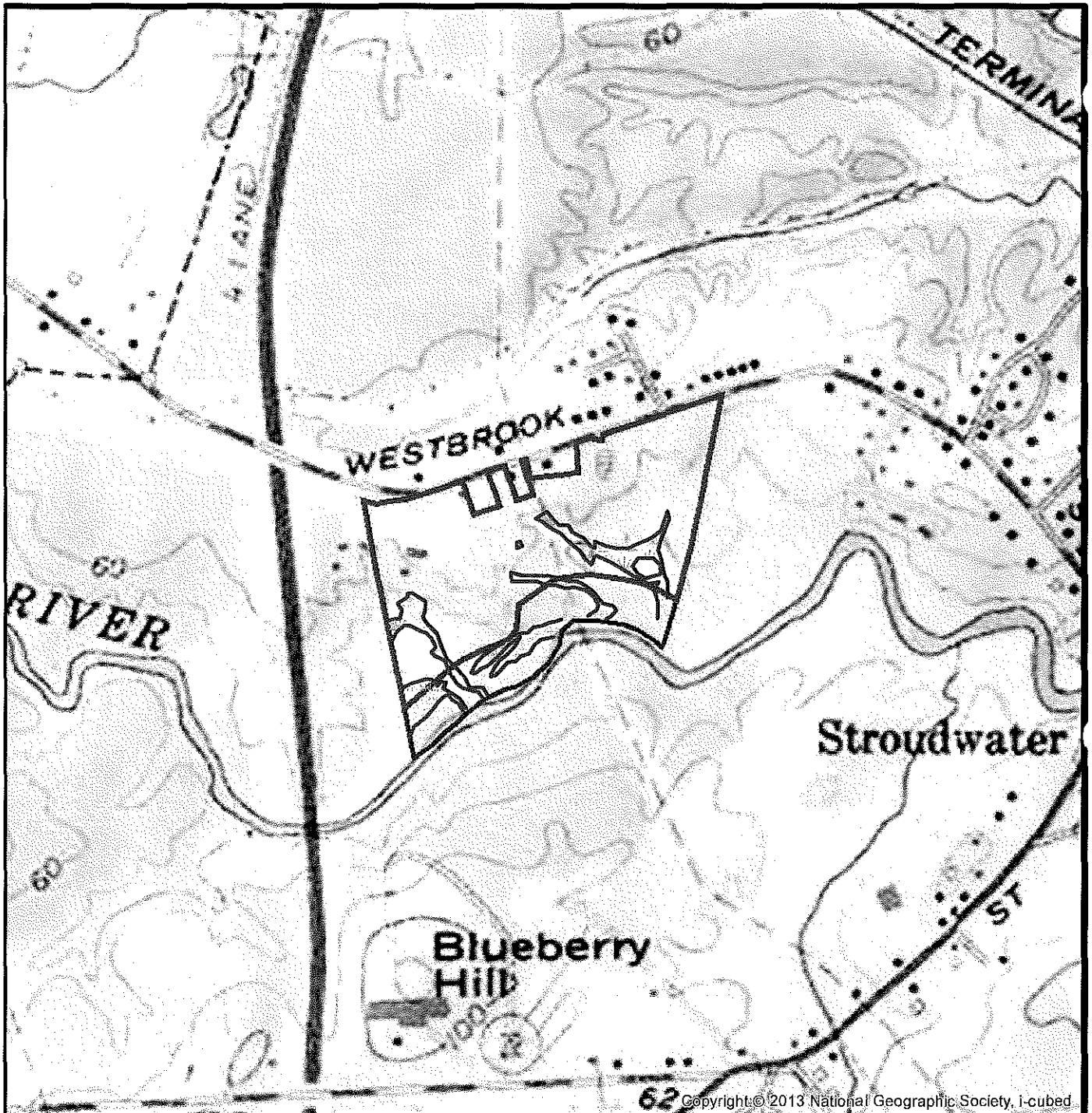
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Figure 2.

Project Limits of Disturbance (Aerial)
Camden County, Georgia
1700 Westbrook Street, Portland ME



Map Location in Port



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Map Details

Location

Cumberland County,
Maine

Last Modified: March 27, 2017

REVISION

00

CREATOR

AS 03/17/2017

REVIEWED

GG 03/17/2017

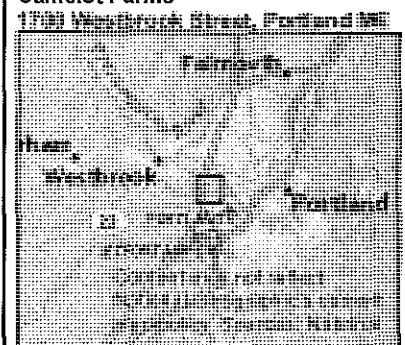
Legend

- Limit of Disturbance
- Shoreland Protection Zone
- Wetland Areas

Data Sources include: USGS, VT
Ordnance Survey, USGS Topographic Quad



Figure 3.
Project Limits of Disturbance (Topo)
Camelot Farms



Map Location in Red



Appendix A. Verdanterra Resume

Verdanterra, LLC

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Gino is a Certified Wildlife Biologist and Director of Ecological Services that leads our team of biologists who complete natural resources assessment and permitting, pipeline/transmission line assessment and permitting, wind power assessments, regional natural resources planning, wildlife management planning, and permitting. He has specialty expertise with bird and bat surveys, with a focus on rare species surveys and consultations under the Endangered Species Act.

Gino oversees FERC license applications, RTE surveys, ecological community characterizations, biological assessments, Section 7 consultations, Clean Water Act permitting, and document preparation in accordance with the NEPA.

Gino's client experience includes a wide array of federal, state, local, and private clients. He is certified by the US Army Center for Health Promotion and Preventative Medicine in the Evaluation of Environmental Noise and is a Qualified Airport Biologist as recognized by the FAA.

REPRESENTATIVE PROJECT EXPERIENCE

RANGER SOLAR INDUSTRIAL SCALE SOLAR FACILITIES Project Manager and Lead Ecologist

Gino is the Project Manager and Lead Ecologist for Ranger Solar's development of five utility scale solar facilities throughout New England. Each of the sites were surveyed for vernal pools, wetlands and waterbodies, and rare vernal pool dependent species. Resources were characterized according to applicable state and federal standards and definitions.

NORWOTTUCK RAILTRAIL REHABILITATION PROJECT, MA Senior Ecologist

Provided oversight natural community, general wildlife, and rare species habitat assessments within the 11- mile rail trail corridor. Evaluated habitat conditions for 19 state-listed rare wildlife and plant species documented by the NHESP and provided impact minimization recommendations to the engineer to comply with MESA. Evaluated current beaver damage to the rail trail corridor and reviewed beaver management planning in accordance with MWPA and MESA performance standards.

EDUCATION

MS, Natural Resources Planning,
University of Vermont,
Burlington, Vermont

BS, Wildlife Biology, University of
Massachusetts, Amherst,
Massachusetts

TRAINING

Airport Wildlife Hazard
Management Workshop (meets
requirements of 14 CFR 139 and
FAA Circ 150/5200-36), Embry-
Riddle Aeronautical University,
Daytona Beach, Florida, 2010

Qualified Airport Wildlife
Biologist, Federal Aviation
Administration

Certified Wildlife Biologist,
The Wildlife Society

**SPOTTED TURTLE HABITAT ASSESSMENT AND SURVEYS, MA****Senior Ecologist**

Conducted an assessment of suitable habitat conditions and visual surveys for spotted turtles at the site of a proposed major commercial and residential development. Assisted with the development of wildlife crossing structure and exclusion barrier design and placement. Coordinated project planning and mitigation design with local and state agencies in compliance with MESA.

REGIONAL BLANDING'S TURTLE RAPID HABITAT ASSESSMENT, NH**Senior Ecologist**

Conducted and managed landscape analysis, habitat assessment, and field survey of Blanding's turtle habitat modeling results in southern and central New Hampshire. Developed regional study plan in coordination with the New Hampshire Fish and Game Department to assess modeling results of 15 sites (> 1500 acres). Results evaluated suitable habitat conditions, new observations of Blanding's turtles, and conservation planning and management recommendations.

KINDER MORGAN PARKWAY PIPELINE PROJECT**Principal Scientist**

The Parkway Pipeline Project (PWP) proposes to construct a new 136-mile, 16-inch diameter liquid products pipeline originating at Valero Energy Corporation's St. Charles Refinery in Norco, Louisiana and terminating at Kinder Morgan's pipeline terminal in Collins, Mississippi. The purpose of the project is to transport refined petroleum products from Norco to Collins, where these products can be further distributed to the southeastern United States. Mr. Giumarro assisted with permitting and routing studies for this project.

NEXUS GAS TRANSMISSION PROJECT**Project Manager**

Gino managed wetland and waterbody surveys and delineations on an approximate 250 mile proposed pipeline corridor crossing portions of Ohio and Michigan. Daily data collection and reporting included USACE wetland data forms, Ohio Rapid Assessment Method (ORAM), stream assessments (HHEI/QHEI), and GPS survey within the proposed pipeline right-of-way.

NATURAL RESOURCE SERVICES**Senior Ecologist and Project Manager**

Conducted assessment and surveys of numerous project sites throughout New England to identify suitable habitat conditions for a variety of rare, threatened, and endangered species; or rare communities; wetlands; and vernal pools. Determinations were provided to assist with project planning and permit applications in compliance with applicable local, state, and federal natural resource regulations.

OTHER REPRESENTATIVE PROJECTS

Sandpiper Pipeline Project
(Minnesota)

Downeast LNG Export Terminal
(Maine)

TransCanada Pipeline
Groundbed Anode Replacement
(Michigan)

Blue Racer Midstream Natrium
Residue Pipeline (Ohio/West
Virginia)

Blue Racer Midstream Carlisle
Dos Looping Project (Ohio)

Access Midstream Rare Bat
Surveys (Ohio)

National Park Service Cape Cod
NS Hunting EIS (Massachusetts)

Wind Farm Development Surveys
and Risk Assessments (New York,
New Hampshire, Vermont,
Maine, Virginia, West Virginia,
and Pennsylvania)

Mount Rushmore National
Memorial Air Tour Management
Plan Environmental Assessment
(South Dakota)

NASA Wallops Island Flight
Facility Bat Evaluation, Wallops
Island (Virginia)



Appendix B. Site Visit Photodocumentation

Verdanterra, LLC

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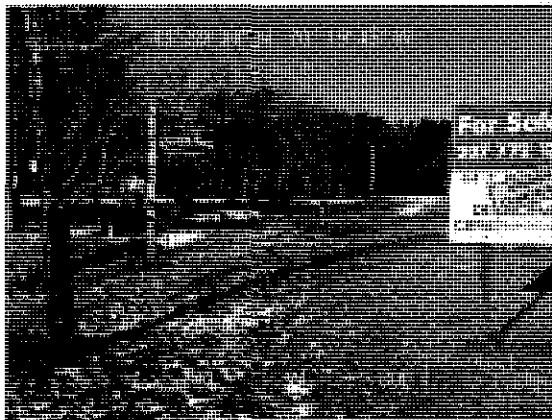


Photo 1 – Property access off 1700 Westbrook Street,
Portland, Maine



Photo 2 – Wet ditch paralleling Westbrook Street



Photo 3 – Shrub and treeline at the western edge of the
limits of disturbance; north to south



Photo 4 – Narrow treeline surrounded by pasture does
not connect other dense shrub habitat

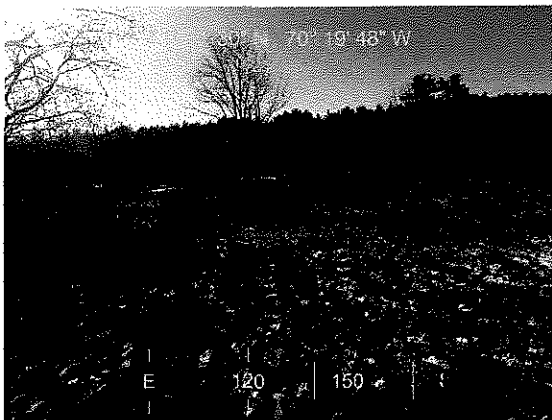


Photo 5 – Narrow treeline on the western edge of the
limits of disturbance



Photo 6 – The meadow has thin grass, herb, and
raspberry cover; many signs of grazing



Photo 7 – Forested edge near Stroudwater River is free of dense shrub cover



Photo 8 – Open floodplain forest adjacent to Stroudwater River



Photo 9 – Numerous fox tracks were observed



Photo 10 – Small patches of multiflora rose occur in areas that cannot be mowed



Photo 11 – Black cherry, multiflora rose and speckled alder occur along wetland / toe of slope



Photo 12 – Shrubby areas are kept open by cattle grazing



VERDANTERRA



Photo 13 – Cattle paths occur under the canopy and within shrub areas



Photo 14 – Cattle path on sideslope south of Stroudwater River



Photo 15 – Numerous signs of past land uses such as this access road and an oil pipeline



Photo 16 – Fox den

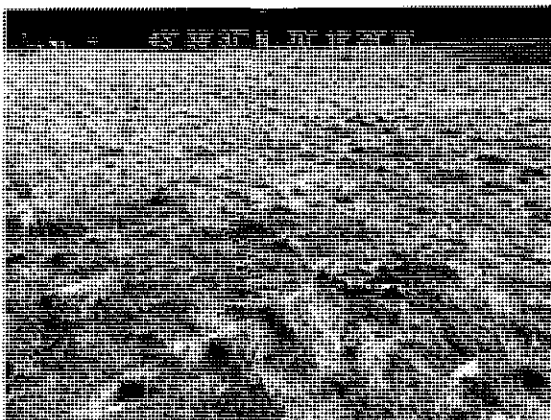


Photo 17 – Thin cover of goldenrod, grasses, thistle, hawksweed; raspberry



Photo 18 – No understory in the small grove of white pine adjacent to Westbrook Street

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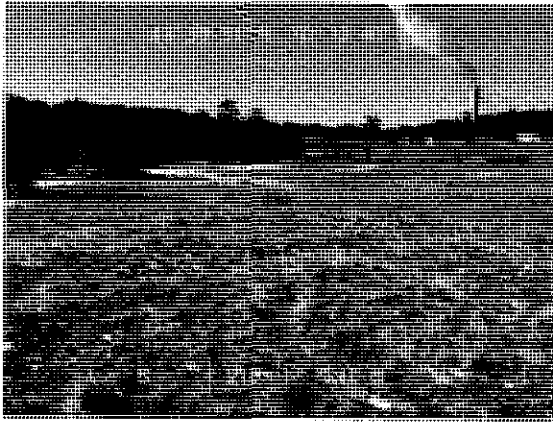


Photo 19 – Vegetative cover is typical of cattle pastures in southern Maine



Photo 20 – Emergent wetland seep adjacent to a slope has allowed multiflora rose to grow in isolated places in the pasture



Appendix C. Agency Correspondence

1. Site Plan Drawing Number C-10 – Acorn Engineering – 2/14/2017
2. Maine Natural Areas Program Letter – 11/10/2016
3. Maine Division of Inland Fisheries and Wildlife Letter – 12/2/2016
4. United States Fish and Wildlife Service IPaC Analysis – 3/20/2017
5. Maine Historic Preservation Commission Letter – 12/9/2016

GENERAL NOTES:

1. PLAN REFERENCE:
 - 1.1. MAIN OFFICE OF GIS FOR AERIAL AND CONTIGUOUS DATA
 - 1.2. CITY OF PORTLAND GIS FOR BARRIERS AND ZONING DATA
 - 1.3. PRELIMINARY BOUNDARY SURVEY DATED 11/16/2018 COMPLETED BY TOWNS ASSOCIATES
2. WETLAND DETERMINATION BY BAKER HANFORD ASSOCIATES DATED 11/16/2018
3. ZONE DESIGNATED FOR THE SHORELAND OVERLAY ZONE IS APPROPRIATELY DESIGNATED
4. PORTLAND GIS DATA
5. AN INTERSECTION OF BUILT INTO PHASES, TURNAROUND CAPABILITIES WILL BE MAINTAINED IN THE CENTER OF THE DEVELOPMENT. THE TURNAROUND WILL BE A MINIMUM 24' LONG AS MEASURED FROM THE PROPOSED ROW PER TECHNICAL STANDARD AND WILL BE RESERVED AT PROJECT COMPLETION.

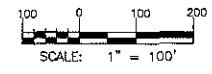
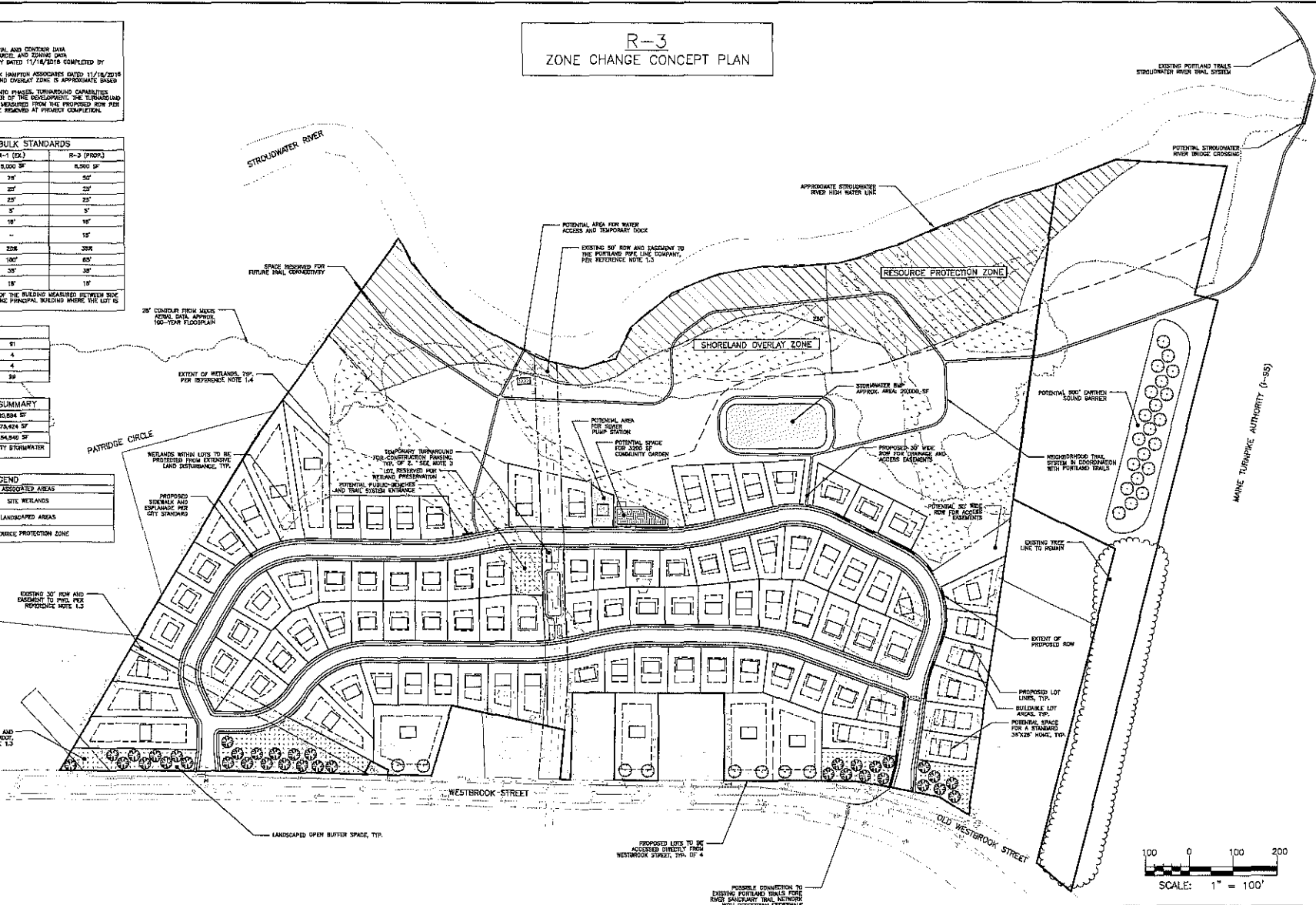
SPACE AND BULK STANDARDS		
ZONE	R-1 (EX)	R-3 (PROP)
MINIMUM LOT SIZE	15,000 SF	8,500 SF
MINIMUM STREET FRONTAGE	75'	50'
FRONT YARD	25'	25'
REAR YARD - PRINCIPAL	25'	25'
REAR YARD - ACCESSORY	5'	5'
SIDE YARD	15'	15'
STRUCTURE SETBACKS (REAR YARD ABOVE 25')	-	15'
MAXIMUM LOT COVERAGE	20%	30%
MAXIMUM LOT WIDTH	100'	80'
MAXIMUM BUILDING HEIGHT	35'	35'
MAXIMUM ACCESSORY HEIGHT	15'	15'

LOT SUMMARY	
CAMELOT PLOTS	81
WESTBROOK STREET	4
OPEN SPACE LOTS	4
TOTAL	89

IMPERVIOUS SURFACE SUMMARY	
EXISTING	20,824 SF
PROPOSED	278,424 SF
NET CHANGE	\$248,600 SF
IMPERVIOUS SURFACE AREA FROM CITY STORMWATER USE SITE EVALUATION	

THICK STYLE	LEGEND
[Pattern]	ASSOCIATED AREAS
[Pattern]	SITE WETLANDS
[Pattern]	LANDSCAPED AREAS
[Pattern]	RESOURCE PROTECTION ZONE

R-3 ZONE CHANGE CONCEPT PLAN



FINAL APPLICATION
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
PRE-APP	PRELIM APP
PRELIM APP	FINAL APP
FINAL APP	

SITE PLAN - R-3 CONCEPT	CAMELOT VILLAGE
CAMELOT HOLDINGS, LLC	KENNEBUNK, MAINE 04043

FILE: 1079_CIVIL	DATE: 10/19
SCALE: 1"=100'	DESIGNED BY: CJD
DRAWN BY: CJD	CHECKED BY: RWS

DRAWING NO. C-10



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

PAUL R. LePAGE
GOVERNOR

WALTER E. WHITCOMB
COMMISSIONER

November 10, 2016

Olivia Dawson
Acorn Engineering
PO Box 3372
Portland, ME 04104

Via email: odawson@acorn-engineering.com

Re: Rare and exemplary botanical features in proximity to: Camelot Farms Subdivision, Portland, Maine

Dear Ms. Dawson:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request received November 10, 2016 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Portland, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

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

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

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

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM



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

Letter to Olivia Dawson
Comments RE: Camelot Farms, Portland
November 10, 2016
Page 2 of 2

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Don Cameron", with a stylized, flowing script.

Don Cameron | Ecologist | Maine Natural Areas Program
207-287-8041 | don.s.cameron@maine.gov

Rare and Exemplary Botanical Features within 4 miles of Project: Camelot Farms Subdivision, Portland, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Allegheny Vine	E	S1	G4	1860-10	9	Rocky summits and outcrops (non-forested, upland), Dry barrens (partly forested, upland)
American Sea-blite	T	S2	G5	1932-09-12	5	Tidal wetland (non-forested, wetland)
	T	S2	G5	2011-08-15	17	Tidal wetland (non-forested, wetland)
Beach Plum	E	S1	G4	1933-05-19	10	Rocky coastal (non-forested, upland)
Broad Beech Fern	SC	S2	G5	1872-08	15	Hardwood to mixed forest (forest, upland)
Creeping Spike-moss	E	S2	G5	1924-08-20	3	Open wetland, not coastal nor rivershore (non-forested, wetland), Old field/roadside (non-forested, wetland or upland)
	E	S2	G5	1924-08-21	8	Open wetland, not coastal nor rivershore (non-forested, wetland), Old field/roadside (non-forested, wetland or upland)
Dioecious Sedge	SC	S3	G4	1936-07-14	7	Non-tidal rivershore (non-forested, seasonally wet), Open wetland, not coastal nor rivershore (non-forested, wetland)
Ebony Spleenwort	SC	S2	G5	1910-06-06	10	Rocky summits and outcrops (non-forested, upland), Hardwood to mixed forest (forest, upland)
Engelmann's Spikerush	PE	SH	G4G5Q	1916-08-31	2	Open wetland, not coastal nor rivershore (non-forested, wetland)
Fern-leaved False Foxglove	SC	S3	G5	1902-09-02	13	Dry barrens (partly forested, upland), Hardwood to mixed forest (forest, upland)
Great Blue Lobelia						

Rare and Exemplary Botanical Features within 4 miles of Project: Camelot Farms Subdivision, Portland, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Hollow Joe-pye Weed	PE	SX	G5	1905-09	3	Forested wetland,Non-tidal rivershore (non-forested, seasonally wet)
	SC	S2	G5?	2014-06-18	24	Open wetland, not coastal nor rivershore (non-forested, wetland),Old field/roadside (non-forested, wetland or upland)
	SC	S2	G5?	2007-10-22	18	Open wetland, not coastal nor rivershore (non-forested, wetland),Old field/roadside (non-forested, wetland or upland)
Horned Pondweed						
	SC	S2	G5	1913-09-13	9	Tidal wetland (non-forested, wetland)
	SC	S2	G5	1972-06-13	3	Tidal wetland (non-forested, wetland)
Marsh Milkwort						
	PE	SH	G5T4	1903-08-18	1	Dry barrens (partly forested, upland),Open wetland, not coastal nor rivershore (non-forested, wetland)
Missouri Rockcress						
	T	S1	G5?Q	1905-06-11	5	Rocky summits and outcrops (non-forested, upland),Hardwood to mixed forest (forest, upland)
Mountain Honeysuckle						
	E	S2	G5	2015-07-16	16	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)
	E	S2	G5	2015-07-07	17	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)
Parker's Pipewort						
	SC	S3	G3	1924-08-20	8	Tidal wetland (non-forested, wetland)
Pitch Pine Bog						
	<null>	S2	G3G5	2012-07-31	16	Forested wetland,Coastal non-tidal wetland (non-forested, wetland)
Tidal Marsh Estuary Ecosystem						
	<null>	S3	GNR	2011-08-25	8	Tidal wetland (non-forested, wetland)
Variable Sedge						

Rare and Exemplary Botanical Features within 4 miles of Project: Camelot Farms Subdivision, Portland, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
	E	S1	G3	1911	8	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)
	E	S1	G3	1911-06-29	9	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)
Vasey's Pondweed						
	SC	S2	G4	1901-08-04	7	Open water (non-forested, wetland)
Water-plantain Spearwort						
	PE	SH	G4	1862-08	3	Open water (non-forested, wetland)
Wild Leek						
	SC	S3	G5	2006-05-10	19	Hardwood to mixed forest (forest, upland),Forested wetland

STATE RARITY RANKS

- S1** Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- S2** Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3** Rare in Maine (20-100 occurrences).
- S4** Apparently secure in Maine.
- S5** Demonstrably secure in Maine.
- SU** Under consideration for assigning rarity status; more information needed on threats or distribution.
- SNR** Not yet ranked.
- SNA** Rank not applicable.
- S#?** Current occurrence data suggests assigned rank, but lack of survey effort along with amount of potential habitat create uncertainty (e.g. S3?).

Note: **State Rarity Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines State Rarity Ranks for animals.

GLOBAL RARITY RANKS

- G1** Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extinction.
- G2** Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3** Globally rare (20-100 occurrences).
- G4** Apparently secure globally.
- G5** Demonstrably secure globally.
- GNR** Not yet ranked.

Note: **Global Ranks** are determined by NatureServe.

STATE LEGAL STATUS

Note: State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's **Endangered** and **Threatened** plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

- E** ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.
- T** THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

NON-LEGAL STATUS

- SC** SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.
- PE** Potentially Extirpated; Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

ELEMENT OCCURRENCE RANKS - EO RANKS

Element Occurrence ranks are used to describe the quality of a rare plant population or natural community based on three factors:

- **Size**: Size of community or population relative to other known examples in Maine. Community or population's viability, capability to maintain itself.
- **Condition**: For communities, condition includes presence of representative species, maturity of species, and evidence of human-caused disturbance. For plants, factors include species vigor and evidence of human-caused disturbance.
- **Landscape context**: Land uses and/or condition of natural communities surrounding the observed area. Ability of the observed community or population to be protected from effects of adjacent land uses.

These three factors are combined into an overall ranking of the feature of **A**, **B**, **C**, or **D**, where **A** indicates an **excellent** example of the community or population and **D** indicates a **poor** example of the community or population. A rank of **E** indicates that the community or population is **extant** but there is not enough data to assign a quality rank. The Maine Natural Areas Program tracks all occurrences of rare (S1-S3) plants and natural communities as well as A and B ranked common (S4-S5) natural communities.

Note: **Element Occurrence Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines Element Occurrence ranks for animals.

Visit our website for more information on rare, threatened, and endangered species!
<http://www.maine.gov/dacf/mnap>



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

CHANDLER E. WOODCOCK
COMMISSIONER

December 2, 2016

Olivia Dawson
Acorn Engineering, Inc.
158 Danforth Street
Portland, ME 04102

RE: Information Request - Camelot Farms subdivision, Portland

Dear Olivia:

Per your request received November 10, 2016, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and fisheries habitat concerns within the vicinity of the *Camelot Farms subdivision project* in Portland. For purposes of this review, we are assuming that the development will occur primarily within maintained fields and tree clearing will not be necessary. If tree clearing is ultimately proposed, please contact our Department for further guidance

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

Fisheries Habitat

Without details, it is difficult to know what impacts your project may have on the Stroudwater River. That being said, MDIFW makes the following general recommendations as they pertain to work around rivers and streams.

Maintaining buffers along coldwater fisheries is critical to the protection of water temperatures, water quality, and inputs of coarse woody debris necessary to support conditions required by brook trout. We generally recommend that a 100-foot undisturbed vegetated buffer be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fish and fisheries habitat. In addition, we recommend that any necessary instream work or work within 100 feet of streams occur between July 15 and October 1.

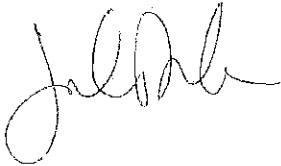
This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional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

Letter to Olivia Dawson
Comments RE: Camelot Farms subdivision, Portland
December 2, 2016

Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

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

Best regards,

A handwritten signature in black ink, appearing to read "John MacLaine". The signature is fluid and cursive, with a large initial "J" and "M".

John MacLaine
Biologist

IPaC

IPaC resource list

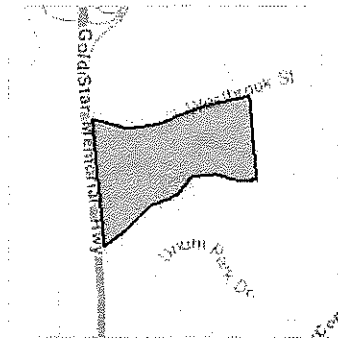
Project information

NAME

Camelot Farms

LOCATION

Cumberland County, Maine



DESCRIPTION

Residential development

Local office

Maine Ecological Services Field Office

☎ (207) 469-7300

📠 (207) 902-1588

MAILING ADDRESS

P. O. Box A
East Orland, ME 04431

PHYSICAL ADDRESS

306 Hatchery Road
East Orland, ME 04431<http://www.fws.gov/mainefieldoffice/index.html>

Endangered species

This resource list is for informational purposes only and should not be used for planning or analyzing project level impacts.

Section 7 of the Endangered Species Act requires Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list either from the Regulatory Review section in IPaC or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by creating a project and making a request from the Regulatory Review section.

Listed species¹ are managed by the Endangered Species Program of the U.S. Fish and Wildlife Service.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.

The following species are potentially affected by activities in this location:

Mammals

NAME

STATUS

Northern Long-eared Bat *Myotis septentrionalis*
 No critical habitat has been designated for this species.
<http://ecos.fws.gov/ecp/species/9045>

Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any activity that results in the take (to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct) of migratory birds or eagles is prohibited unless authorized by the U.S. Fish and Wildlife Service³. There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Conservation measures for birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Year-round bird occurrence data <http://www.birdscanada.org/birdmon/default/datasummaries.jsp>

The migratory birds species listed below are species of particular conservation concern (e.g. [Birds of Conservation Concern](#)) that may be potentially affected by activities in this location, not a list of every bird species you may find in this location. Although it is important to try to avoid and minimize impacts to all birds, special attention should be made to avoid and minimize impacts to birds of priority concern. To view available data on other bird species that may occur in your project area, please visit the [AKN Histogram Tools](#) and [Other Bird Data Resources](#).

NAME

SEASON(S)

American Bittern *Botaurus lentiginosus*
<http://ecos.fws.gov/ecp/species/6582>

On Land: Breeding

American Oystercatcher *Haematopus palliatus*
<http://ecos.fws.gov/ecp/species/8935>

On Land: Breeding

Bald Eagle *Haliaeetus leucocephalus*
<http://ecos.fws.gov/ecp/species/1626>

On Land: Year-round

Bay-breasted Warbler *Dendroica castanea*

On Land: Breeding

Black-billed Cuckoo *Coccyzus erythrophthalmus*
<http://ecos.fws.gov/ecp/species/9399>

On Land: Breeding

Blue-winged Warbler <i>Vermivora pinus</i>	On Land: Breeding
Canada Warbler <i>Wilsonia canadensis</i>	On Land: Breeding
Great Cormorant <i>Phalacrocorax carbo</i>	On Land: Wintering
Hudsonian Godwit <i>Limosa haemastica</i>	At Sea: Migrating
Least Bittern <i>Ixobrychus exilis</i> http://ecos.fws.gov/ecp/species/6175	On Land: Breeding
Nelson's Sparrow <i>Ammodramus nelsoni</i>	On Land: Breeding
Olive-sided Flycatcher <i>Contopus cooperi</i> http://ecos.fws.gov/ecp/species/3914	On Land: Breeding
Peregrine Falcon <i>Falco peregrinus</i> http://ecos.fws.gov/ecp/species/8831	On Land: Breeding
Pied-billed Grebe <i>Podilymbus podiceps</i>	On Land: Breeding
Prairie Warbler <i>Dendroica discolor</i>	On Land: Breeding
Purple Sandpiper <i>Calidris maritima</i>	On Land: Wintering
Saltmarsh Sparrow <i>Ammodramus caudatus</i>	On Land: Breeding
Short-eared Owl <i>Asio flammeus</i> http://ecos.fws.gov/ecp/species/9295	On Land: Wintering
Snowy Egret <i>Egretta thula</i>	On Land: Breeding
Upland Sandpiper <i>Bartramia longicauda</i> http://ecos.fws.gov/ecp/species/9294	On Land: Breeding
Willow Flycatcher <i>Empidonax traillii</i> http://ecos.fws.gov/ecp/species/3482	On Land: Breeding
Wood Thrush <i>Hylocichla mustelina</i>	On Land: Breeding

What does IPaC use to generate the list of migratory bird species potentially occurring in my specified location?

Landbirds:

Migratory birds that are displayed on the IPaC species list are based on ranges in the latest edition of the National Geographic Guide, Birds of North America (6th Edition, 2011 by Jon L. Dunn, and Jonathan Alderfer). Although these ranges are coarse in nature, a number of U.S. Fish and Wildlife Service migratory bird biologists agree that these maps are some of the best range maps to date. These ranges were clipped to a specific Bird Conservation Region (BCR) or USFWS Region/Regions, if it was indicated in the 2008 list of Birds of Conservation Concern (BCC) that a species was a BCC species only in a particular Region/Regions. Additional modifications have been made to some ranges based on more local or refined range information and/or information provided by U.S. Fish and Wildlife Service biologists with species expertise. All migratory birds that show in areas on land in IPaC are those that appear in the 2008 Birds of Conservation Concern report.

Atlantic Seabirds:

Ranges in IPaC for birds off the Atlantic coast are derived from species distribution models developed by the National Oceanic and Atmospheric Administration (NOAA) National Centers for Coastal Ocean Science (NCCOS) using the best available seabird survey data for the offshore Atlantic Coastal region to date. NOAA/NCCOS assisted USFWS in developing seasonal species ranges from their models for specific use in IPaC. Some of these birds are not BCC species but were of interest for inclusion because they may occur in high abundance off the coast at different times throughout the year, which potentially makes them more susceptible to certain types of development and activities taking place in that area. For more refined details

about the abundance and richness of bird species within your project area off the Atlantic Coast, see the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other types of taxa that may be helpful in your project review.

About the NOAA NCOS models: the models were developed as part of the NOAA NCOS project: [Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#). The models resulting from this project are being used in a number of decision-support/mapping products in order to help guide decision-making on activities off the Atlantic Coast with the goal of reducing impacts to migratory birds. One such product is the [Northeast Ocean Data Portal](#), which can be used to explore details about the relative occurrence and abundance of bird species in a particular area off the Atlantic Coast.

All migratory bird range maps within IPaC are continuously being updated as new and better information becomes available.

Can I get additional information about the levels of occurrence in my project area of specific birds or groups of birds listed in IPaC?

Landbirds:

The [Avian Knowledge Network \(AKN\)](#) provides a tool currently called the "Histogram Tool", which draws from the data within the AKN (latest, survey, point count, citizen science datasets) to create a view of relative abundance of species within a particular location over the course of the year. The results of the tool depict the frequency of detection of a species in survey events, averaged between multiple datasets within AKN in a particular week of the year. You may access the histogram tools through the [Migratory Bird Programs AKN Histogram Tools](#) webpage.

The tool is currently available for 4 regions (California, Northeast U.S., Southeast U.S. and Midwest), which encompasses the following 32 states: Alabama, Arkansas, California, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Tennessee, Vermont, Virginia, West Virginia, and Wisconsin.

In the near future, there are plans to expand this tool nationwide within the AKN, and allow the graphs produced to appear with the list of trust resources generated by IPaC, providing you with an additional level of detail about the level of occurrence of the species of particular concern potentially occurring in your project area throughout the course of the year.

Atlantic Seabirds:

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCOS [Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project](#) webpage.

Facilities

Wildlife refuges

Any activity proposed on [National Wildlife Refuge](#) lands must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGES AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

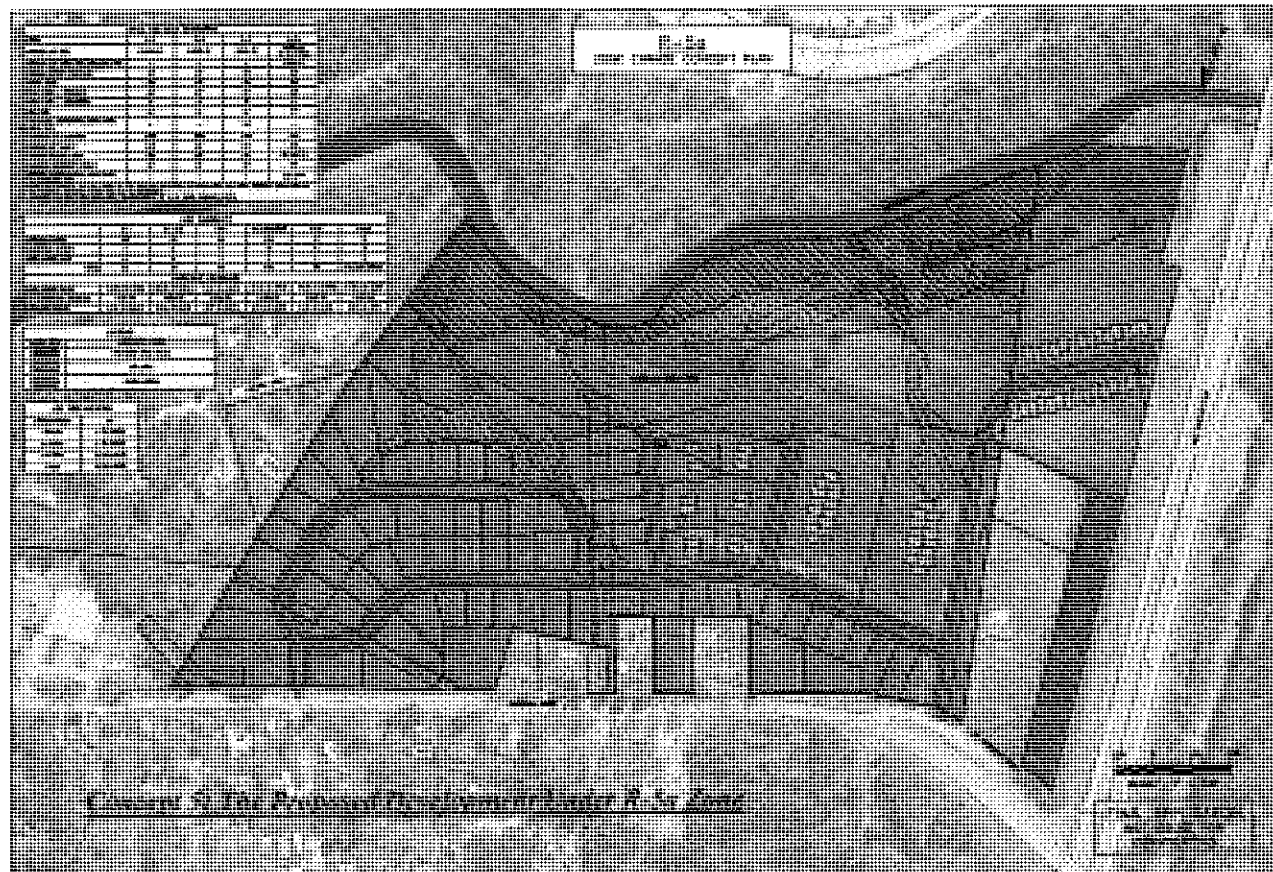
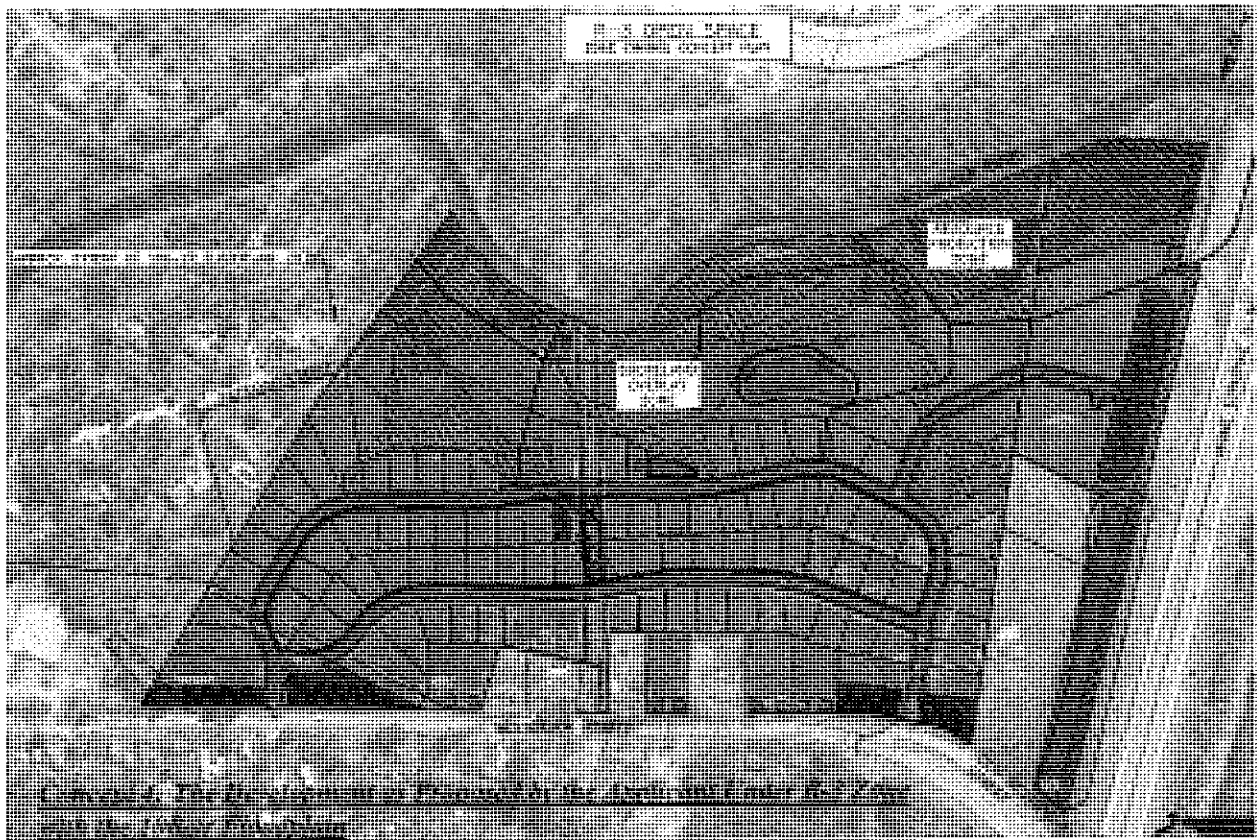
Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

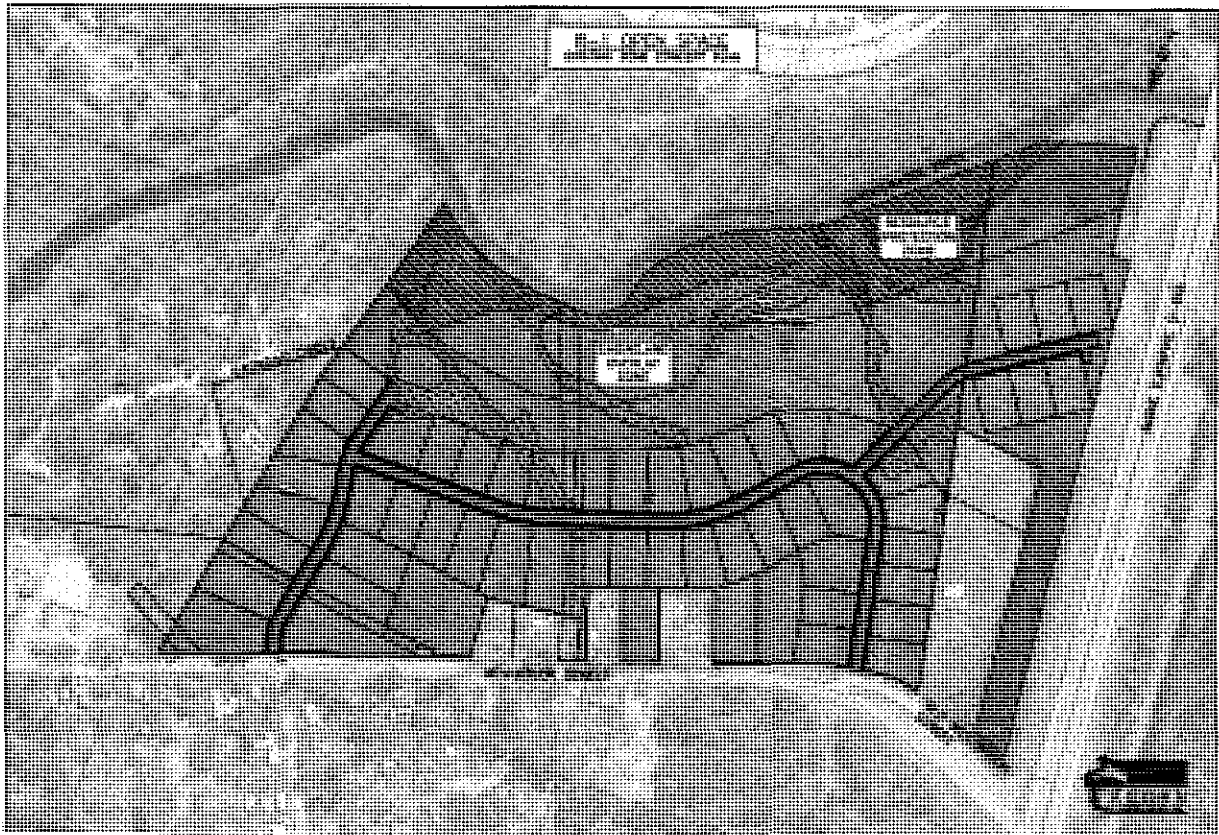
Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

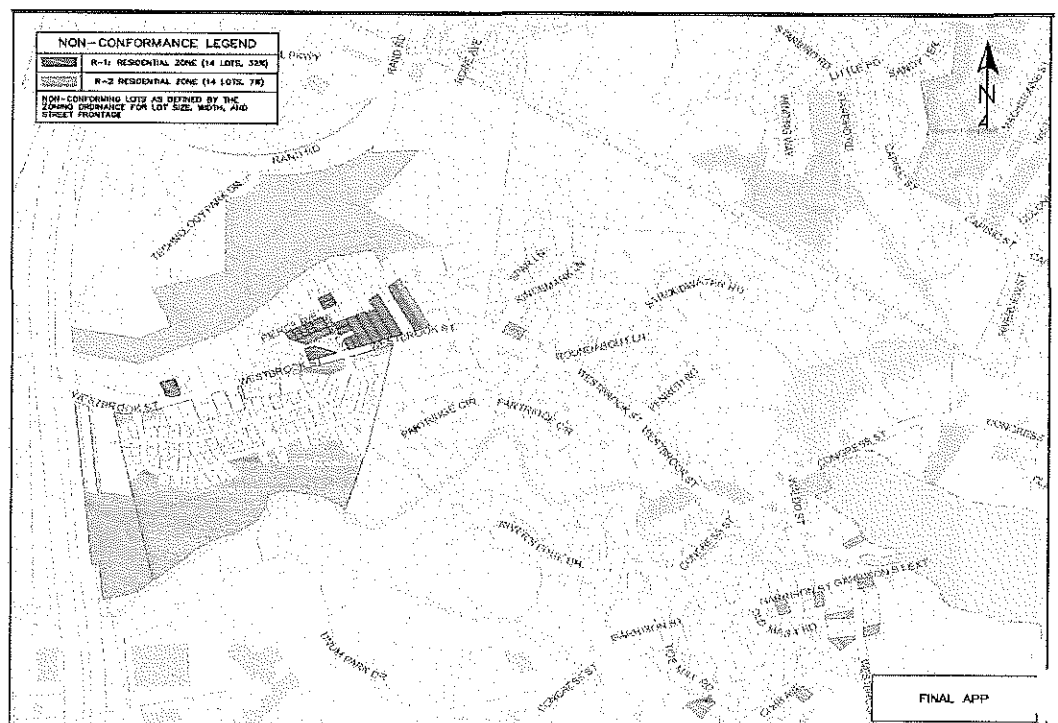


At the request of the surrounding neighborhood, the applicant has submitted a concept plan of the proposed subdivision development under the R-1 zone with open space.



In addition to providing the conceptual plans under the different zones, the applicant has also provided an analysis of the nonconforming existing lots in the Stroudwater neighborhood. The abutting and surrounding lots to Camelot Farms zoned as R-1 or R-2 were evaluated for conformance with the City zoning standards. There were fourteen (14) existing lots within the R-1 zone and fourteen (14) within the R-2 zone that were identified as nonconforming.

According to the applicant, "Non-conforming lots were defined as not meeting the minimum lot size, lot width, or street frontage; building setback requirements were omitted from the list". Please refer to Attachment E and Plan 7 for the applicant's complete analysis and map inserted here.



At the last workshop, members of the public stated that the full buildout of the R-1 concept provided by the applicant was not feasible. The applicant responded to the concern in their cover letter:

The Applicant has completed additional environmental due diligence normally associated with a Site Plan/Subdivision Application in response to site impact concerns addressed by the neighbors. In addition to Wetland Delineation and outreach to State and Federal Agencies (Army Corps, US Fish & Wildlife Service, Maine Natural Areas Program, Maine Inland Fisheries & Wildlife, and Maine Historic Preservation Commission) completed in the Fall, an Ecological Habitat Assessment Report has been developed and included in this submission package.

There has also been a concern from select neighbors that a full buildout R-1 concept as submitted is not feasible. After reviewing the information received to date from our Environmental Consultants and Regulatory Agencies, and standards and regulations set by the City of Portland's Chapter 14 Land Use Code, it is our professional opinion that the full buildout of the R-1 concept is feasible.

At the April 6th meeting, the applicant submitted additional information regarding home construction data, neighborhood density, comparison of housing attainability summary between R-1 and R-3 concepts, and architectural designs of the proposed homes. The power point presentation is included as Attachment J. The documents presented shows the demographics of Stroutwater Neighborhoods through the years and how will be under the proposed development. It also outlines the affordability of homes if built under the R-1 zone versus the R-3 zone. The applicant also shows existing and proposed architectural design examples for the site.

B. Proposed Development Under Residential R-1, R-2, R-3 and R-5a Zone:

The applicant provided conceptual development plans under various residential zones. The following chart illustrates the comparison between the current R-1 zone, R-2 zone, R-3 zone, and R-5a zone; the chart shows the purpose statements, permitted uses, and dimensional requirements of each zone. The minimum lot size varies in R-1, R-2, R-3 and R-5a zones with R-1 having the largest minimum lot size of 15,000 square feet. Generally, the R-3 and R-5a has more flexible dimensional requirements than R-1 and R-2. The intent of the rezone is to provide the proposed project a medium density residential development, which can be accomplished with the R-3 zone and R-5a.

	R-1 Zone	R-2 Zone	R-3 Zone	R-5a
Purpose Statements	To provide for lower density residential development characterized by single-family homes on individual lots in outlying areas of the city and along traffic corridors with limited additional traffic capacity.	To provide for low-density residential development characterized by single-family homes on individual lots in outlying areas of the city and along traffic corridors with limited additional traffic capacity.	To provide for medium-density residential development characterized by single-family homes on individual lots and also to provide for planned residential unit developments on substantially sized parcels. Such development shall respond to the physical qualities of a site and complement the scale, character and style of the surrounding neighborhood.	To provide for moderate-density residential development in off-peninsula sections that can provide a unique residential living experience with a high degree of natural site amenities; and to provide areas of the city in the general proximity of the peninsula that have the capability for adequate municipal services, including traffic corridors with adequate traffic capacity, that can appropriately accommodate a more intensive use of land than other lower-density zoned land and be compatible with surrounding neighborhoods; and to increase affordable housing opportunities in off-peninsula locations by providing a moderate-density zone.
Permitted Uses	Residential: Single family; Handicapped family unit; Single-family, multiple-	Residential: Single family; Handicapped family unit; Single-family,	Residential: Single family; PRUD; Handicapped family unit; Single-family,	Residential: Single family; PRUD; Handicapped family unit; Single-family, multiple-

	component manufactured housing; Single-family single-component manufactured housing; Other: Agriculture and Agriculture parking; Parks; Accessory uses; Home occupation; Municipal uses; Wind energy systems	multiple-component manufactured housing; Single-family single-component manufactured housing; Other: Parks; Agriculture; Accessory uses; Home occupation; Municipal uses; Wind energy systems	multiple-component manufactured housing; Single-family single-component manufactured housing; Other: Parks; Accessory uses; Home occupation; Municipal uses; Wind energy systems	component manufactured housing; Single-family single-component manufactured housing; Multifamily dwellings; Congregate care Other: Parks; Accessory uses; Home occupation; Municipal uses; Intermediate, extended and long-term care facilities; Wind energy systems
Conditional Uses	Residential: Sheltered Care group homes; adding one accessory dwelling unit; Institutional: Schools; Long term and extended care facilities; intermediate care facilities; places of assembly; hospital; Other: Utility substations; Cemeteries; Raising of domestic animals for noncommercial; day care or home babysitting services; temporary wind anemometer towers; wind energy systems.	Residential: Sheltered Care group homes; adding one accessory dwelling unit; Institutional: Schools; Long term and extended care facilities; places of assembly; College, university, trade school Other: Utility substations; Cemeteries; Raising of domestic animals for noncommercial; day care or home babysitting services; temporary wind anemometer towers; wind energy systems.	Residential: Sheltered Care group homes; adding one accessory dwelling unit; Institutional: Schools; Long term and extended care facilities; intermediate care facilities; places of assembly; hospital; Other: Off-street parking; utility substations; day care or home babysitting services; temporary wind anemometer towers; wind energy systems.	Residential: Sheltered Care group homes; Institutional: Schools; Long term and extended care facilities; intermediate care facilities; places of assembly; hospital; Other: Utility substations; Nursery school and kindergartens; day care or home babysitting services; temporary wind anemometer towers; wind energy systems.
Dimensional Standards				
Minimum lot size	15,000 SF	10,000 SF	6,500 SF	Residential: 6,000 SF
Street Frontage	75 feet	50 feet	50 feet	50 feet
Front Yard (Min)	25 feet	25 feet	25 feet	25 feet
Rear Yard	25 Feet	25 feet	25 feet	25 feet
Side Yard	14 feet for 2-story building	14 feet for 2-story building	14 feet for 2-story building	14 feet for 2-story building
Structure Height	35 feet	35 feet	35 feet	35 feet; Multifamily development of 4 or more dwelling units – 55 feet
Lot Coverage (max)	20%	20%	35%	30%
Parking	Two parking spaces for each dwelling unit.	Two parking spaces for each dwelling unit.	Two parking spaces for each dwelling unit.	Two parking spaces for each dwelling unit.

C. Recreation Open Space, Resource Protection and Shoreland Overlay Zones:

The following chart illustrates the comparison between the Recreation and Open Space R-OS (proposed for a portion of the site) and the Resource Protection zone (existing along the river); the chart shows the purpose statements, permitted uses, and dimensional requirements of each zone when stated in the ordinance.

	Recreation Open Space (ROS)	Resource Protection Zone (RPZ)
Purpose	(a) The purpose of this division is: 1. To preserve and protect open space as a limited and valuable resource; 2. To permit the reasonable use of open space, while simultaneously preserving and protecting its inherent open space characteristics to assure its continued availability for public use as scenic, recreation, and conservation or natural resource area, and for the containment and structuring of urban development;	

	3. To coordinate with and carry out federal, state, regional, and city recreation and open space plans; 4. To provide a suitable location for large-scale regional sports and athletic facilities; and 5. To develop an open space system throughout the downtown, which provides the highest quality parks, plazas, and pedestrian environment. (b) The recreation open space zone may include parcels of public property, and private property legally restricted from intensive use or development through deed, covenant, or otherwise.	
Permitted Uses	Municipal parks, public open spaces, picnic areas, playgrounds and play lots; Cemeteries; Arboretums; Golf courses; Boat landings, beaches, and marinas for public uses; Outdoor ballfields and public athletic fields; Swimming pools and tennis courts; Picnic groves and areas; Natural parks and scenic overlooks; Hiking, walking, bicycling or cross-country ski trails; Community gardens for cultivation by and for city residents; Sewage pumping stations and sewage treatment facilities; Sports complexes; Accessory uses; Wind energy systems; Street vendors licensed pursuant to Chapter 19; Events, activities, and uses licensed by the city, including but not limited to markets, festivals, café seating, concerts, and other gatherings.	No building shall be erected, altered, enlarged, rebuilt or used, and no premises shall be used, in a R-P resource protection zone except for the following uses: Non-intensive recreational uses not requiring structures; Motorized and nonmotorized vehicular traffic on existing roads, trails and rails, as appropriate; Bikeways, pedestrian trails and walkways; Fire prevention activities; Wildlife management activities; Soil and water conservation activities; Surveying and natural resource analysis; Emergency operations as defined in section 14-47; Harvesting of wild crops; Nonresidential structures for educational, scientific or nature interpretation purposes; Public and private parks and recreational areas; Permanent and temporary piers, docks, wharves, bridges and uses projecting into water bodies; Storehouses for fishermen's gear; Signs, as allowed in division 22 of this article; Road construction; Parking facilities for uses permitted under this section; Landfill and other earth-moving activity.
Conditional Uses	Accessory uses of two thousand five hundred (2,500) SF or more of floor area; Other recreational facilities and uses that are open to the public; Water pumping stations; Temporary wind anemometer towers; Wind energy systems.	The following uses are permitted in the R-P zone only upon the issuance of a conditional use permit, subject to the provisions of section 14-474 (conditional uses) of this article and any special provisions, standards or requirements specified below. 1. Temporary wind anemometer towers, 2. Wind energy systems.
Dimensional Standards		
Minimum lot size	n/a	20,000 SF
Minimum width of lot	n/a	100 feet
Street Frontage	n/a	100 feet (Street Frontage or Shoreline)
Front Yard (Min)	25 feet	25 feet
Rear Yard	25 feet	75 feet
Side Yard	12 feet	15 feet
Structure Height	35 feet; buildings located more than 1,000 feet from a shoreland zone - 45 feet.	25 feet for a 2-story structure
Minimum Shoreline Setback	n/a	75 feet

It is important to note that the Shoreland Overlay Zone extends over the current R-1 zone and in general extends 250 from the high-water line of the Stroudwater River (excluding the RPZ zone). As noted above, development may occur within the Shoreland Overlay Zone with additional applicable development standards. The overlay zone limits clearing, site improvements and maintains a 75-foot setback from the high-water mark for most structures. Below is a chart that illustrates the Shoreland Overlay Zone purpose statement and applicability:

Purpose	The purposes of this division are to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect fish spawning grounds, aquatic life, bird and other wildlife habitat; protect buildings and lands from flooding and accelerated erosion; protect archaeological and historic resources; protect commercial fishing and maritime industries; protect freshwater and coastal wetlands; control building sites, placement of structures and land uses; conserve shore cover, visual as well as actual points of access to inland and coastal waters and natural beauty, as appropriate in an urbanized environment; and to anticipate and respond to the impact of development in shoreland areas.
Applicability	This division applies to all land areas, uses, structures and land use activities within two hundred fifty (250) feet, horizontal distance, of the normal high water line of any river; within two hundred fifty (250) feet, horizontal distance, of the upland edge of a coastal wetland, including all areas affected by tidal actions within two hundred fifty (250) feet, horizontal distances, of the upland edge of a freshwater wetland; and within seventy-five (75) feet, horizontal distance, of the normal high water line of a stream. This division also applies to any structure built on, over or abutting a dock, wharf or pier, or other structure extending beyond the normal high water line of a water body or within a wetland.
Zoning districts and shoreland regulations	The regulations and controls of this division apply to all land areas, uses, structures and land use activities cited in section 14-447, in all zones of the city.
Principal and accessory structures	75 feet Setback from Normal High Water Mark

D. Similar Rezones from R-1 to R-3

The two areas in Portland that are zoned R-1 are shown on the map to the right. The light-yellow areas are R-1 and encompass land along outer Westbrook Street and an area along outer Congress Street.

In response to public inquiries, the staff researched whether other R-1 zones had been rezoned to R-3. In 1992, the City Council approved the project, River's Edge, as a Conditional Rezone to R-3. Greater Portland Development Group requested a conditional rezone from R-1 and R-2 to R-3 for a parcel of land located on outer Congress Street, along the Stroudwater River. The parcel has a total of 27.41 acres. The conditional rezoning allowed the applicant to have a privately owned and maintained road serving 29 single-family lots.

Figure 4: The R-1 Zones

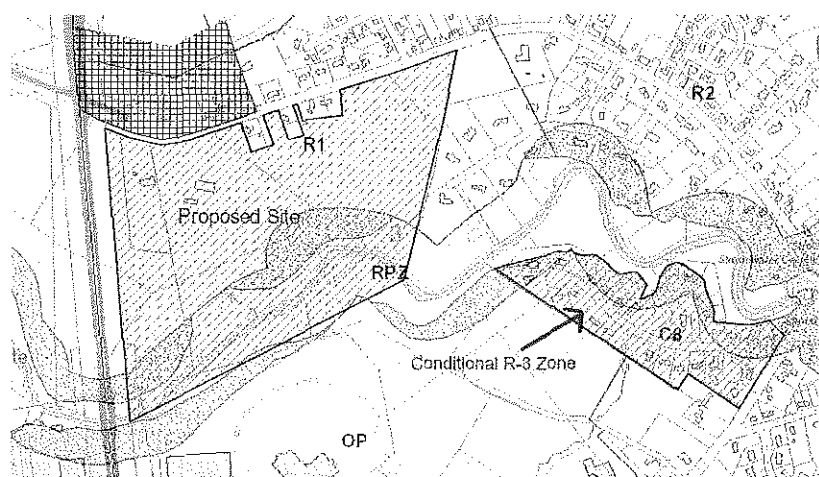
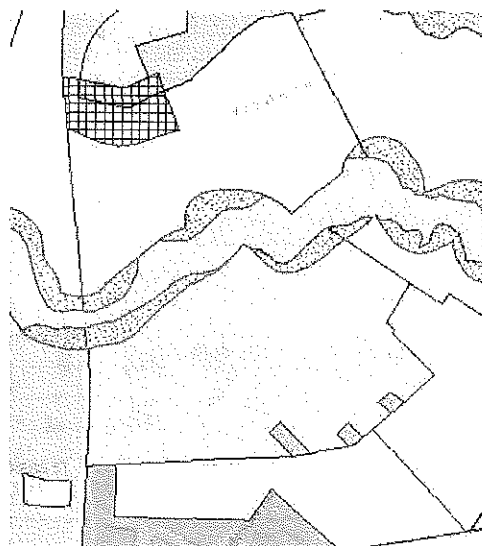


Figure 5: Conditional R-3 Zone (C8)

The conditional zone change was requested to the R-3 zone because R-3 allowed a Planned Residential Unit Development (PRUD) for single family homes at that time. The applicant kept the density of the proposed subdivision at 29 lots which was the same density as permitted under the R-1 and R-2 zones. The applicant built a 24-foot private road which is allowed only in PRUD; an association was formed to maintain the road, land held in common, and any utilities. As part of the proposal, the applicant deeded a 10-acre parcel located along the Stroudwater River for use as public pedestrian trail to Portland Trails; the easement also provided access to the trail from Congress Street is also part of the proposal. It should be noted that the City Council amended the

R-3 zone, so that single family PRUD's are no longer a permitted use and only attached housing may be built as a PRUD.

VII. Comprehensive Plans Analysis

The applicant has submitted their analysis of the projects conformance with the Comprehensive Plan (refer to Attachment C). The staff has identified the additional goals and policies which are relevant to the proposed housing development and finds the proposal in conformance with the adapted Comprehensive Plan and as well as the pending Comprehensive Plan. As stated the purpose of the R-3 Residential Zone is:

To provide for medium-density residential development characterized by single-family homes on individual lots and also to provide for planned residential unit developments on substantially sized parcels. Such development shall respond to the physical qualities of a site and complement the scale, character and style of the surrounding neighborhood.

A. Adopted Comprehensive Plan:

Housing: Sustaining Portland's Future contains several goals which are applicable to this proposed map amendment. The relevant goals and policies as identified by staff are as follows:

Housing Sustaining Portland's Future

Housing Policy #1

Ensure an Adequate and Diverse Supply of Housing for All

- Ensure the construction of a diverse mix of housing types that offers a continuum of options across all income levels for both renter and owner-occupied;
- A variety of housing choices should be available such that no one should have to spend more than 30% of their income for housing.
 - Encourage and support Portland Housing Authority to become active in development of more housing.
- Encourage higher density housing for both rental and home ownership opportunities, particularly located near services, such as schools, businesses, institutions, employers, and public transportation.

Housing Policy #3

Maintain and enhance the livability of Portland's neighborhoods as the City grows and evolves through careful land use regulation, design and public participation that respects neighborhood integrity.

- Encourage innovative new housing development, which is designed to be compatible with the scale, character, and traditional development patterns of each individual residential neighborhood.
 - Evaluate and update, as needed, the current zoning and subdivision codes to encourage new residential development that:
 - Offers diverse and quality living options;
 - Provides traditional neighborhood elements;
 - Promotes a walkable city; and
 - Is compatible with Portland's existing neighborhoods.
- Encourage new housing development in proximity to neighborhood assets such as open space, schools, community services and public transportation.
- Ensure the integrity and economic value of Portland's neighborhoods
- Encourage neighborhood populations that are economically, socially, culturally and ethnically diverse.
 - Encourage a mix of housing types for all ages, household sizes, and incomes throughout the city.
 - Increase density where appropriate in order to achieve neighborhood diversity.
- Locate and design housing to reduce impacts on environmentally sensitive areas.

Green Spaces, Blue Edges: An Open Space and Recreation Plan

Conservation of natural resources should include a complete array of natural features and habitats, so that the public may learn about and experience the full realm of Portland's natural environment.

- Develop high point parks, open spaces located on the higher elevations of the city, in neighborhoods throughout the city such as the Ocean Avenue landfill, hilltop on Ocean Avenue by rock shop, Rocky Hill and hills in Stroudwater.

B. Pending Comprehensive Plan

Housing: A Livable City

State Goals: To encourage and promote affordable decent, housing opportunities for all Maine citizens

Local Goals:

- Increase, preserve, and modify the overall supply of housing City-wide to meet the needs, preferences and financial capabilities of all Portland households.
- Encourage additional contextually-appropriate housing density in and proximate to neighborhood centers, concentrations of services, and transit nodes and corridors as a means of supporting complete neighborhoods.
- Pursue policies to enable people who work in Portland to have the option to live in Portland.
- Encourage quality, sustainable design in new housing development.

Goals from Future Strategies:

3. Remove Housing Barriers

- Evaluate whether current zoning allows for new development consistent with historic patterns of form, density and/or use, as well as whether it allows for priority growth areas.
- Identify priority growth areas.
- Allow for a range of housing models in City codes, whether small units, co-housing, or others that may suit changing needs and demographics.

6. Explore New Tools

- Explore tools that support innovative frameworks for housing creation, stability, and affordability, such as but not limited to community land trusts and a Transfer of Development Rights program to encourage preservation of highly valued open spaces, natural resources, or historic resources while allowing development potential to be transferred to areas considered appropriate for more intensive growth.

9. Adopt Affordable Housing

- Pursue new opportunities for increased energy efficiency, increased densities, mixed incomes, and greater connectivity to surrounding neighborhoods.

Recreation and Open Space: An Active City

State Goal: To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

Local Goal: Portland commits to sustain and build our system of parks, trails, and open spaces to enhance our quality of life, protect our environment, and promote the economic well-being of our remarkable city by the sea.

- Provide high quality, well-designed, well-maintained, safe and integrated parks, trails, public open spaces, and recreational opportunities accessible to all residents.
- Strengthen connections between open spaces.
- Preserve the intrinsic values of the park and open space system, including historic resources, vistas, healthy ecosystem functions, and biological diversity.

Goals of Future Strategies:

10. Connect to the Waterfront

- Encourage physical and visual access to Portland's waterfront - Casco Bay, Back Cove, and the Stroudwater, Presumpscot, and Fore Rivers - as a "blueway" network and an extension of public space for local and regional recreation and transportation needs.

12. Connect the Chain

- Prioritize open space acquisition and programming toward creating linkages where there are gaps in the network, particularly between Stroudwater and the Fore River, Evergreen Cemetery and the Presumpscot River, Portland Transportation Center and Bayside, Martin's Point and the Back Cove, and the western waterfront and the Fore River.

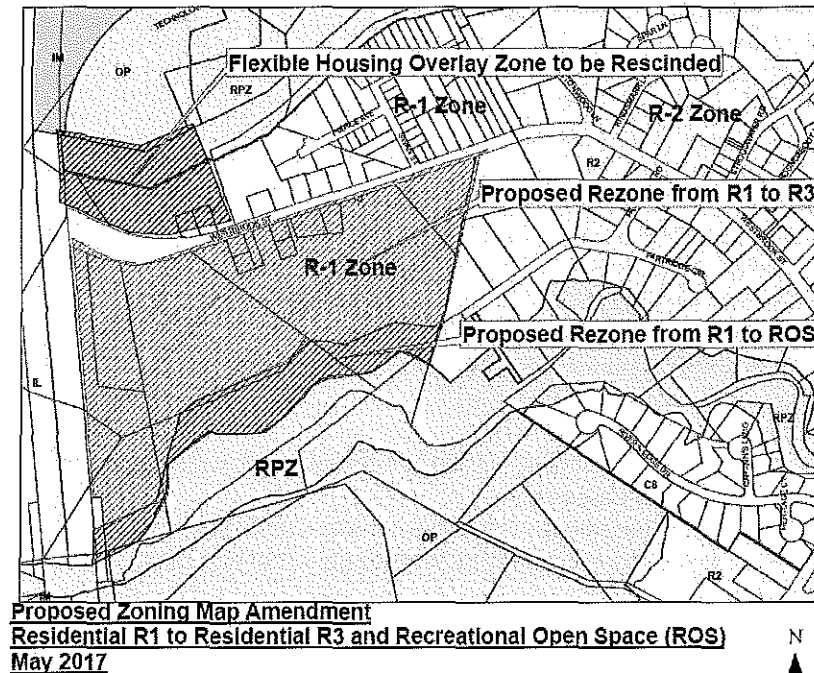
VIII. Planning Board Motion

On the basis of plans and materials submitted by the applicant, the City of Portland Zoning Code, Portland's Comprehensive Plan, public comment, the information provided in public hearing on May 9, 2017 for the project #2016-282 (1700 Westbrook Street), and/or other findings as follows:

1. *The Planning Board finds that the proposed rezoning to the Residence R-3 and Recreational Open Spaces (ROS) zone for the property located at 1700 Westbrook Street is consistent with the Comprehensive Plan for the City of Portland; and*

Therefore, the Planning Board recommends to the City Council adoption of the zoning map amendment for 1700 Westbrook Street from Residential R1 to the Residence R-3 and Recreational Open Spaces (ROS) Zones for the area shown on the map below.

2. *The Planning Board finds that the Zoning Map of the City of Portland, dated December 2000 as amended and on file in the Department of Planning & Urban Development, and incorporated by reference into the Zoning Ordinance by Sec. 14-49 of the Portland City Code, is hereby amended to reflect the rescinding of the Flexible Housing Overlay Zone along Westbrook Street as shown on the map below.*



ATTACHMENTS

PUBLIC COMMENTS

PC1 Art McEvoy Dated 01.11.2017

PC2 Mark Senglemann

PC3 Stroudwater Village Assoc. 1-16-17

PC4 Angela Wheaton 1-16-17

PC5 Sandy Beal 1-16-17

PC6 Michael Scannell 1-16-17

PC7 Colleen Griffin 1-16-17

PC8 Bruce Harrington 1-14-17

PC9 Ryan Scipione 1-16-17

PC10 Tom Minervino 1-16-17

PC11 Jen Borland 1-17-17
PC12 David Silk 1-17-17
PC13 Martha McEvoy 1-17-17
PC14 Christian MilNeil 1-17-17
PC15 Mary Davis 1-17-17
PC16 Mark Sengelmann 1-17-17
PC17 Lisa McLaughlin 1-17-17
PC18 Eugenia O'Brien 1-17-17
PC19 Meagan Smith 1-13-17
PC20 Marc Hodroff 1-20-17
PC21 Raelene Gardner 2-7-17
PC22 David Walter 1-21-17
PC23 Mihku PaulAnderson 2-8-17
PC24 Jackie Day 2-20-17
PC25 Kevin Regan 2-21-17
PC26 Bruce Harrington 2-20-17
PC27 Holly Hoffman 2-22-17

PC28 Shaun Donlin and Silvia Vasquez 2-23-17
PC29 Linda Dambrie 2-23-17
PC30 Richard Michel 2.24.2017
PC31 Art McEvoy 2.14.207
PC32 Angela Wheaton 02.27.2017
PC33 James Mooney 2-26-17
PC34 Janet Page 02.26.2017
PC35 Colleen Griffin 2-27-17
PC36 Eugenia O'Brien 2-27-17
PC37 Xiao Jun Huang 02.28.2017
PC38 Linda Dambrie 02.28.2017
PC39 Michael Archibald 2-28-17
PC40 Dan Koloski 2-28-17
PC41 Carolyn Claiborn 2-28-17
PC42 Lisa McLaughlin 2-28-17
PC43 Public Comments Submitted 05.05.2017

PLANNING BOARD REPORT ATTACHMENTS

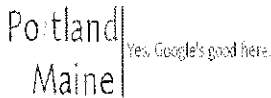
1. Traffic Review (Tom Errico) 02.23.2017

APPLICANT'S SUBMITTALS

- A. Cover Letter (from Will Savage of Acorn Engineering, Inc., 03.30.2017)
- B. Zoning Map Amendment Application
- C. Project Narrative
- D. Purchase and Sale Agreement
- E. Non-Conforming Lot Summary
- F. Architectural Design Examples
- G. Neighborhood Meeting
 1. Camelot - Neighborhood Meeting Certification_2-1-17
 2. Camelot - Neighborhood Meeting Letter_1-6-17
 3. Camelot - Neighborhood Meeting Minutes_1-31-17
 4. Camelot - Neighborhood Meeting Sign-In Sheet_1-24-17
- H. Ecological Habitat Assessment Report, by Verdanterra
- I. Housing Attainability Summary, by Camelot Holdings, LLC
- J. Camelot Farms Presentation, dated 4.6.17
- K. Draft Easements Language
 - K1. Draft Public Access Easement -- 1700 Westbrook -- 30' wide along river
 - K2. Draft Public Access Easement
 - K3. Draft Open Space Easement -- 1700 Westbrook -- 250 Feet of River
 - K4. Draft Open Space Easement -- 1714 Westbrook -- 250 feet of river
- L. Traffic Report

PLANS

- Plan 1 Existing Conditions
Plan 2 R-3 Open Space Concept Aerial Site Plan, C-11
Plan 3 R-3 Full Buildout Concept Aerial Site Plan, C-12
Plan 4 R-2 Full Buildout Concept Aerial Site Plan, C-21
Plan 5 R-1 Full Buildout Concept Aerial Site Plan, C-31
Plan 6 R-5a Open Space Concept Aerial Site Plan, C-41
Plan 7 Ex-2 Parcel Exhibit, Dated 2.14.17
Plan 8 Zoning Exhibit
Plan 9 Zoning Change Map



Shukria Wiar <shukriaw@portlandmaine.gov>

1700 Westbrook Street - Camelot Farms - Initial Traffic Comments

Tom Errico <thomas.errico@tylin.com>

Thu, Feb 23, 2017 at 4:43 PM

To: Shukria Wiar <shukriaw@portlandmaine.gov>

Cc: Katherine Earley <kas@portlandmaine.gov>, Jeremiah Bartlett <JBartlett@portlandmaine.gov>, Lauren Swett <lswett@woodardcurran.com>, Jeff Tarling <jst@portlandmaine.gov>

Hi Shukria – I have reviewed the application materials and offer the following traffic comments as it specifically relates to the rezoning proposal. My comments focus on the traffic implication of the rezoning request and items that would be reviewed during the site plan permitting process.

- The key traffic issue related to the rezoning of the subject property is the increase in trip generation expected with the change. According to application materials, under current zoning (R1), 83 residential units can be construction. With full build-out of the property under the proposed zone (R3), 166 residential units could be construction. The applicant has provided plans that note construction of 100 residential units. Accordingly, the zone change would be expected to add traffic levels above current zoning requirements by 17 residential units. (Although a maximum increase could be 83 residential units, this level of development may not be possible given site constraints). During the worst-case peak hour trip generating scenario, the increase in 17 residential units would correlate to an additional 17 vehicles entering and exiting the project site during the PM peak hour (under the current application proposal). In my professional opinion, this level of traffic increase would not have a significant impact on traffic operations and therefore the zone change would not be expected to have a significant impact on traffic conditions.
- Whether under current zoning and the construction of 83 residential units or under the rezoned scenario with 100 residential units, the following traffic issues/requirements would be considered during site plan permitting.
 - The applicant has provided a traffic study and the general content of the study is appropriate and would be used during the site plan review process.
 - Traffic conditions would be reviewed at the Congress Street/Westbrook Street intersection. Current traffic congestion would likely require mitigation improvements.
 - A traffic speed study along Westbrook Street would likely be required with recommendations on addressing specific vehicle speed issues an recommendations.
 - Intersection/Driveway design conditions including sight distance, driveway separation, and geometric features would be reviewed.
 - A pedestrian and bicycle facility analysis would be expected within the vicinity of the project.
 - Crash data would be reviewed in the vicinity of the project and for locations that are determined to have deficiencies, the applicant would be expected to mitigate problems.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE
Senior Associate

Traffic Engineering Director

TYLININTERNATIONAL

12 Northbrook Drive

Falmouth, ME 04105

207.781.4721 (main)

207.347.4354 (direct)

207.400.0719 (mobile)

207.781.4753 (fax)

thomas.errico@tylin.com

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"One Vision, One Company"

Please consider the environment before printing.

July 9, 2017

To the Portland City Council:

The Stroudwater Village Association ("SVA") expresses its strong opposition to the Planning Board's recommendation to rezone 1700 Westbrook Street, known as Camelot Farm, from an R-1 to an R-3 zone. A high density R-3 development would be a radical departure from the character of the historic Stroudwater neighborhood. Residents chose to purchase their homes in Stroudwater Village because of the rural character of the neighborhood and with confidence that the City would honor the existing zoning and ensure that it would be protected. The SVA's opposition to the proposed Camelot Farm zone change is based on respect for the integrity of Portland's zoning and established patterns of development in its neighborhoods.

A change in zoning from R-1 to R-3 would be a drastic change and not in compliance with the City's Comprehensive Plan, which provides that development should be compatible with the physical qualities, character, and style of the surrounding neighborhood.

The permitted uses in an R-3 zone are far greater than those allowed in R-1 and R-2 zones. If the R-3 zoning is approved there is no guarantee that this developer or a successor would not dramatically change the plan from single family homes to much higher density structures without any recourse for Stroudwater Village residents.

Even without further development the neighborhood is experiencing a severe increase in traffic congestion during morning and evening hours due to the opening of a connector between Spring Street and Stroudwater Street in Westbrook. During peak commuting times the proposed development would add substantial traffic to the already congested intersection at Congress and Westbrook Streets as well as to Westbrook Street itself.

There are examples of residential development in the Stroudwater area with density that is harmonious with the natural environment. The River's Edge subdivision, which like Camelot Farm is located on the Stroudwater River, averages approximately one acre for each house. The projected density of the Camelot Farm project is approximately 250% greater.

The SVA has been actively seeking the adoption by the City of a neighborhood plan for the Stroudwater area. Because such a plan is presently under consideration by the Planning Department it would make sense to postpone consideration of the Camelot Farm proposed zone change until this neighborhood plan takes shape, perhaps only a few months from now. An officially adopted plan for the Stroudwater neighborhood would give both residents and potential developers more predictability as inevitable changes to the area are considered and proposed.

Camelot Farm has helped to lessen Portland's carbon footprint by providing fresh water for wildlife and by acting as a habitat for birds and native pollinators. The addition of 96 new homes, and potentially many more, will dramatically increase the potential run-off of contaminants into the Stroudwater River, contaminants that will ultimately travel into Casco Bay. Fortunately, the Land for Maine's Future program has \$4.5 million available to conserve land for its natural and recreational value and is currently requesting proposals. Camelot Farm has many of the attributes that the program seeks to preserve including river shoreline, grassland, wildlife habitat, farmland, and wetlands. We request that the City's staff investigate the opportunity to use funds from the Land for Maine's Future program as well as from other sources to purchase Camelot Farm and to permit it to remain as open land.

In opposing the proposed zone change the SVA has engaged in frequent dialog with the developer and we have spoken favorably about the inclusion of ROS zoning as part of the proposed development project. Nevertheless we remain opposed to the project for the reasons outlined above. The presently existing R-1 zone would permit many homes to be built on the Camelot Farm parcel without the radical and disruptive impact of the 96 homes that the current developer plans to build on this land and the potential for many more that would be legally permitted in an R-3 zone.

The SVA strongly urges you to vote against the Planning Board's recommendation for a change in the zoning of the area in question from R-1 to R-3. Thank you for your consideration.

Stroudwater Village Association

Mail

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6 of 14,205

[COMPOSE](#)

Fwd: Camelot Farm

Inbox x

Shukria Wiar
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Shukria Wiar

to me

12:13 PM (33 minutes ago)

[Reply](#)[Show](#)

Hi Sonia,

Public Comment for the Rezone for Camelot Farms item.

Thanks.

Shukria

----- Forwarded message -----

From: **William Lairsey** <wlairsey@gmail.com>

Date: Mon, Jul 10, 2017 at 9:40 AM

Subject: Camelot Farm

To: bbatson@portlandmaine.gov, shukriaw@portlandmaine.gov

Brian & Shukria.... Please do not let the council rezone to allow the Camelot Farm property to turn into the high-density development similar to what has occurred on Spring Street in Westbrook. I would love to see the property purchased by the city and developed as a river front park for use by all residents of the area... We all need to work to keep as much open space as we can in our community... As a minimum the zoning should not change so that the residential development would fit in with the neighborhood... THANKS... Bill & Marilyn Lairsey

Arthur F. McEvoy
89 Partridge Circle
Portland ME 04102-1632
(207) 773-4738

January 11, 2017

Shukria Wiar, Planner
Planning Division
City Hall, 4th Floor
389 Congress St.
Portland, Maine 04101

re: Application ID#2016-282

I am commenting on the application to rezone property at 1700 Westbrook Street, Portland from Residential R1 to Residential R3.

I would like to be on record as in opposition to this application.

This 45 +/- acre parcel is, I understand, the largest undeveloped tract of land remaining in Portland. The Residential R-1 designation was originally assigned to these properties to establish and maintain the pastoral/residential character of this neighborhood. It seems that any time a developer(s) comes forward with a proposal to change, not add to and enhance, the established character of an area or neighborhood, the amendment is approved without recourse. This zoning amendment application, if approved, will allow the developers to proceed with the construction of 97 (their estimate) single family homes, increasing the density of Stroudwater Village from 270 homes to 367 and adding an additional approximately 150 vehicles to the traffic flow, using 1.5 vehicles per household. If this application by Camelot Holdings is approved Stroudwater Village will never be able to be described as pastoral/residential again. The strong history of this neighborhood having served as the founding village of Portland and the source of His Majesty's masts will be forever lost.

In the two Stroudwater Village Association meetings that I have attended regarding this application I have inquired of the "representative of the developers", Michael Barton, about the developers identification and about their credentials as they relate to their history of construction of similar projects. He has steadfastly refused to respond. I, and others, have serious concerns about the experience and financial

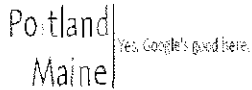
capacity of this development group, whomever they are. Neither the city nor the residents of Stroudwater Village wants a partially completed and abandoned project for lack of resources.

A higher and preferred use of this property is to place it into use as a public recreational area for cross country skiing, track and as an extension of the existing Portland Trail, the trailhead for which is directly across the street. A citizen group is currently exploring financing options for securing this land parcel.

I strongly recommend that the Planning Board not pass their approval of this application along to the City Council.

Sincerely,

Arthur F. McEvoy

**Shukria Wiar <shukriaw@portlandmaine.gov>**

1700 Westbrook St

Mark Sengelmann <mark@alphaarchitects.com>
To: shukriaw@portlandmaine.gov

Wed, Jan 11, 2017 at 10:58 AM

Hi Shukria,

Can you send me a link to the documents for 1700 Westbrook St.?

I live on Stroudwater Rd in Portland.

In early December I attended a presentation of the subdivision plan for the Roger's property on Westbrook St in Portland.

I've been thinking of this proposal a lot and I wanted to give you some feedback.

I was disappointed with the 'squeezed out of a tube' design. Rezoning to smaller lots is a bad idea in my opinion.

I brought up the idea of Cohousing at the meeting with the developer.

<http://www.mainecohousing.org/available/available.html>

Note how the buildings are staggered so that no one is looking directly into another residence.

- Parking is merged for efficiency.
- A very wide number of unit types and price ranges.
- Common open Space and a Community Center for large gatherings.
- I believe that this thoughtful use of the Roger's property will be supported by the neighborhood.

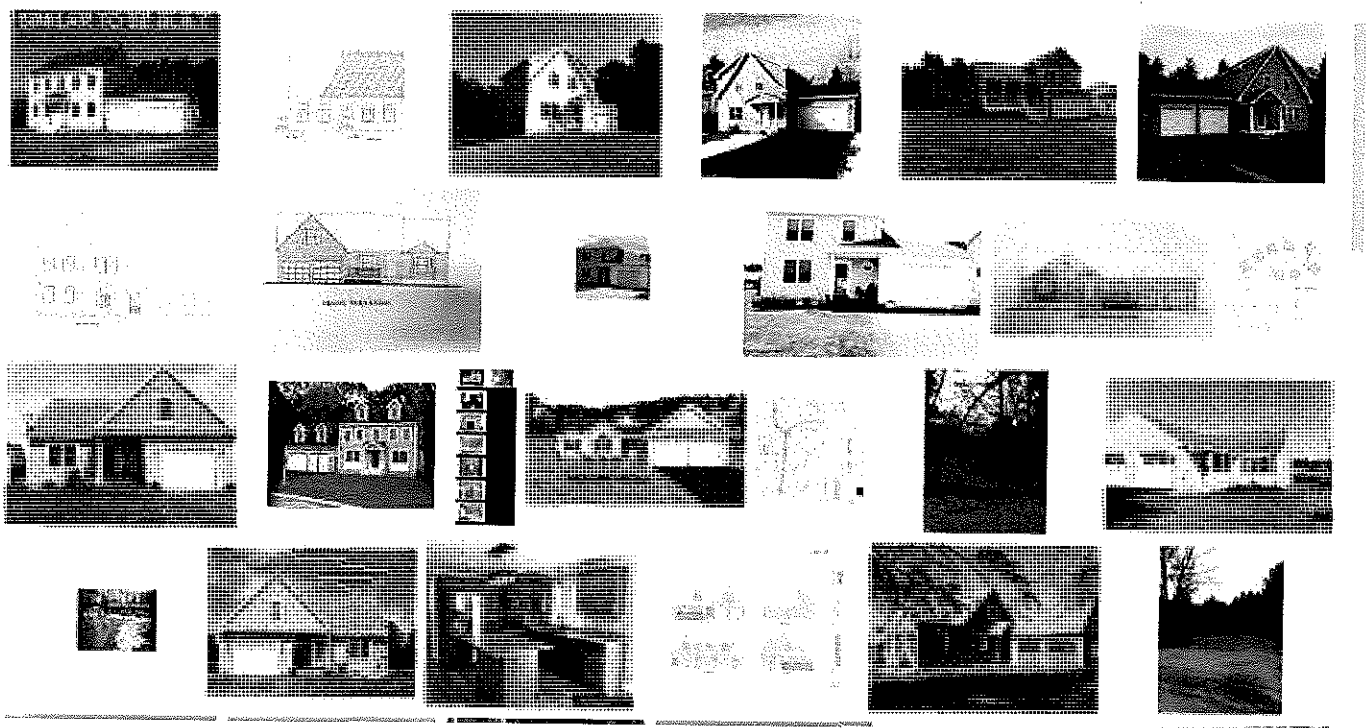
<http://www.peterboroughcohousing.org/content/site-plan>

I am opposed to the banal uniformity of traditional subdivisions that have filled in the farmland in Gorham in the past and present.

I hope this ticky-tacky design does not come to the Stroudwater Village.



Current Gorham Housing



Mark

Mark Sengelmann
 NCARB Principal
 ALPHAarchitects

1/13/2017

City of Portland Mail - 1700 Westbrook St

17 Chestnut Street
Portland, ME 04101-2211
(207) 761-9500
fax 207.761.9595
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mark@ALPHAarchitects.com

Maine, New Hampshire and Massachusetts Licensed Architect

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Google Groups

Statement from Stroudwater Village Association regarding proposed zone change at 1700 Westbrook Street (Camelot Farms property), January 2017

Stroudwater Village Association Board of Trustees <stroudwatervillageassociation@gmail.com> Jan 16, 2017 10:40 AM

Posted in group: **Planning Board**

Hello Planning Board, please find below a statement from the Stroudwater Village Association regarding the proposed rezoning of the Camelot Farms property. Please submit it to the record. Thank you.

-Dan Koloski, SVA President

Statement from Stroudwater Village Association regarding proposed zone change at 1700 Westbrook Street (Camelot Farms property), January 2017

Based on what the SVA and area residents have learned so far about potential development plans for the 45-acre 1700 Westbrook Street property, the Stroudwater Village Association does NOT believe a zone change from R-1 to R-3 is appropriate at this time, and request that the Planning Board deny the request to allow for more discussion about the highest and best use of the property.

It's important to note that we have appreciated the willingness of the proposed buyer/developer to work with area residents, and hope to come back to the Planning Board with a combined proposal that reflects continued discussions. A revised proposal may have different zoning implications, which is partially why we recommend against this change.

Mostly we are recommending against this change at this time because the current plan of record on which the zone change is based is not the right approach, and we believe a different starting point is needed. Specific resident concerns about the plan and zone change at this point include:

- * Too much development volume. The proposal for ~96 single family homes would effectively double the number of homes on the stretch of Westbrook Street from Congress St. NW to the Westbrook line (currently there are ~110 homes in primarily R-1 and R-2 zones along Westbrook Street). There are meaningful questions about the downstream effects of a doubling of development in the area on traffic conditions on already-overcrowded Westbrook Street, the environmental status of the already-urban-impaired Stroudwater River and the existing abutting and nearby residents. --- Action: The SVA has already requested alternatives from the developer that would involve numerically far less homes (more like in the 30-40 range, similar to the scale of the very successful River's Edge and Tide Mill developments). In addition, there are potentially higher-density cohousing options that could be explored to reduce land footprint. We would like time to work with the developer on alternative options.

- * Unclear project viability. The project as proposed does not feel thoroughly vetted at this point and there is concern that the result will be a "half-done" project. For example, currently, the proposal includes a substantial number of homes (30-40) that are situated quite close to the Maine Turnpike and its attendant noise, which existing residents believe will be non-viable for prospective buyers. Similarly, a substantial portion of the lot is unbuildable due to riverfront protection zone (RPZ) and floodplain concerns, and resident experience shows that some of the areas proposed for development may be at-risk. Third, we have received only a limited amount of information as to the previous experience of the development team.

- Action: The SVA would like to understand how any development would address noise concerns from the Maine Turnpike.

- Action: The SVA would like to see a plan that includes an overlay with an accurate assessment of both existing RPZ zoning and floodplain analysis.

- Action: The SVA and area residents have also requested the development backgrounds/bios of the (silent) limited partners in the project, as the (visible) partners appear to lack the experience for a project of this scale and complexity.

- * Missed opportunity to do something better. Camelot Farms is the largest remaining parcel of open space in Portland, and sits on the Stroudwater River, which remains one of the few areas of Portland with meaningful wild natural amenities, flora and fauna. Existing access to the Stroudwater River and Fore River Sanctuary via Portland Trails and small watercraft is a wonderful, non-intrusive experience. The developer is proposing public access to some of the land via a partnership with Portland Trails (and the SVA very much applaud this ideal), but the proposal has limited the undeveloped land to the largely unbuildable wetlands in the RPZ. We would like the developer to think about doing something even bigger in the area of conservation and access. There are numerous opportunities for partnership with

organizations in farming, outdoor recreation, land trusts and conservation/environmental organizations to create something very special in this location that would be a gem in Portland's crown. Those conversations are ongoing, but early, and require time to unfold.

– Action: The SVA has asked the developer to provide partial buyout options for additional portions of the parcel that might be better suited to conservation and similar efforts.

As stated above, we have appreciated the opportunity to work with the developer so far on early exploration of possible uses for the parcel. And we would like to continue to do so. However, a preemptive decision to rezone the entire 45 acres to R-3 would render many of the conversations impossible, and we believe the proposal on which the rezone request is based is the wrong starting point for this conversation.

As such, the Stroudwater Village Association does NOT believe a zone change from R-1 to R-3 is appropriate at this time, and request that the Planning Board deny the request to allow for more discussion about the highest and best use of the property.

The Stroudwater Village Association is a Maine Non-Profit corporation. All residents of Stroudwater are members and invited to participate in all of our activities.

Find us on the web at <http://www.stroudwatervillage.org> and <http://www.livinginportland.org/stroudwater.htm>
Find us on Facebook at <https://www.facebook.com/StroudwaterVillageAssociation>

Google Groups

Deny Camelot Farms Rezone

Angela J. Wheaton <angelajwheaton@yahoo.com>

Jan 16, 2017 1:46 PM

Posted in group: **Planning Board**

Dear Portland Planning Board,

As a resident of the Stroudwater neighborhood, I ask that you deny the zoning conversion request re: the Camelot Farms property. As you know, the property is the last open farmland in the city, and is currently zoned in keeping with that use. Rezoning from R-1 to R-3 is a significant change, is not consistent with neighboring properties, and will result in widespread impacts to this part of our city. Changes such as this should be carefully studied from all perspectives, work that I do not believe has yet been done.

I greatly appreciate your thoughtful review and consideration of this proposal as well as your inclusion of neighboring residents in the process. I strongly urge you to deny this request in favor of a more comprehensive plan that would take the entire area and all options into consideration.

Thanks for your time and consideration. Sincerely, AJW

Angela J. Wheaton 30 Partridge Rd. Portland, ME 04102

Google Groups

Camelot Farms proposal to change zoning from R-1 to R-3

Sandy Beal <luckymainer@gmail.com>

Jan 16, 2017 2:18 PM

Posted in group: **Planning Board**

Hi all,

My wife and I understand that the current zoning is R-1 and we are of the opinion that the developer should comply with the current zoning. We understand that the green space near the river is not developable by nature of the topography, et al., and we see no reason why the PB should support a zoning change to R-3 just so that the developer can have an opportunity to make (more) money with a higher density project. If the project can't be profitably developed within R-1 zoning from the developer's standpoint, we see that as the developer's problem. This area of Stroudwater is single-family residential, and those who have settled nearby may have relied on the zoning to be R-1, and it should be kept that way.

Alexander (Sandy) and Joan Beal
37 Old Mast Rd.
Portland, ME 04102

Google Groups

Concerned Neighbor

Michael Scannell <sohoinn@msn.com>

Jan 16, 2017 8:32 PM

Posted in group: **Planning Board**

To whom it may concern,

I am writing on behalf of myself and family of 5 from 121 Partridge Circle. We live in one of the 8 homes in the Stroudwater Woods Association, and our home is abutting the Camelot site. We have been anxious to vocalize our disappointment of the development of the Camelot property. We have been blessed with the views of rolling hills and cows for over 12 years.

We understand the development of the property, but want it to be known there is **no way** the land should be changed from a R1 to a R3 zone. We purchased our homes (myself and my neighbors), with the comfort of privacy and buffers between them. R3 would put homes in our close proximity, a buffer of R1 is one of the main reasons we purchased at this location, and we feel that should be respected. As one of the largest neighboring abutting homes, our loss of privacy and views should be taken into consideration. Camelot Holdings, LLC is trying to take this away from us, and our hopes is that you will not let it happen.

I am disappointed that I am not able to attend the meeting and express my concerns in person. This change in our backyard can not be allowed. Development yes, but under our existing zoning **ONLY**.

Other concerns are: length of time, earth moving (dust), etc.

Sincerely,

Michael Scannell

Google Groups

Zoning Change for 1700 Westbrook St

Colleen Griffin <colleen_griffin@msn.com>

Jan 16, 2017 9:19 PM

Posted in group: **Planning Board**

Dear Members of the Portland Planning Board,

My name is Colleen E. Griffin. I reside at 42 Penrith Road in the Stroudwater neighborhood. I write to you today to express my concern with the development of Camelot Farm located at 1700 Westbrook Street. I have several concerns with the purposed development of this beautiful lot of land.

1. **Traffic Concerns:** 96 homes condensed onto this property seems **outrageous**. What does 96 new homes mean for traffic flow up and down Westbrook St.? At this time, **without** the proposed 96 homes, it is a challenge to pull out of my street and on to Westbrook St. anywhere from 7:25 to 8:45am and again from 4:30 to 6:00pm. Penrith Road like most side streets in the area are dead-end streets. There is only one way out. If I happen to be traveling west from Westbrook toward Congress St. and need to make a left-hand turn onto Penrith Road, I stop traffic completely in the east bound lane as I look for a safe time to make that turn. I have on multiple occasions cringed when I hear breaks squeal as the cars behind me attempt to stop. 96 new homes could easily equal 200 more cars on this narrow stretch of road. What is the plan to keep our neighborhood safe? Widen the street? Add additional lanes and traffic lights to allow residents to safely pull out of their street? Would the very narrow sidewalks be widened from the city line to Congress St. for foot traffic?

1. **Pesticide and herbicide pollutants flowing into the Stroudwater River:**

This is a major concern. I currently hold a Private Applicator Pesticide License with the State of Maine. I have spent the last two years studying the issue of ground water contamination from residential use of pesticide and herbicides, causing algae blooms and destruction of the surrounding ecosystem. This property is covered with a considerable percentage of wetland. There is also a considerable downward slope towards the river. Once contaminated, the groundwater will be pulled by gravity into the slow moving Stroudwater River. With 96 new lawns to be installed and chemicals used to make every one green and beautiful, not to mention the pesticides that will be applied to keep the mosquitos at bay, a major algae bloom will be unavoidable. Destruction of the incredible ecosystem that so many of us enjoy will be imminent. This issue will not be contained to the Stroudwater River but will continue on to the Fore River and into Casco Bay.

1. **Green space in the city of Portland is disappearing at an alarming rate.** I frequently walk from my home to the entrance of Portland Trails. Walking past the wide-open space of Camelot Farm fills one with a sense of joy and peacefulness. I am grateful to live within walking distance of such a beautiful landscape. It is restorative in an increasingly chaotic world. Now, instead of being filled with peacefulness I will soon be witness to one of the last open green spaces in the city being ripped to shreds in the name of progress. What a shame.

I strongly urge the Portland Planning Board to keep the property at 1700 Westbrook St. a R-1 zone.

Thank you for your time.

Colleen E. Griffin

42 Penrith Road

Portland, ME

Sent from Mail for Windows 10

14 January 2017

To: City of Portland Planning Division
City Hall, 4th Floor
389 Congress St., Portland, ME 04101

From: Bruce L. Harrington
1618 Westbrook Street
Portland, ME 04102

RE: ID#2016-282 or CBL #229 A002001
Camelot Holdings, 1700 Westbrook Street

Subject: Opposition to rezoning from R-1 to R-3

Dear Shukria Wiar,

Article in Portland Press Herald dated 12.24.2016

Mr. Barton stated that the 45-acre parcel under current R-1 zoning with a minimum lot size of 15,000 sq. ft. could support approximately 100 homes. AS you know he has requested a zoning change to R-3 with a minimum lot size of just 6,500 sq. ft.

If the parcel will support 100 lots at 15,000 sq., Why would you rezone for 95 lots at 6,500 sq.

These small lots will create cluster housing as he said with all the homes built on the top 2/3 of the parcel along Westbrook and that 17 acres or 43% of the land along the river would remain preservation land or green space (undeveloped).

Isn't it more the point that these 17 acres are located in Flood Zone -C or Wetlands and placing it in Preservation status eliminates paying property taxes on that portion of the parcel that they can't build on but was purchased as a whole.

When viewing Camelot's site plan, I could not help but notice that house lots appear to be located in the direct path of deeded Right of Ways that run from Westbrook Street to the Stroudwater River and further. When will we be able to see an accurate plan for this parcel,

City of Westbrook has placed a six month moratorium on building to reevaluate the impact of cluster housing off Spring Street. I viewed that development recently and saw the impact that this development has on the landscape and would not want to look at that from my backyard.

I believe that If the City of Portland allows a change in zoning, that our property's will be devalued and I am opposed to radically changing the continuity of this safe and beautiful neighborhood.

R-1 zoning has made Stroudwater a place that people want to live and raise a family and it has worked out well.

I would like to make a request that the city do a traffic impact study on Westbrook Street. Almost every weekday during morning commute, the inbound traffic is backed up past my house at 1618 Westbrook St. to Congress St.

This development will add a minimum of 100-200 vehicles onto Westbrook St. Most probably working in the City of Portland.

Today we received a letter from Camelot Holdings for a meeting at the Baptist Church on the 24th. This raises flags as to their true intentions for this parcel and that they want desperately for us to support the rezoning to R-3.

In closing, I oppose the zoning change from R-1 to R-3.

Thank You for your attention in advance,

Bruce L. Harrington

Fwd: Camelot Farm Development

1 message

Shukria Wiar <shukriaw@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Tue, Jan 17, 2017 at 10:24 AM

----- Forwarded message -----

From: **Ryan Scipione** <ryan@mjmcaluso.com>
Date: Mon, Jan 16, 2017 at 1:23 PM
Subject: Camelot Farm Development
To: "shukriaw@portlandmaine.gov" <shukriaw@portlandmaine.gov>

Dear Ms. Wiar,

My name is Ryan Scipione, and I am resident of City Council District 3, as I live and own the home at 45 Machigonne Street, within the Rosemont Neighborhood. I am writing to you to express my support for the proposed Camelot Farm Residential Development, and urge you and the members of the Planning Board to move forward with the necessary zoning adjustments to make possible the development that has been thoughtfully proposed for the Camelot Farm land.

From the information that has been currently available to date, the Proposed Camelot Development is a welcome enhancement to the property and our district as a whole. When I first was made aware of what is being proposed, it very quickly reminded me of the composition of my own neighborhood, where neighbors are close in relationship, encouraged by closeness in physical distance. Such neighborhoods where families or individuals own homes with modest land plots, inherently take pride in their own properties, and are outside maintaining and enjoying them. This produces not only uniquely beautiful properties, but neighbor-to-neighbor conversations (whether over a flower planting, ball playing, snow shoveling, or lemonade drinking). This yields what makes a great neighborhood; beauty, closeness, and uniqueness. I know when I look around my neighborhood, the home ownership varies across the spectrum, we have residents who have lived there for 25+ years and their children who grew up there now have children of their own who visit. There are young families with children just starting out in the Portland School system, and there are even younger professionals who have recently moved in and are looking to stay for quite a long time, and that reason is very likely because of the type of the neighborhood that we live in. – The kind of neighborhood we need more of! A neighborhood where properties are respected, neighbors are close, and residents look out for one another.

On that note, it is no secret that we need more housing in Portland. To use my neighborhood again as an example, specifically my very street; three houses on my street were sold and purchased within the past year or so, and none of them even had to post a sign on the lawn. I know two of the three did not even make it to the public market and were sold within a week of the previous owners reaching out to real estate agents. –That is unbelievable! And is a clear sign of the need and desirability for neighborhood housing like is being proposed for Camelot Farm.

The Camelot Development is exciting in that it embodies so many goals of the City's Comprehensive Plan. From the development of clear orderly growth, via organized lots naturally derived from existing nearby infrastructure and amenities, to respecting green space and waterfront areas. Certainly the development of this neighborhood would be an economic promotion to the City of Portland. Beyond the additional taxable real estate, the neighborhoods planned location is incredibly attractive as it is within easy striking distance to Downtown via congress street, is right around the corner from the Jetport, and is within close proximity to small and large businesses alike, from yoga studios and child care facilities, to insurance and grocery/retail giants.

With Camelot Development's proposed diverse housing, it suggests that varied decent housing will be provided, creating opportunities for diverse residents, in the historic spirit of Portland. Additionally, the proposed maintenance, respect, and enhancement of greenspace and the Stroudwater River waterfront, with the possible addition/ connection to the Portland Trail system, certainly embodies many of the goals laid out in the Comprehensive Plan. For me, this is an appealing prospect, as the proposed development is between two of my favorite city trail areas; Fore River Sanctuary and

Stroudwater Trail.

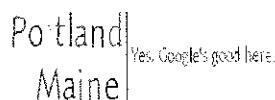
I want to thank you for your time, and I know that you and members of the Planning Board understand the many positive aspects that a Development like that which is being proposed for Camelot Farm will bring to the City of Portland. It is more of this "good" that we need and want, and I support development that will bring this, and trust you will as well.

Respectfully,

Ryan Scipione, AIA, ARA
Partner, Architect
MJM+A architects
Email: Ryan@mjmcaluso.com
ME, NY, VT Licensed Architect

Portland
46 Romasco Lane
Portland, ME 04101
Phone: 207.619.7466
www.mjmaarchitects.com

—
Shukria Wiar, Planner
Planning Division
City of Portland 389 Congress Street
Portland, ME 04101
Ph: 207.756.8083
Fax: 207.756.8258



Jennifer Munson <jmy@portlandmaine.gov>

Fwd: Camelot Farm development

1 message

Shukria Wiar <shukriaw@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Tue, Jan 17, 2017 at 10:24 AM

----- Forwarded message -----

From: **Tom Minervino** <tom.minervino@gmail.com>
Date: Mon, Jan 16, 2017 at 4:15 PM
Subject: Camelot Farm development
To: shukriaw@portlandmaine.gov

Dear Ms. Wiar:

I am writing to support the proposed Camelot Farm residential development project on Westbrook Street in the Stroudwater neighborhood. I live at 60 Starbird Road in Portland with my wife and three young sons. It's a great neighborhood with a mix of young couples, families with kids, and retirees. Kids can ride bikes and residents help elderly neighbors shovel their walkways and driveways. It's very similar to the neighborhood I grew up in in Libbytown and is exactly what my wife and I were looking for when we bought a home several years ago.

The Camelot Farm plan calls for this type of traditional neighborhood, which Portland, with its growing demand for housing, desperately needs. So much of the recent residential development in Portland has been geared toward high-end, urban condominiums that aren't affordable or practical for most. Camelot Farm is different, proposing modest lots, green space and a walkable, environmentally responsible neighborhood that adds nearly 100 units of much-needed housing, as called for in the city's Comprehensive Plan.

Both my grandfathers built homes in Portland for their young families decades ago – one in Back Cove and the other in Deering Center. They lived in those homes for over 30 years and their neighbors became their lifelong friends. I am still close with friends I made at Longfellow Elementary School and Lincoln Middle School. I think the sense of camaraderie that's built in traditional neighborhoods, where kids can gather for wiffle ball games and adults get together for barbecues, leads people to take pride in their homes, community, schools and city. Camelot Farm is one of the last spaces within the city bounds where a neighborhood like this can be created, so I hope Portland doesn't miss out on this opportunity.

Sincerely,
Tom Minervino
(207) 831-3634

Shukria Wiar, Planner
Planning Division
City of Portland 389 Congress Street
Portland, ME 04101
Ph: 207.756.8083
Fax: 207.756.8258

Camelot Farms

1 message

Jen Borland <jen.robinson.borland@gmail.com>

Tue, Jan 17, 2017 at 11:35 AM

To: shukriaw@portlandmaine.gov, planningboard@portlandmaine.gov

Cc: stroudwatervillageassociation@gmail.com

Planning Division

City Hall, 4th Floor

389 Congress Street

Portland, Maine 04101

I hope you will take the time to read and consider the following:

As a Portland native, I have witnessed the transformation of our beautiful city by the sea over the last few decades. The redevelopment of downtown as a thriving business and arts district, renovation of older and addition of new housing for people of all income levels throughout the city, investment in the colleges and universities, and land conservation efforts have greatly improved Portland. The development of Camelot Farms on Westbrook Street could be an opportunity to continue in the right direction. As a Stroudwater resident I have questions and concerns about the possible re-zoning of the property. It is my understanding that the proposal to change from R-1 zoning to R-3 zoning is to allow for 96 homes to be built on the 45 acres of land abutting the Stroudwater River and the Maine Turnpike.

I believe this is one of the largest remaining undeveloped tracts of land in the city. Land conservation has been tremendously popular and positive in recent years. I have witnessed the transformation of many of our city's greenspaces; most recently the reclamation of Capisic Pond Park. To see so many families and their pets enjoying the outdoor recreation spaces year round is wonderful. It seems to me that there is an opportunity to do more with this space than build housing, a chance to conserve nature and provide outdoor public space. Public access to more greenspace and the river for recreation purposes would be appreciated by so many. I would love to have more places in Portland to take my Girl Scout troop skating, cross-country skiing, kayaking, and spending time enjoying and observing nature.

The addition of this many single-family homes in one of the most desirable areas of the city would surely add a great number of children to our public schools. Plans for a new school to replace Hall School have been approved and construction will begin soon, will the new school be large enough to absorb the additional students from a development this size? And King Middle School and the public high schools? Besides the school buildings, will the busses have capacity or will additional busses be needed?

The increased traffic is of great concern. Adding nearly 100 homes to the neighborhood would approximately double the number of homes between Congress Street and the Westbrook-Portland line. The traffic volume would undoubtedly increase. Morning traffic on Westbrook Street is heavy currently; pulling out of driveways or side streets often requires a very long wait. Adding 100 - 200 drivers to morning traffic would inevitably congest traffic further. How would this be mitigated? What additional costs will be incurred (paving, plowing, signage, etc.)? How will this be funded?

I also wonder about the viability of the development. Will homes so close to the noise of the Turnpike be desirable enough to sell? Could this end up being an unfinished development or a street with vacant homes? Vacant homes can be an "attractive nuisance." Most residents in our area are aware that there are people living in the Fore River Sanctuary, on land

adjacent to the Turnpike, under Veterans' Bridge, and in other places nearby. Would vacant or unfinished homes attract squatters and the costs and issues that can follow?

At this time, I hope the Planning Board will not change the zoning at this time so there can be more time for discussion about the best use of the property. There are many questions to be answered and ideas to be considered before a final plan should be set in place.

Thank you.

Jennifer Borland
1473 Westbrook Street
Portland, Maine 04102
207-671-0037
jen.robinson.borland@gmail.com

Director of Investor Consulting Services

Education & Training Development

SPECTRUM Enterprises

(207) 805-0025 direct
(207) 767-8000 ext 206
(207) 767-1620 fax

Fwd: Camelot Farms PB Workshop 1/17

1 message

Shukria Wiar <shukriaw@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Tue, Jan 17, 2017 at 12:12 PM

----- Forwarded message -----

From: **David Silk** <DSilk@curtisthaxter.com>
Date: Tue, Jan 17, 2017 at 8:37 AM
Subject: Camelot Farms PB Workshop 1/17
To: "shukriaw@portlandmaine.gov" <shukriaw@portlandmaine.gov>

Hi Shukria: I may have missed this but when I looked at the material in the PB packet regarding the Camelot Farm rezone request, I did not see a map showing the location on the site of both the RPZ and Shoreland Overlay Zone. It would be helpful to see on the applicant's R-3 build out sketch the depiction on the sketch of both of these zones and to confirm that the applicant is not seeking to modify the location on the parcels of these two zones.

Also I have several questions that perhaps can be asked tonight at the workshop.

First, when the applicant compares the number of possible lots under R-1 to R-3, is the applicant taking into account the existing RPZ and Shoreland Overlay Zone? If not what would the count be when taking into consideration these two overlay zones?

Second, is new residential development permitted in either the RPZ or the Shoreland Overlay Zone?

Third, in looking at the zoning map, I notice the R-2 zone almost extends to the easterly side of the combined parcels. When was the R-2 put in place? What would be the number of lots permitted if Camelot Farms was rezoned from R-1 (min. lot size 15,000SF) to R-2 (min. lot size 10,000SF)? Looking at the purpose sections of R-1 and R-2 they appear to be the same.

To provide for low-density residential development characterized by single-family homes on individual lots in outlying areas

of the city and along traffic corridors with limited additional traffic capacity.

Camelot Farms is in an outlying area and along a traffic corridor. Has Tom Errico been asked to weigh in on the amount of additional traffic capacity for the relevant traffic corridors?

The R-3 purpose is bit different. It says:

To provide for medium-density residential development characterized by single-family homes on individual lots and also to provide

for planned residential unit development on substantially sized parcels. Such development shall respond to the physical qualities

of a site and complement the scale, character and style of the surrounding neighborhood.

Given Camelot Farms is a substantially sized parcel, if rezoned to R-3, is it the developer's intent to proceed with a PRUD? What is the scale, character and style of the surrounding neighborhood? An overview may be helpful to get a sense of that.

Thanks for taking my questions. Please feel free to share with the PB and the applicant.

David Silk

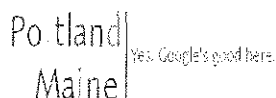
1187 Westbrook St

—
Shukria Wiar, Planner
Planning Division
City of Portland 389 Congress Street
Portland, ME 04101
Ph: 207.756.8083
Fax: 207.756.8258



Camelot Present Zoning.pdf

70K



Jennifer Munson <jmy@portlandmaine.gov>

Camelot Farm proposal to rezone

1 message

Martham3 <martham3@maine.rr.com>

Tue, Jan 17, 2017 at 12:12 PM

To: shukriaw@portlandmaine.gov, planningboard@portlandmaine.gov

Cc: stroudwatervillageassociation@gmail.com

One of the reasons I live in Portland is because of the vibrancy and diversity of the city. It is arguably the most diverse city in the state. It is a city composed of different types of neighborhoods and areas including but not limited to- our charming downtown Old Port, the apartment and multi story buildings in the evolving hip Eastern Prom area, the stately homes along the Western Prom, our more densely packed Northgate and Brighton Ave areas and our more rural and historic Stroudwater.

This diversity in neighborhoods and housing attracts all kinds of people to Portland.

There is an opportunity to do something with this land. It could be providing a different type of housing than we have in the area. It could be leaving the land as is. It could be combination of housing and recreational area (other than just the unbuildable part along the river that the current development proposes). It could even include a small area off of Westbrook St for neighborhood amenities (coffee? Small fitness center?). This opportunity should not be squandered for duplication of the type of housing that we already have plenty of in Portland and that fundamentally changes a neighborhood.

As an abutting owner and a Stroudwater resident, I oppose the rezoning from R-1 to R-3.

Thank you.

Martha McEvoy

89 Partridge Circle

Fwd: 1700 Westbrook Street comments

1 message

Shukria Wiar <shukriaw@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Tue, Jan 17, 2017 at 12:23 PM

----- Forwarded message -----

From: **Christian MilNeil** <c.neal.milneil@gmail.com>

Date: Tue, Jan 17, 2017 at 12:21 PM

Subject: 1700 Westbrook Street comments

To: "Shukria Wiar (shukriaw@portlandmaine.gov)" <shukriaw@portlandmaine.gov>

Cc: Stuart O'Brien <sgo@portlandmaine.gov>, William Savage <wsavage@acorn-engineering.com>, mark@alphaarchitects.com

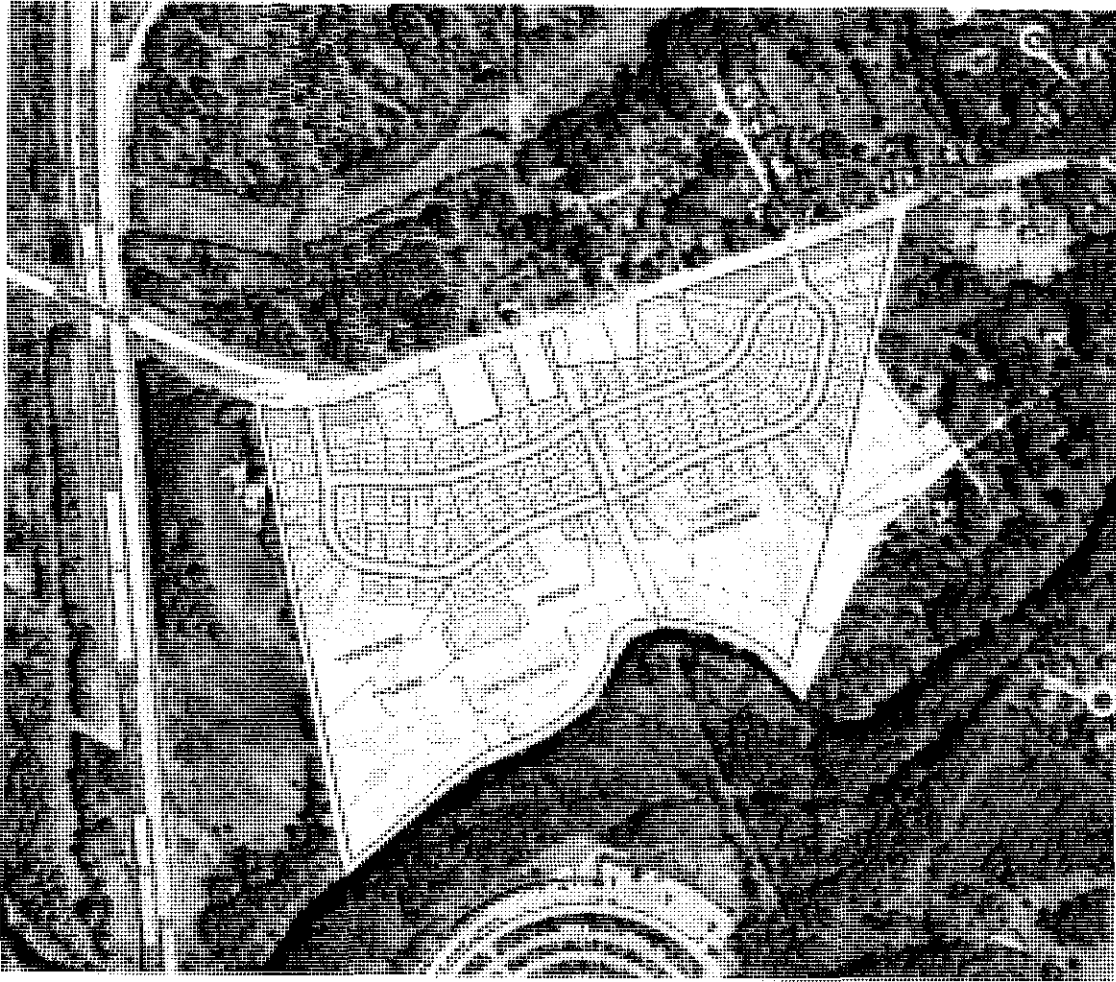
Hi Shukria, Stuart and William,

Please accept this as a formal public comment re: 1700 Westbrook Street in advance of tonight's workshop.

While I welcome any addition of new housing in our city, I'm concerned that the auto-dependent tract housing model in this proposal (the only kind of housing allowed in the R-3 zone) is classic sprawl, and a huge missed opportunity for the site.

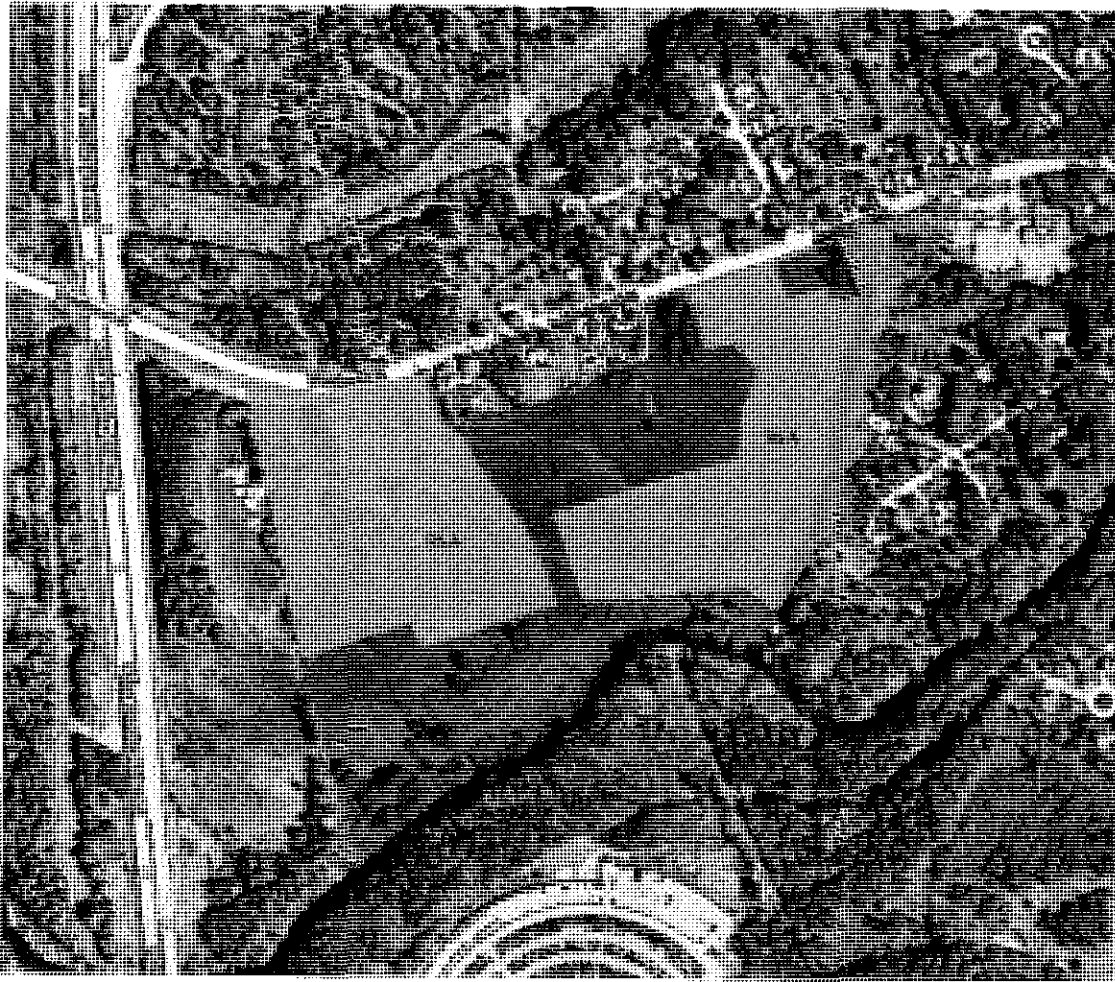
I'd appreciate it if neighbors, the developer and the planning board considered an alternative model – currently being employed with considerable success in Scarborough's Eastern Village and Dunstan Crossing subdivisions – to allow smaller lot sizes and a greater variety of housing types to create a more compact, walkable neighborhood with more open space preservation than would be possible in the current plan.

Here's a view of the current proposal, with 96 large lots dictated by the rules of the R-3 zone.



And here's a view of what might be possible with a mix of R-5a and B-1b zoning, to allow (for instance) 75 single-family homes on smaller, clustered lots, 24 units in slightly duplex buildings, and 10-12 townhouse units in mixed-use buildings near the intersection of Swan Street, where 2-3 small retail units could accommodate neighborhood-oriented businesses and reduce the number of automotive trips made for daily errands. The rest could be preserved as public open space or community gardens/farmland with the ROS zoning designation:





Clustered R-5a and B-1b zoning would allow the developer to build more units in a considerably smaller footprint, thus preserving more open space and reducing infrastructure cost. Besides reducing costs and increasing the number of potential home sales, more compact and walkable neighborhoods also reliably command a premium for each house on the market – not only for the residents of the development, but also for existing homeowners along Stroudwater Street. Lower costs and higher revenues, in turn, could make it possible for the developer to subsidize a greater number of affordable workforce units here.

The R-3 zoning under the planning board's consideration makes a walkable, mixed-use neighborhood illegal to build, and instead mandates a car-dependent suburb. The R-3 zone meets a pressing city need for more housing, but at the expense of other city goals, like reducing greenhouse gas pollution, reducing traffic, and preserving open space.

Now, maybe business-as-usual sprawl is what Stroudwater residents want, in which case, R-3 makes sense. But if the neighborhood is open to a more creative development, and the developer is open to selling more homes at a lower cost of development, then the city as a whole would benefit considerably from a clustered R-5a and B-1b zone instead.

More images of new urbanist mixed-use housing below. Speaking as one citizen, I'd much rather you legalize this kind of neighborhood instead of legalizing expensive tract housing. I have a hunch that the developer and neighbors might also prefer this.

Yours,
Christian MilNeil
45 Smith Street

double u double u double u dot christianmilneil dot com

Eastern Village in Scarborough:



Stambridge, near Atlanta, GA.



Serenbe:



—
Shukria Wiar, Planner
Planning Division
City of Portland 389 Congress Street
Portland, ME 04101
Ph: 207.756.8083
Fax: 207.756.8258

Mary Davis
1666 Westbrook Street
Portland, ME 04102

January 17, 2017

Shukria Wiar, Planner
Planning Division
City Hall, 4th Floor
389 Congress St.
Portland, Maine 04101

re: Application ID#2016-282

I am writing to convey my strong objection to allowing the high density development proposed for 1700 Westbrook Street. This developer is not proposing to follow the rules that have been set and are currently in place to protect the character of the neighborhood. Instead, the developer asks that the rules be changed to allow him to jump zones from Residential R1 to Residential R3. The purpose of the change request is to make greater profits for the developer.

I would be surrounded on three sides by five new houses. I have 30,000 square feet in my lot and understand the R3 requirement is only 6,500 square feet. That drastic a change does not mesh with the surrounding area and would totally ruin its rural character.

I hope the planning board rejects this application and gives the land a reprieve in the hopes that it can be saved from development. Remember, please, that this developer is not planning to follow the rules. Had the developer proposed housing in compliance with R-1 zoning, we would not have the same opportunity to gain time. Once gone, this natural land is gone forever.

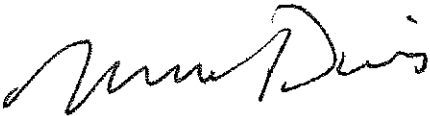
The beautiful open field goes down to the tree line and the river. It provides a habitat for native plants which are necessary for native insects and caterpillars which are necessary for birds and reptiles. Now, there are owls and hawks and many varieties of song birds. There is also a habitat for mammals. I see coyotes and fox. If the high density development goes through, instead of land that benefits the whole environment, we will have dirty air from approximately 200 additional cars and the congestion they would cause. We will have fertilizer, pesticides and herbicides along with other pollution in the water. Casco Bay is already in trouble. Grass, instead of native vegetation, is sterile and cannot support the native

diversity of life. This development would be bad for the earth as a whole as well as the neighborhood.

Neighboring towns have seen the importance of land trusts saving both wild and farmland from development. The city of Augusta just announced the preservation of a piece of land. We are just beginning to discover the benefits to human beings from having natural, undeveloped land around them.

The zone change would be bad for all the residents of Portland. First, Portland is made of diverse neighborhoods which adds to the quality and charm of the city for all of us. The character of Stroudwater is rural. Second, all Portland residents can enjoy open space even outside our own small neighborhood. Canco Woods, Baxter Park, the Boulevard for example are good for all Portlanders. Third, residents of all neighborhoods should be able to count on public officials to protect them by enforcing zoning. I feel the responsibility of the board is to protect residents who rely on zoning rather than developers who want special treatment by changing the rules to help them make profits. Fourth, everybody loves the cows. They are a special feature of Portland.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mary Davis". The signature is fluid and written in dark ink.

Mary Davis

Fwd: 1700 Westbrook Street comments.2

1 message

Shukria Wiar <shukriaw@portlandmaine.gov>
 To: Jennifer Munson <jmy@portlandmaine.gov>

Tue, Jan 17, 2017 a

----- Forwarded message -----

From: Mark Sengelmann <mark@alphaarchitects.com>
 Date: Tue, Jan 17, 2017 at 1:10 PM
 Subject: RE: 1700 Westbrook Street comments.2
 To: Christian MilNeil <c.neal.milneil@gmail.com>, Shukria Wiar <shukriaw@portlandmaine.gov>
 Cc: Stuart O'Brien <sgo@portlandmaine.gov>, William Savage <wsavage@acorn-engineering.com>

Shukria,

As a Portland architect and Stroudwater resident, I support Christian MilNeil's approach to creating a more desirable neighborhood in Stroudwater.

Turk and members of the Planning Board, I urge you to take a careful look at this property.

Mark

Mark Sengelmann
 NCARB Principal
 ALPHAarchitects
 17 Chestnut Street
 Portland, ME 04101-2211
 (207) 761-9500
 fax 207.761.9595
 cell 207.671.4110
 mark@ALPHAarchitects.com

Maine, New Hampshire and Massachusetts Licensed Architect

ALPHAarchitects.com

From: Christian MilNeil [mailto:c.neal.milneil@gmail.com]
 Sent: Tuesday, January 17, 2017 12:21 PM
 To: Shukria Wiar (shukriaw@portlandmaine.gov) <shukriaw@portlandmaine.gov>
 Cc: Stuart O'Brien <sgo@portlandmaine.gov>; William Savage <wsavage@acorn-engineering.com>; mark@alphaarchitects.com
 Subject: 1700 Westbrook Street comments

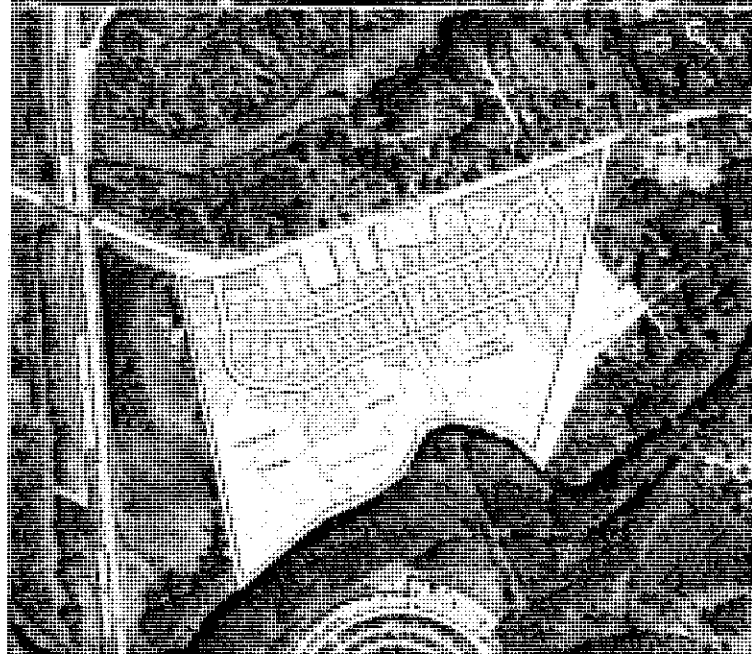
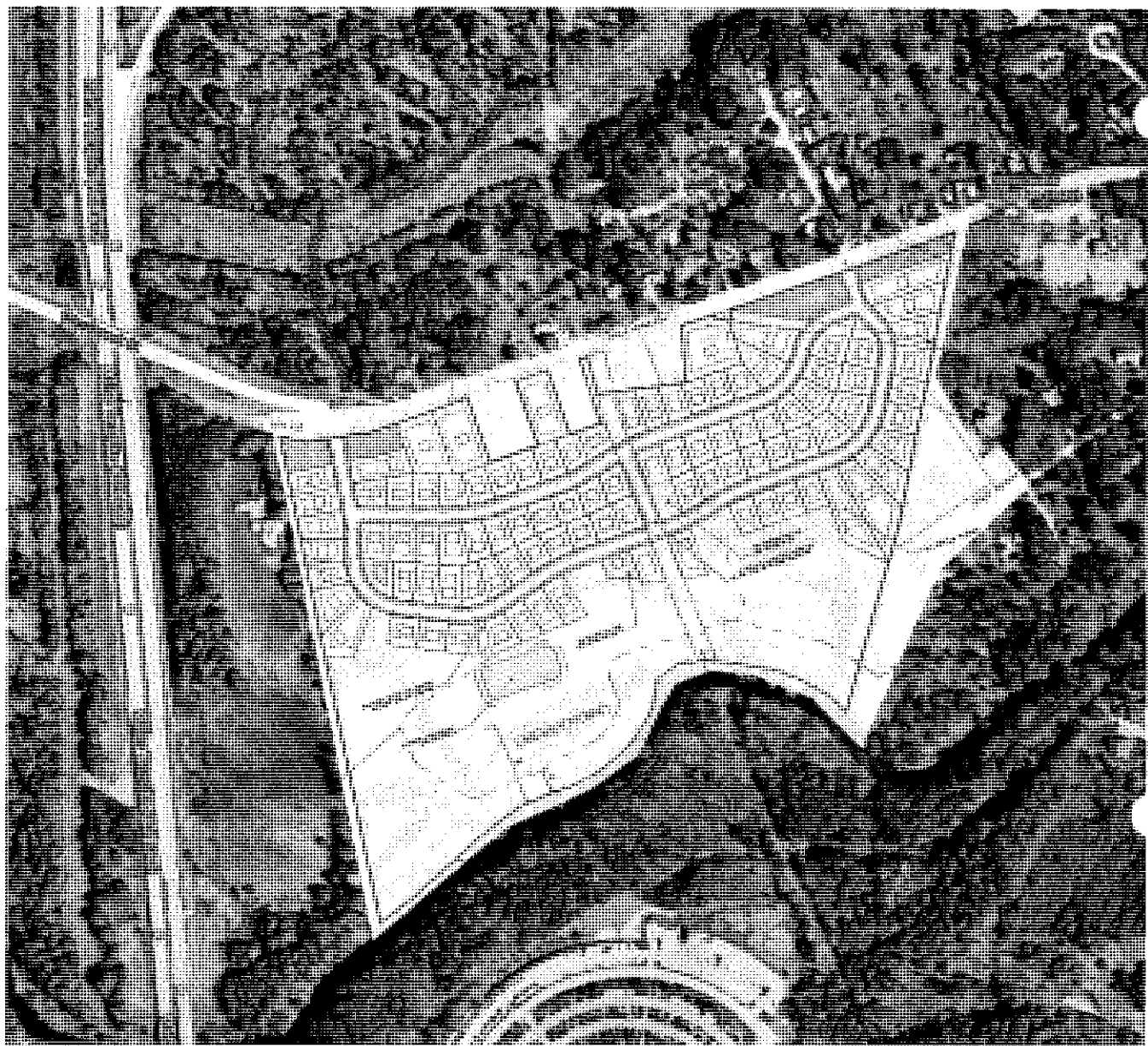
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Please accept this as a formal public comment re: 1700 Westbrook Street in advance of tonight's workshop.

While I welcome any addition of new housing in our city, I'm concerned that the auto-dependent tract housing model in this proposal (the only kind of housing allowed in the R-3 zone) is classic sprawl, and a huge missed opportunity for the site.

I'd appreciate it if neighbors, the developer and the planning board considered an alternative model -- currently being employed with considerable success in Scarborough's Eastern and Dunstan Crossing subdivisions -- to allow smaller lot sizes and a greater variety of housing types to create a more compact, walkable neighborhood with more open space present than would be possible in the current plan.

Here's a view of the current proposal, with 96 large lots dictated by the rules of the R-3 zone.



And here's a view of what might be possible with a mix of R-5a and B-1b zoning, to allow (for instance) 75 single-family homes on smaller, clustered lots, 24 units in slightly duplex buildings, and 10-12 townhouse units in mixed-use buildings near the intersection of Swan Street, where 2-3 small retail units could accommodate neighborhood-oriented businesses reduce the number of automotive trips made for daily errands. The rest could be preserved as public open space or community gardens/farmland with the ROS zoning designation:



Clustered R-5a and B-1b zoning would allow the developer to build more units in a considerably smaller footprint, thus preserving more open space and reducing infrastructure cost. Besides reducing costs and increasing the number of potential home sales, more compact and walkable neighborhoods also reliably command a premium for each house on the market not only for the residents of the development, but also for existing homeowners along Stroudwater Street. Lower costs and higher revenues, in turn, could make it possible for the developer to subsidize a greater number of affordable workforce units here.

The R-3 zoning under the planning board's consideration makes a walkable, mixed-use neighborhood illegal to build, and instead mandates a car-dependent suburb. The R-3 zone meets a pressing city need for more housing, but at the expense of other city goals, like reducing greenhouse gas pollution, reducing traffic, and preserving open space.

Now, maybe business-as-usual sprawl is what Stroudwater residents want, in which case, R-3 makes sense. But if the neighborhood is open to a more creative development, and if the developer is open to selling more homes at a lower cost of development, then the city as a whole would benefit considerably from a clustered R-5a and B-1b zone instead.

More images of new urbanist mixed-use housing below. Speaking as one citizen, I'd much rather you legalize this kind of neighborhood instead of legalizing expensive tract housing. I have a hunch that the developer and neighbors might also prefer this.

Yours,

Christian MilNeil

45 Smith Street

double u double u double u dot christianmilneil dot com

Eastern Village in Scarborough:



Serenbe, near Atlanta, GA:

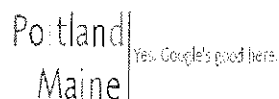


Serenbe:



No virus found in this message.
Checked by AVG - www.avg.com
Version: 2016.0.7995 / Virus Database: 4749/13769 - Release Date: 01/14/17

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Shukria Wiar, Planner
Planning Division
City of Portland 389 Congress Street
Portland, ME 04101
Ph: 207.756.8083
Fax: 207.756.8258



Jennifer Munson <jmy@portlandmaine.gov>

Deny Rezoning of Camelot Farms/Stroudwater Village

1 message

Lisa McLaughlin <torrey@maine.rr.com>

Tue, Jan 17, 2017 at 1:42 PM

To: planningboard <planningboard@portlandmaine.gov>

Dear Portland Planning Board members,

I strongly and respectfully ask that you deny the rezoning request for the Camelot Farms property.

I am a resident of Partridge Road in the Stroudwater Village neighborhood, and am very concerned about the potential impact to our area of Portland. As you know, the property is the last open farmland in the city, and is currently zoned in keeping with that use. Rezoning from R-1 to R-3 is a significant change, inconsistent with neighboring properties.

Please consider supporting a plan that better supports open space and ecological/environmental needs.

Thank you for your thoughtful review and inclusion of neighboring residents in the process.

Again, I strongly urge you to deny this request in favor of a more comprehensive plan that takes the entire area and all options into consideration.

Sincerely,

Lisa McLaughlin
30 Partridge Rd.
Portland, ME 04102

RICHARD R. FARNSWORTH

55 OLD MAST ROAD

PORTLAND, MAINE 04102

Ms. Boepple, Chair

Portland City Planning Committee

Re: Camelot Farms

Dear Ms. Boepple:

I have assumed a relatively low profile in the course of the recent few months primarily because I not only have my hands full as a member of the Education and Cultural Affairs Committee of the legislature but because I was hoping that some acceptable resolution could be reached between the neighbors that are more directly affected and the developers. Unfortunately the latter does not seem to be in the offing.

As a resident of Stroudwater for nearly 25 years I have driven past Camelot Farms many thousands of times and admired the cattle that were pasturing there or the many turkeys that sometimes caused to come to a halt on Westbrook St. While I certainly understand the family's right to sell the property at a fair market value, I was disappointed that the developers that wish to purchase the land have proposed development that would, as I see it, not only have a negative impact on the environment but would create an enormous traffic burden on Westbrook St., a street that is already feeling the pressures of the large development on String St. in Westbrook. This issue alone seems to place a large CAUTIONARY FLAG on the project.

At this point in time I believe that changing the zoning to accommodate this type of development would not be wise for either the neighborhood or the environment. What we need is a more balanced type of development or the setting of this property aside for environmental and recreational purposes.

Thank you for considering this input into this increasingly complex situation.

Sincerely:

Richard R. Farnsworth

Representative

House District 37

Google Groups

Camelot Farm

Brian Batson <bbatson@portlandmaine.gov>

May 9, 2017 9:26 AM

Posted in group: **Planning Board**

Ms. Boepple and members of the Planning Board,

I am writing in regard to the potential vote tonight on the rezoning of Camelot Farms. Unfortunately I do not believe I will be able to attend the meeting as I am obligated to my Health and Human Services meeting at a conflicting time. As an elected leader, I am obligated to represent my constituents to the very best of my abilities and be a vessel of communication for the concerns of the neighborhoods. I have been pleased to see the improvements made on the part of the developer by working with the neighborhood and incorporating ROS into the plan. I would feel comfortable saying the plan today is demonstrably better than it was day 1. With that being said, at this time I cannot support the plan as is presented. For myself, it greatly comes down to the risks not outweighing the benefits. Potential environmental impacts cannot be excluded, no matter how diligent a developer states they plan on being. I recently walked the farm land and was surprised at the consistently steep and uneven topography which is not depicted in any arial shot I have seen-inducing even further cause for concern regarding runoff into the Stroudwater River. In addition, the US Fish & Wildlife Services has this land listed as high value habitat for grassland as I observed many animals grazing the land as I walked it. These are concerns associated with development in general, which I understand may not be fair or realistic for some from a planning perspective. In an ideal world I would love to see this land preserved, that may not be the most feasible expectation with the family having the right to sell to whomever they please. However, early in the process I reached out to Maine Farmland Trust and the Land Bank regarding this parcel and both expressed interest in conservation if some supplemental funding could be facilitated. That is a conversation I would be interested in continuing if this plan does not go through. If the land is to be developed, I speak for myself and many I represent in saying there is serious concern with the volume of homes being proposed. The price range targeted for these homes, on the lot size they're on, is drastically higher than any young professional family I know would be able to afford. If the plan were unable to come to fruition anyone could come buy out the land and be able to build on R3 without the work and communication this current developer utilized. Unsustainable Traffic volume and the safety of commuters on an already overwhelmed road is a factor I hope will be carefully observed by any making decisions regarding this buildout. I commend the efforts on both sides of communication between the developer and residents. I thank you all on the Planning Board for your numerous workshops and your patient attentiveness in listening to the concerns of the neighborhood. At this time I believe land conservation or a more conservative development reflective upon the neighborhood would be the best avenue for the residents of Stroudwater. Thank you for your time.

Respectfully,

Brian Batson
Portland City Council District 3
bbatson@portlandmaine.gov
www.brianbatson.org
(207) 632-0247

Dear Chairperson Boepple,

We are concerned that the Planning Board's process of reviewing Camelot Holdings LLC's ("Camelot Holdings") request to rezone 1700 Westbrook Street is not meaningful. To the contrary, the process appears to be arbitrary and capricious. Indeed, it appears to be inconsistent with the goals of encouraging orderly growth and development in appropriate areas of our community and of preventing sprawl and development in flood plains. Moreover, it does not appear to be mindful of protecting critical natural resources, agricultural resources, and outdoor recreation opportunities. The most recent example that illustrates our concern involves the Planning Board's failure to follow through on one of its requests to Camelot Holdings.

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The Planning Board has not pressed Camelot Holdings for a response, and we are concerned that this indicates a lack of genuine interest in alternatives that better accommodate the purposes of zoning laws, plans, and ordinances. At this time, we ask that Camelot Holdings submit the plans which the Planning Board expressly requested and that the public have an opportunity to comment on those plans at a workshop before a public hearing and vote for rezoning occurs.

Sincerely,

Name: Eva Frank Eva Frank
Address: 100 Portland Circle
Date: 5/5/17

Cc: Shukria Wiar
Honorable Brian Batson

Dear Chairperson Boepple,

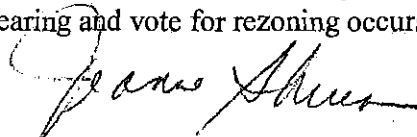
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Sincerely,



Name: JEANNE SHRUM
Address: 1405 WESTBROOK ST, PORTLAND ME 04102
Date: 4/30/2017

Cc: Shukria Wiar
Honorable Brian Batson

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Sincerely,

Name: *Engenia O'Brien*
Address: *1376 Westbrook*
Date: *04/02*

4/30/17

Cc: Shukria Wiar

Honorable Brian Batson

Engenia O'Brien

Dear Chairperson Boepple,

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Sincerely,

Name: XIAO JUN HUANG

Address: 18 SPAR LN. PORTLAND

Date: 05/3/2017

Cc: Shukria Wiar

Honorable Brian Batson

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Sincerely,

Name: Luis Millones
Address: 1375 Westbrook St
Date: 4/30/17



Cc: Shukria Wiar
Honorable Brian Batson

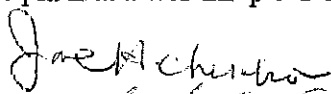
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 Sincerely,
Name: Robert C. Chesebrough Jr.
Address: 1353 Westbrook Street
Date: April 30, 2012
r.cheseb38@gmail.com

Cc: Shukria Wiar
Honorable Brian Batson

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Sincerely,

Name: *Kim W Wilson*

Address: *1366 Westbrook ST*

Date: *4/30/2017*

Cc: Shukria Wiar

Honorable Brian Batson

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H Roger Hinchliffe
1221 Westbrook St.
Portland, ME 04102-1929

Date: May 2, 2017

Cc: Shukria Wiar
Honorable Brian Batson

Sincerely,

Roger Hinchliffe
Karen Soderberg Hinchliffe

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Sincerely,

Name:

Address:

Date:

Arthur J. McEwen
89 Partridge Street, Portland
5/2/17

Cc: Shukria Wiar

Honorable Brian Batson

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Sincerely,

Martha B McEvoy

Name:

Martha B McEvoy

Address:

89 Partridge Circle

Date:

5/1/17

Cc: Shukria Wiar

Honorable Brian Batson

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Sincerely,

Name: *KIMBERLY KENNEL*
Address: *21 ROUNDABOUT LN PTLD*
Date: *5/3/17*

Kimberly Keane

Cc: Shukria Wiar
Honorable Brian Batson

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Sincerely,

Name: Linda Lambie
Address: 1465 Westbrook St.
Date: 5/2/2017

Cc: Shukria Wiar
Honorable Brian Batson

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Sincerely,

Name: *Dan E. Hannon*
Address: *47 Roundabout Ln*
Date: *May 2, 2017*

Cc: Shukria Wiar
Honorable Brian Batson

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Sincerely,

Name: Andrea C. Hawkes
Address: 1181 Westbrook St.
Date: 1 May 2017

Andrea C. Hawkes

Cc: Shukria Wiar

Honorable Brian Batson

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Sincerely,

Name: Bree Simmons

Address: 207 Coyle St #4 Portland, ME 04103

Date: 5/2/17

Cc: Shukria Wiar

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Sincerely,

Name: *Mark O'Brien*
Address: *207 Coyte St #4*
Date: *5/2/17*



Cc: Shukria Wiar
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Sincerely,

Name: *Ian Macleod*
Address: *2 Stroudwater Rd*
Date: *5/2/17*



Cc: Shukria Wiar
Honorable Brian Batson

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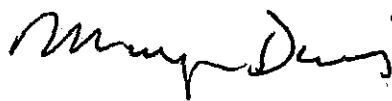
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Sincerely,

Name: MARY DAVIS
Address: 1666 Westbrook St
Date: 5/2/17 Portland



Cc: Shukria Wiar
Honorable Brian Batson

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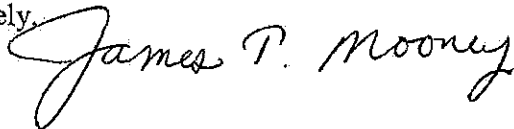
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Sincerely,

Name: James T. Mooney
Address: 54 Stroudwater Road
Date: 5.2.17



Cc: Shukria Wiar
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Name: *Michael Paul*
Address: *1603 Westbrook St.*
Date: *5.2.17*



Cc: Shukria Wiar
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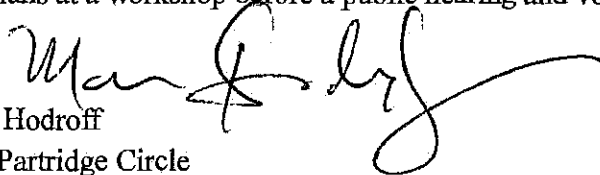
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Name: Marc Hodroff

Address: 48 Partridge Circle

Date: 5/2/17



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Sincerely,

MARTHA H. JOHNSON

Name: BRIAN W FARR

Address: 1457 Westbrook Street

Date: May 3, 2017

Martha H. Johnson
Brian W. Farr

Cc: Shukria Wiar

Honorable Brian Batson

Dear Chairperson Boepple,

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Sincerely,



Name:



Address:

132 BRIDGECIRCLE
+ 6 BRIDGECIRCLE ROAD

Date:

5/21/17

Cc: Shukria Wiar

Honorable Brian Batson

Dear Chairperson Boepple,

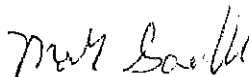
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Sincerely,



Name: Mark Sandler

Address: 120 Partridge Circle Portland, ME

Date: 5/4/17

Cc: Shukria Wiar

Honorable Brian Batson

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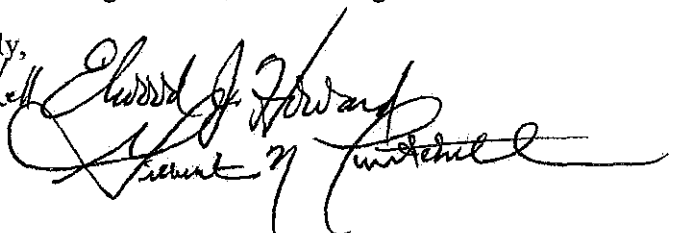
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Sincerely,

Name: Elwood J. Howard, Gilbert Twitchell

Address: 28 Roundabout Lane, Portland

Date: May 1, 2017



Cc: Shukria Wiar

Honorable Brian Batson

Dear Chairperson Boepple,

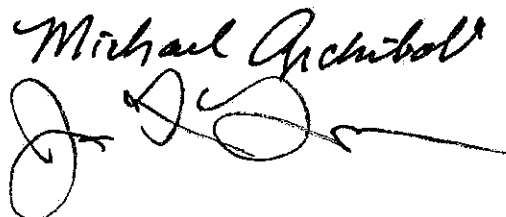
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Sincerely,



Name: Michael Archibald
Address: JASON DIONNE
Date: 126 Stroudwater Rd.
Portland ME 04102

5/2/17

Dear Chairperson Boepple,

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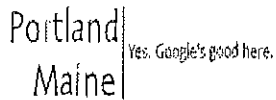
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Sincerely,

Name: *Eva Frank* *Eva Frank*
 Address: *100 Portland Circle*
 Date: *5/5/17*

Cc: Shukria Wiar

Honorable Brian Batson



James Dealaman <jdealaman@portlandmaine.gov>

Oppose Re-Zoning of Camelot Farms1 message

Lisa McLaughlin <torrey@maine.rr.com>

Tue, Feb 28, 2017 at 11:34 AM

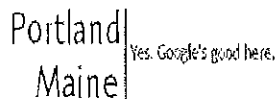
To: shukriaw@portlandmaine.gov, planningboard <planningboard@portlandmaine.gov>

Cc: stroudwatervillageassociation@gmail.com

Dear Portland Planning Board Members,

I am writing to express my strong opposition to the re-zoning of the Camelot Farms area of Stroudwater Village from R-1 to R-3. Although I will not be able to attend the planning board meeting this afternoon, I agree with my neighbors who will be there to present concerns. Please give this matter your careful consideration and work for us to preserve the character and environmental integrity of the village. Thank you,

Lisa McLaughlin
30 Partridge Road
Portland ME 04102



James Dealaman <jdealaman@portlandmaine.gov>

Camelot Farms rezoning proposal1 message

Carolyn Claiborn <c_claiborn@hotmail.com>

Tue, Feb 28, 2017 at 10:48 AM

To: "planningboard@portlandmaine.gov" <planningboard@portlandmaine.gov>, "Angela J. Wheaton" <angelajwheaton@yahoo.com>, "Strimling@portlandmaine.gov" <Strimling@portlandmaine.gov>, "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "sthibodeau@portlandmaine.gov" <sthibodeau@portlandmaine.gov>, "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "jcosta@portlandmaine.gov" <jcosta@portlandmaine.gov>, "dbrenaman@portlandmaine.gov" <dbrenaman@portlandmaine.gov>, jim claiborn <anxietyshrink@gmail.com>

Thank you for giving me the time to read my message. I have been a resident of the Stroudwater area for the past thirteen years. I want to register my opposition to the proposed zoning changes for the development of Camelot Farms from R1 to R3.

Maine is an old state. Residents of Maine are an average of 45 years old. Females in Portland average 50 years. In our neighborhood, the average is much higher. Most of the residents of Partridge Road and Circle are retired or nearing retirement. Most of the residents have owned their houses for more than twenty years. They have owned these houses with the promise that once they were unable to care for the houses or themselves, they would be able to sell their homes to finance the next steps in their retirement.

The Stroudwater neighborhood is attractive to new buyers because of the wooded back yards, views of the river and the historic sense that permeates the area. The proposed development of Camelot Farms will radically alter the ambiance of this neighborhood, making it less attractive to potential buyers. If residents of this area were younger, the threat to the value of their homes might have less impact given that they have more years to compensate for the loss.

In our small neighborhood, that's not the case. Loss of value of the residents' most important asset can negatively affect their remaining years. I think this is a critical factor to be considered by the planning board when weighing the benefits and risks of changing the zoning.

The residents of Partridge Road and Circle have earned your consideration. They are teachers and businessmen who have given back to Portland in many, many ways. We owe them the ability to maintain their retirement assets as was always promised them.

Thank you for your attention.

Sincerely,

Carolyn Claiborn

24 Partridge Circle

Portland, Maine 04102

2/28/2017 City of Portland Mail - Statement from Stroudwater Village Association regarding proposed zone change at 1700 Westbrook Street (Camelot Farms propa...

Find us on Facebook at <https://www.facebook.com/StroudwaterVillageAssociation>



Statement from Stroudwater Village Association regarding proposed zone change at 1700 Westbrook Street-20170226.pdf

128K

Action: Regardless of whether we are talking about 30 homes or 90 homes, the SVA requests specific traffic demand management plans from the developer and MDOT including stoplights at parcel ingress/egress as well as ways to encourage alternative routing for non-resident commuters (such as additional Westbrook Street traffic calming to reduce non-peak-hour speeds and regional efforts such as removal of local turnpike tolls).

4B. Unknown environmental effects: There is also meaningful concern about environmental impacts of incremental development on the Stroudwater River and surrounding ecosystem, and changes to the river flow may also negatively impact the already-damaged historic Stroudwater Dam.

Action: The SVA requests a full inventory of environmental impact and mitigation plans for the project. Thus far we have seen some information about stormwater management, but no information about pesticides and impacts on existing conditions (wetlands, vernal pools, etc.).

Action: The SVA requests the city release its plans for Stroudwater Dam repair before any large-scale development that borders the river would be undertaken.

4C. Incompatible density/layout with existing development patterns. There is no existing precedent for the proposed combination of density and layout anywhere in Stroudwater. The applicant's materials and staff memo note approximately 28 existing nonconforming (to R-1 and R-2 zoning) lots in the Stroudwater area, as well as the River's Edge "Conditional R-3" rezoning from 1992, as precedent for this re-zoning. However, these precedents actually argue against the current plans.

- The majority of nonconforming lots with overall sizes close to the sq. ft range for this project (~9,070 sqft average) are not near the site but rather in the Stroudwater Historic District (cited lots are in the ~1100-1300 Westbrook Street range as well as Cobb Ave. and Garrison St., all to the southeast of the Westbrook/Congress St. intersection). The nonconforming lots that are closer to 1700 Westbrook Street (cited lots are in the ~1500-1600 Westbrook Street range, though notably on the opposite side of Westbrook Street, as well as on Swan St. and Pierce Avenue) are mostly cited based on lot width, but most are substantially larger than the average proposed size. The point being, this combination of thin-width lots AND densely packed lots doesn't really exist in the neighborhood today.
- Even the River's Edge example provides a precedent for less density/volume, not more, as the staff memo notes, "The reason for the conditional zone change request to the R-3 zone was because the R-3 zone allowed a Planned Residential Unit Development (PRUD) for single family homes at that time. The applicant kept the density of the proposed subdivision at 29 lots which was the same density as permitted under the R-1 and R-2 zones."

The bottom line on all of this is that more discussion is needed. We are all simply "not there yet."

The Stroudwater Village Association restates its January 2017 position that it does NOT believe a zone change from R-1 to R-3 is appropriate at this time, and requests that the Planning Board table or deny the request as presented to allow for more discussion about the highest and best use of the property.

The Stroudwater Village Association is a Maine Non-Profit corporation. All residents of Stroudwater are members and invited to participate in all of our activities.

Find us on the web at <http://www.stroudwatervillage.org> and <http://www.livinginportland.org/stroudwater.htm>

Street, it is important that the city establish a policy direction for future land use decisions in this area." The same is true of the Westbrook Street corridor. We do not believe neighborhood transformation should happen by accident.

We also note with alarm the Planning Board's explicitly-stated desire (in the current materials, staff memo) to additionally rezone existing adjacent occupied parcels over the objections of the current (and in many cases, longstanding) residents. This feels like unnecessary overreach and raises many questions about the future of other residential properties in the area and adverse incentives for future sellers.

Action: The SVA requests that the city table parcel-by-parcel rezoning in our area until a vision process is complete.

3. This re-zoning is proposed in support of a project that may not be viable

In the last Planning Board Workshop, Board members noted the risk associated with re-zoning around a particular proposal is that there is no guarantee that the ultimate plan will bear any semblance to the existing proposal, especially if the property ownership changes hands post re-zoning.

The project has been described as a multi-year, multi-phase, build-on-presale business model even though initial infrastructure costs (new roads, sewer, etc.) will be substantial. Furthermore, the project is described as having "starter homes in the \$350-450K range." Many residents have questioned both the existence of financing required to sustain such a project over many years as well as the level of demand for "starter homes" above \$350K, and as such we have previously asked the developer for background on previous projects they have completed, as well as the full background on the team and its resources.

To date we have not received any additional information that would give us confidence that this team has the ability to execute what they are proposing...which leads directly back to the risk of re-zoning.

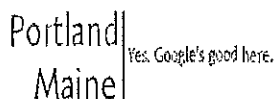
Action: Since this re-zoning is only being proposed to support a particular project, the SVA requests that any future zoning revert back to previous (R-1) zoning if there are substantial changes to the underlying project on which the re-zoning was approved.

4. There are meaningful concerns about the project even if financially viable

The developer has been willing to engage with residents on aspects of the proposal, and we are appreciative of these efforts. We also note some areas in which the developer has been responsive to resident suggestions such as Turnpike noise buffering. We think more time is needed for ongoing collaborative discussion to resolve major outstanding issues, including the ones noted below.

4A. Too much automobile volume: We reiterate our serious concerns about arbitrarily doubling the number of single-family (1.5/2-car-per-household) homes on this section of Westbrook Street. As anyone who lives or commutes on Westbrook Street knows, there is no easy way the existing thoroughfare can absorb that level of rush-hour increase, and there is no alternative ingress/egress possible. The traffic study cited incorrectly focused on the incremental effect from a hypothetical full R-1 buildout (83 homes) to the proposal under R-3 (96 homes). That is the wrong metric, as there is no existing housing in place, and so, regardless of underlying zoning, every single car is incremental in this circumstance.

Action: The SVA has previously requested alternatives from the developer that would involve numerically far less homes (more like in the 30-40 range, similar to the scale of the very successful River's Edge and Tide Mill developments) as well as phase-by-phase development plans and buyout options that would prevent incremental development. To date, we have not received any of this information.



James Dealaman <jdealaman@portlandmaine.gov>

Statement from Stroudwater Village Association regarding proposed zone change at 1700 Westbrook Street (Camelot Farms property), February 2017

1 message

Stroudwater Village Association Board of Trustees

<stroudwatervillageassociation@gmail.com>

To: shukriaw@portlandmaine.gov, planningboard@portlandmaine.gov

Cc: Brian Batson <bbatson@portlandmaine.gov>, Charlton Smith <charltonsmith@mac.com>

Tue, Feb 28, 2017 at 10:12

AM

Hello, please see the statement below (also attached for convenience) from the SVA, and please add it to the public comments for tonight's Planning Board Workshop. SVA VP Carl Smith (copied) will be at the meeting to represent the SVA. Thank you. -Dan Koloski, SVA President

Statement from Stroudwater Village Association regarding proposed zone change at 1700 Westbrook Street (Camelot Farms property), February 2017

Summary: The Stroudwater Village Association restates its January 2017 position that it does NOT believe a zone change from R-1 to R-3 is appropriate at this time, and requests that the Planning Board table or deny the request as presented to allow for more discussion about the highest and best use of the property.

1. Lack of notice impedes due process

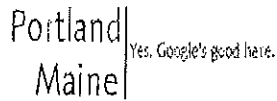
To begin with, the SVA would like to register its disappointment that once again, no formal notice of this workshop was sent to the official SVA email address which receives all other city notices. We are unable to help the city provide due process to residents/taxpayers without timely notice, and we most certainly qualify as an "interested party." We also note that 4:30PM is a very difficult time for working residents to attend meetings, thereby increasing the importance of time to prepare written feedback.

Action: Please ensure electronic notifications regarding ANY properties in the Stroudwater area are sent to stroudwatervillageassociation@gmail.com with proper notice timing.

2. Parcel-by-parcel re-zoning is not "planning"

The SVA continues to have serious concerns with the reactive policy/process approach from the city regarding re-zoning proposals in our area. We point out that is the third major re-zoning application in the last 12 months in which the seller and buyer operated under a presumption that re-zoning would be simply "rubber-stamped" as part of a parcel sale (the prior two were the Northland/Elks Club and Verizon Wireless proposals). We believe that the current "anything goes" mentality among sellers in the neighborhood is the direct result of tacit encouragement and incentives from the city due to the lack of planning for the area, and this potential re-zoning will only encourage more of the same.

In several meetings surrounding the revised Comprehensive Plan, it was noted that the next step should be neighborhood-specific plans developed collaboratively by the city, neighborhood associations and residents. No such plan exists for Stroudwater, and we've been given no indication that one is forthcoming. The city produced the "Outer Congress Street Land use" white paper only at the very tail end of the Elks Club debate and after considerable pressure from residents, but even in that very brief paper it noted that "As development pressure continues on Outer Congress



James Dealaman <jdealaman@portlandmaine.gov>

Re-zoning of 1700 Westbrook St

1 message

Michael Archibald <marchie1962@gmail.com>

Tue, Feb 28, 2017 at 9:46 AM

To: planningboard@portlandmaine.gov, shukriaw@portlandmaine.gov

Dear Members of the Portland Planning Board,

I am a resident of Stroudwater and live at 126 Stroudwater Road. I am writing to state my strong opposition to the zoning change proposed for 1700 Westbrook Street, a property known as Camelot Farm. A group of developers are requesting that the Planning Board change Camelot Farm's zoning from R-1 to R-3. Under the property's current zoning, the developers would be permitted to build 58 homes. This number is consistent with the density and character of the Stroudwater neighborhood. As you are undoubtedly aware, Stroudwater is the oldest residential community in Portland and is currently home to 210 households.

A change in the zoning R-3 would allow 96 homes to be built on Camelot Farm. This level of density is completely out of character with the neighborhood and should not be allowed in an area that has been zoned R-1 for decades. Currently, there are 150 households situated between Congress Street and the Westbrook border (north of Stroudwater River) that use Westbrook Street as their main arterial route in and out of the neighborhood. That would be a huge increase of 65% of households. The infrastructure of the area cannot accommodate this extreme deviation from the existing zoning designation. For example, Westbrook Street cannot accommodate an additional 144 cars during morning and evening commutes, assuming conservatively that each family has 1.5 cars. Also, winter sidewalk snow removal has been sketchy at best along Westbrook Street where children, the elderly, and others try to walk. An increase in the number of children (probably 25-50) with such a re-zoning is dangerous and should also be addressed by the developer. And finally, Stroudwater River may be damaged by an increase in excessive runoff from inorganic yard and waste chemicals.

I would like to make it clear that I am not opposed to a well-considered and well-planned development at Camelot Farm, especially in light of the fact that Portland and Southern Maine are hoping to attract a younger generation to settle here. There are many examples of such developments in the Greater Portland area. I would encourage both the developer and the Planning Board to look to these developments for inspiration. A development with a R-3 density in Stroudwater Village, however, would NOT be well-considered or well-planned.

Sincerely,
Michael Archibald
126 Stroudwater Rd
Portland ME 04102
617-699-3017

Portland
Maine

Yes, Google's good here.

James Dealaman <jdealaman@portlandmaine.gov>

Fwd: Camelot Farms

James Dealaman <jdealaman@portlandmaine.gov>

Tue, Feb 28, 2017 at 12:00 PM

To: Syster Synergy <systersynergy@gmail.com>

Cc: Shukria Wiar <shukriaw@portlandmaine.gov>

Thank you for your e-mail. Your public comment will be included in the review and will become part of the public record.

If you have any further questions, please contact me.

James Dealaman, Administrative Officer
Planning and Urban Development Department
City Hall, 389 Congress Street, 4th Floor
Portland, Maine 04101
(207) 874-8721 (T)
(207) 756-8258 (F)
planning@portlandmaine.gov
www.portlandmaine.gov
Office Hours are Monday - Friday 8:00 a.m. - 4:00 p.m.

----- Forwarded message -----

From: **SysterSynergy** <systersynergy@gmail.com>
Date: Tue, Feb 28, 2017 at 9:02 AM
Subject: Fwd: Camelot Farms
To: shukriaw@portlandmaine.gov

Sent from my Verizon Wireless 4G LTE DROID

----- Original Message -----

Subject: Camelot Farms
From: SysterSynergy <systersynergy@gmail.com>
To: shukriaw@portlandmaine.gov
CC:

Hello

My name is Linda Dambrie, I own 1465 Westbrook St, Portland Maine

I have been a resident here since 1956. I am writing to let you know that I am apposed to the rezoning of Camelot Farms from r1 to r3.

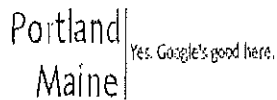
Please forward this to all members of the planning board.

Could you also keep me informed of all meetings or presentations which one or more of the applicants for the zoning change for 1700 Westbrook St application id #2016-282 or CBL #229 A002 have with any member of the planning board or member of its staff. I also request notification and transcript of any ex parte discussion via phone, text, or email that one or more of the applicants have with any member of the planning board or member of its staff. I can be contacted by the email and phone listed below.

Any transcripts can be mailed to 1465 Westbrook St.

Thank you for your time and consideration.

Linda Dambrie
1465 Westbrook St
Portland Maine 04102
Systersynergy@gmail.com
207-774-7353



James Dealaman <jdealaman@portlandmaine.gov>

Fwd: Opposition to zoning change in Stroudwater

1 message

Shukria Wiar <shukriaw@portlandmaine.gov>
To: James Dealaman <jdealaman@portlandmaine.gov>

Tue, Feb 28, 2017 at 8:56 AM

Please save and print.

----- Forwarded message -----

From: **huang june** <junehuang71@hotmail.com>
Date: Mon, Feb 27, 2017 at 4:17 PM
Subject: Opposition to zoning change in Stroudwater
To: "shukriaw@portlandmaine.gov" <shukriaw@portlandmaine.gov>

Dear Members of the Portland Planning Board,

I am a resident of Stroudwater who resides at 18 Spar Lane. I am writing this email to state my strong opposition to the zoning change proposed for 1700 Westbrook Street (Camelot Farm). As you are aware, a group of developers is requesting that the Planning Board change the zoning from R-1 to R-3 on Camelot Farm. Under the current R-1 zoning, the developers are permitted to build 56 houses. This number is consistent with the density and character of the Stroudwater neighborhood. Stroudwater is the oldest residential community in Portland, and is currently home to 210 families.

A change in zoning from R-1 to R-3 would allow developers to build 96 houses on the same plot of land. This level of density is completely out of character with the neighborhood and should not be allowed in an area that has been classified as R-1 for decades. Additionally, the the infrastructure of the area cannot accommodate this extreme deviation from the existing zoning designation. For example, Westbrook Street simply cannot accommodate an additional 144 cars during morning and evening commutes, assuming conservatively that each family has 1.5 cars.

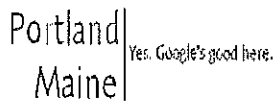
I would like to make it clear that I am not opposed to well-considered and planned development. There are many examples of this in the greater Portland area. However, a development with an R-3 density in Stroudwater would not be well-considered or well-planned.

Thank you for your time and consideration.

Sincerely,

Xiao Jun Huang

Shukria Wiar, Planner
Planning Division
City of Portland 389 Congress Street
Portland, ME 04101
Ph: 207.756.8083
Fax: 207.756.8258



James Dealaman <jdealaman@portlandmaine.gov>

1700 Westbrook Street (Camelot Farm)

1 message

Eugenia O'Brien <genieme@maine.rr.com>

Mon, Feb 27, 2017 at 3:55 PM

To: planningboard@portlandmaine.gov, shukriaw@portlandmaine.gov

February 25, 2017

Portland Planning Board

re: no zone change for 1700 Westbrook Street (Camelot Farm)

Dear Elizabeth Boepple (Chair), Sean Dundon, Carol Morrisette, David Eaton, Kristien Nichols, Lisa Whited, and Maggie Stanley:

I strongly question the proposed zone change for Camelot Farm from R-1 to R-3 to permit a 'grow-smart' hyper-density housing development of 96 homes on 30 acres.

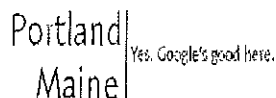
A change to allow a density which is so completely out of character with the oldest residential community in Portland is counter-intuitive in an area that has been zoned R-1 for decades. It was only when such a dense plan was put forward that the alarm was sounded regarding this sale, as no signage announced there would be a zone change that went with the acquisition of this large open property. Intent was unknown. Until now.

In addition, the infrastructure of the area cannot accommodate this extreme deviation from the existing zoning designation. For example, Westbrook Street cannot accommodate an additional 144 cars during morning and evening commutes, assuming conservatively that each family has 1.5 cars. And the Stroudwater River cannot handle the runoff from 96 new homes. And are schools really ready to cope with the influx of close to 100 new homes and the school children associated with this new development marketed to be family-friendly?

By denying this zone change, you would allow for a public-private purchase of this private property prior to a finalized sale. Portland has an amazing history of reverence for green space and it deserves equal consideration in Portland's future. Vacant space does not always cry out for housing and tar.

There are many examples of well-considered and carefully planned developments in the greater Portland area. As presented, this development would not be well-considered or well-planned and forever alters the rural ambiance and natural allure that is the heart of Stroudwater. This 45+ acre site deserves a larger conversation in the context of Portland's Strategic Plan.

Eugenia O'Brien
1376 Westbrook Street, Portland, Maine
(207) 773-5610 / (207) 232-0717



James Dealaman <jdealaman@portlandmaine.gov>

PLEASE READ MY LETTER

Colleen Griffin <colleen_griffin@msn.com>

Mon, Feb 27, 2017 at 3:28 PM

To: "shukriaw@portlandmaine.gov" <shukriaw@portlandmaine.gov>, "planningboard@portlandmaine.gov" <planningboard@portlandmaine.gov>

Dear Planning Board,

I am writing once again to voice my **strong opposition** to the zoning change, R-1 to R-3, proposed for 1700 Westbrook St. As a resident of Stroudwater (42 Penrith Road), I fear that my neighborhood will be forever changed and not for the better.

The addition of 96 new homes on the Camelot Farms property will forever change and truly destroy the character of Portland's oldest neighborhood. Development of this property is of course unavoidable, but 96 homes is clearly **over-development**. The property is currently zoned as R-1 which will allow for 61 homes to be built. This is a much more sane and safe plan.

My fear is that the property will not be able to ecologically support 96 homes. With the current use of lawn chemicals, specifically nitrogen and phosphorus, an algae bloom in the Stroudwater River is imminent and will be devastating. The Fore River and Casco Bay will also suffer the effects of over development of this property.

Traffic is another very big concern. Will the city be installing traffic lights, widening Westbrook St., installing sidewalks to accommodate the influx of traffic from 96 new homes? Without these infrastructure improvements, Westbrook St will become a major highway. It is a challenge to pull out safely into traffic on Westbrook St now. If I had the option to travel another way I certainly would. Since Penrith Rd (like most all others in the area) are dead end, I have no other option.

Shouldn't the current residents of the Stroudwater neighborhood have as much of a voice as the developer in this matter? Please consider carefully the full extent of the zone change for 1700 Westbrook St. **Your decision** to change the zone from R-1 to R-3 will forever change the character of **my neighborhood**.

Thank You,

Colleen Griffin

Sent from Mail for Windows 10

Portland
Maine

Yes, Google's good here.

Shukria Wiar <shukriaw@portlandmaine.gov>

1700 Westbrook Street

1 message

javaj@maine.rr.com <javaj@maine.rr.com>

Sun, Feb 26, 2017 at 1:26 PM

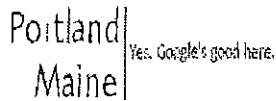
To: shukriaw@portlandmaine.gov

Cc: bbatson@portlandmaine.gov

Dear city legislators and fellow concerned citizens,

My name is Janet Page and I am the homeowner and resident of 1487 Westbrook Street. I am writing to express my opposition to the proposed zoning change for the "Camelot Farm" development at 1700 Westbrook Street. If the change is allowed the development would totally overwhelm our neighborhood and an already busy city street. Thank you for your careful consideration.

Sincerely, Janet Page



Shukria Wiar <shukriaw@portlandmaine.gov>

Camelot Farm Development-1700 Westbrook Street

1 message

James Mooney <jtmooney3232@yahoo.com>

Sun, Feb 26, 2017 at 12:47 PM

To: planningboard@portlandmaine.gov

Cc: shukriaw@portlandmaine.gov

I am in total opposition to the zoning from R-1 to R-3. It is the right of the past owners to be able to sell that property for its designated zoning of R-1. I have lived at 54 Stroudwater Road since 1998 and have enjoyed the area tremendously. It's always been the countryside portion of Portland. Until now.

Stroudwater Village is an area of deep historical roots where many parents currently living here have families with young children. Also, we have couples who are retired and enjoy the area as well. Many of us already know how challenging it can be to walk, push a stroller, run and bicycle on Westbrook Street. It's a major artery for going to work in the morning and returning home after work. It's a major route of getting ambulances to Maine Medical Center. The city has tried desperately to control speeding traffic to no avail. There is a speed sign that clocks vehicle pace and it's always flashing indicating a high speed of travel. Every day!

As an employee of Maine Medical Center one of my major responsibilities is to protect the safety and health of patients, employees and visitors to the hospital. I find this expansion from R-1 to R-3 a benefit to the investors but not to the citizens of Stroudwater Village. The increase in vehicles created by this expansion will draw more cars, delivery trucks and service trucks let alone all the heavy truck traffic during the construction phase of this project. The Safety of all those currently living here should be paramount now and after the R-1 work begins.

I am opposed to the R-3 density plan. I am for the R-1 plan. Let's promote growth but not at the price of making a great neighborhood less desirable for those of us who have been living and recreating here for many years.

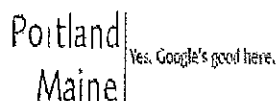
Sent from the iPad of:

James T. Mooney

Maine Medical Center

Department of Safety-Emergency Management

207.712.4672



Shukria Wiar <shukriaw@portlandmaine.gov>

Stroudwater Neighborhood1 message

Angela J. Wheaton <angelajwheaton@yahoo.com>

Mon, Feb 27, 2017 at 3:25 PM

Reply-To: "Angela J. Wheaton" <angelajwheaton@yahoo.com>

To: "shukriaw@portlandmaine.gov" <shukriaw@portlandmaine.gov>

Dear Portland Planning Board,

I live at 30 Partridge Road in the Stroudwater neighborhood. Stroudwater is the oldest residential community in Portland and is currently home to roughly 250 families living in single family dwellings on property that is largely zoned Residential-1 (R-1). When I moved to Portland four years ago, Stroudwater was exactly the type of neighborhood I sought, in large part because of the existing zoning. I had confidence that the city would honor the existing zoning and that my quality of life and property value would not be impacted by other land uses.

I am writing to state my strong opposition to the zoning change proposed for a portion of the Stroudwater neighborhood, 1700 Westbrook Street, also known as Camelot Farm. A group of developers is requesting that Camelot Farm's zoning be changed from R-1 to R-3. Under the property's current zoning, the developers would be permitted to build 61 homes. This number is consistent with the density and character of our Stroudwater neighborhood. A change in the zoning to R-3 would allow 96 homes to be built on Camelot Farm. This level of density is inconsistent with the design and character of the neighborhood and should not be permitted in an area that has been zoned R-1 for decades.

I also have serious concerns that the infrastructure of the area cannot support this deviation from the existing zoning designation. It has been estimated that during morning and evening commutes, the proposed development would add about 144 cars to the already congested Westbrook Street/Congress Street intersection, and significant traffic to Westbrook Street in general. Also, the Camelot Farms property borders the Stroudwater River, an important ecosystem which likely cannot handle the runoff from 96 new homes.

I am not opposed to well-considered and carefully planned development. There are many examples of this in the greater Portland area. A development with an R-3 density in Stroudwater, however, does not reflect the current flavor and design of our neighborhood.

Thanks for reading and considering my thoughts. I would be more than happy to discuss our neighborhood at any time.

Angela J. Wheaton 30 Partridge Rd. Portland, ME 04102

At \$350,000 to \$450,000 per house this would require a +/- \$20,000 deposit, a monthly mortgage payment out of reach of the typical first time home buyer that this targets and real estate taxes estimated by Mike Barton to be \$5,000 to \$6,000 per year. Those who can afford to buy don't want tiny shoulder to shoulder lots, uncomfortably close proximity to existing homes or to the turnpike, all of which exist within this plan.

If the marketing plan for Camelot Farm fails this part of the city will bear the scar. A new developer will reset the clock and we'll enter the unknown zone again..

I am certainly not opposed to well considered and planned development. There are many examples in the greater Portland area. It's this particular zoning change application that has my feathers ruffled.

Tight lines.

Sincerely,

Art McEvoy
element89@maine.rr.com

Arthur F. McEvoy
89 Partridge Circle
Portland ME 04102-1632
(207) 773-4738

February 14, 2017

David Eaton
City of Portland Planning Board

Dear Dave,

This is not a Public Comment.

I'm disappointed that the Angler's Club dinner was cancelled but I understand the reasoning. This would have been the first one attended since early last season. L.L.Bean has had the uncanny ability to schedule me to work on every dinner occasion. I had to do some sharp horse trading to get tomorrow off.

Not only was I interested in Nick Mills, the scheduled speaker, but I also wanted to corner you for a couple minutes discussion of the Camelot Farm application. I live on Partridge Circle so I have a special interest in the Village. I have less concern about a well thought out residential development than I have about a change in the existing Residential R-1 zoning. One hundred, (yes, there are 100 lots defined) Disney World style small cottages on postage stamp-sized lots that will introduce twice annual applications of lawn fertilizer and weed control products ultimately finding their way to the fragile Stroudwater River is not what I want in my neighborhood or my city. You know what always flows downhill.

At the first Planning Board Workshop you seemed willing to give the zone change application more consideration. The two ladies to your left were, in my opinion, completely out of touch, one citing irrelevant anecdotes about living on Frances Street. I lived close by on Orland Street for 13 years. It's an entirely different environment. The Chair clearly had already reached a decision and Sean was secure in her shadow. One of my concerns, as well as that of many other concerned neighbors, is the financial viability of the two developers, Mike Barton and his sidekick who always appears in his parking lot striping outfit.

Fwd: Stroudwater re zoning

1 message

Shukria Wiar <shukriaw@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Fri, Feb 24, 2017 at 9:16 AM

Please this to the public comments. Thanks.

----- Forwarded message -----

From: **richard michel** <richard.michel88@yahoo.com>
Date: Thu, Feb 23, 2017 at 6:42 PM
Subject: Stroudwater re zoning
To: shukriaw@portlandmaine.gov

Dear Planning Board Members,

I am writing in concern of the re zoning of the Camelot Farm property at 1700 Westbrook street in Portland. I/we live at 1683 Westbrook Street directly across the street of the Roger's home. The new zoning would affect us quite a bit and is not welcomed. The changes in the already horrible traffic would only increase, have a negative effect on the trail system, and be devastating to the natural wildlife and water system. I think the change of zoning from R-1 to R-3 would a terrible mistake for the area, neighborhood, and certainly the local environment.

I also think the change is driven by the cash boxes of the city and not really for helping in the housing issues of the city. The majority of those needing housing cannot afford a house with starting cost of 250,000 or more. Therefore my question is to whose benefit is the re zoning for ? ,the Stroudwater community or the cash boxes of the city ?

I submit this request to all of you in the hope you will hear my/ our concerns.

Thank you for your attention.

Richard Michel
1683 Westbrook Street
Portland

Sent from my iPad

--
Shukria Wiar, Planner
Planning Division
City of Portland 389 Congress Street
Portland, ME 04101
Ph: 207.756.8083
Fax: 207.756.8258

Fax: 207.756.8258

Fwd:

1 message

Shukria Wiar <shukriaw@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Thu, Feb 23, 2017 at 12:24 PM

A public Comment for Camelot Farms. Thanks.

----- Forwarded message -----

From: **SysterSynergy** <systersynergy@gmail.com>
Date: Thu, Feb 23, 2017 at 12:15 PM
Subject: Fwd:
To: shukriaw@portlandmaine.gov

Sent from my Verizon Wireless 4G LTE DROID

----- Original Message -----

Subject:
From: SysterSynergy <systersynergy@gmail.com>
To: estrimling@portlandmaine.gov
CC:

Dear:
Elizabeth Boepple
Sean Funding
Carol Morrissey's
David Eaton
Kristien Nichols
Lisa Whited
Maggie Stanley

I am a resident of Stroudwater and have lived at 1465 Westbrook Street since it was built in 1956.

I am writing to state my very strong opposition to the proposed zoning change for 1700 Westbrook Street a property known as Camelot Farms.

The area cannot support the extreme deviation from the existing zoning designation.

Its impact on the neighborhood and the environment are detrimental.

Thank you for your consideration

Linda Dambrie

Sent from my Verizon Wireless 4G LTE DROID

—
Shukria Wiar, Planner
Planning Division
City of Portland 389 Congress Street
Portland, ME 04101
Ph: 207.756.8083

2/23/17

City of Portland Planning Board -

My name is Shaun Donlin and my family and I live at 1557 Westbrook Street. I wanted to voice my opinion on the potential development of the property formerly known as Camelot Farms, located at 1700 Westbrook Street, which is directly across the road from my family's home. The group of developers that purchased the farm are requesting that the Planning Board change the zoning from R-1 to R-3, which would allow the developers to increase the number of homes they would be permitted to build, from 61 to 96. That is a 57% escalation in new homes that would be added to our historic residential community.

We bought our home here 7 years ago with the hopes of raising our 3 children in a peaceful place, set away from the hustle and bustle of in-town Portland. Now, instead of my daughter looking at the towering pine trees, wild turkeys, cows and all the other beautiful things mother nature has blessed this area with as she waits for the school bus in the morning, she will see only cookie cutter homes and the mass departure of cars leaving this new development as the hundreds of new residents head to work on a daily basis.

The commuter traffic between Westbrook and Portland is already heavy on this road and with the addition of 100+ new vehicles that would now be forced to use this road daily, it can only lead to bigger problems. Congestion, which will inevitably slow down commute times for our neighborhood residents, school buses and those who commute between Portland and Westbrook. The inclusion of more cars to our neighborhood will absolutely raise the potential for more traffic accidents and MOST importantly, it will increase the risk of a child being harmed as they play, walk to a friends or to and from the school bus stop, ride bicycles or any other activity that they've been accustom to their whole lives. Now the neighborhood kids will have to constantly look over their shoulder due to the massive influx of new vehicles in our neighborhood.

Last year there was a similar development built on farm land at Spring Street in Westbrook and it's a tremendous eye sore that destroys any continuity that once rural area had. If the proposed development at 1700 Westbrook Street in Portland is going to look anything like that, it surely will detract from our neighborhood's natural beauty and appeal. So, naturally I am fearful that this will also lower the property values in our community.

In conclusion, my family and many of our neighbors are strongly against not just the rezoning of the Camelot Farms property, but this development at a whole. It will damage a significant portion of the natural beauty and the eco-system of our neighborhood by leveling most, if not all, of the woodlands on that piece of land. Stroadwater Village has literally existed for centuries and with an unnecessary rise in traffic flow due to this development, it can only add an increased level of danger for our children, commuters, pedestrians, cyclists and our pets.

This is a very close community and the residents enjoy its serenity. I truly hope the Planning Board will take into consideration the historic value that this neighborhood has possessed for generations. If this development were to move forward, that value will surely be lost forever.

Respectfully,

Shaun Donlin and Silvia Vasquez

Holly S. Hoffman
1619 Westbrook Street
Portland, ME 04102

--
Shukria Wiar, Planner
Planning Division
City of Portland 389 Congress Street
Portland, ME 04101
Ph: 207.756.8083
Fax: 207.756.8258

Fwd: Camelot Farm Development Concerns

1 message

Shukria Wiar <shukriaw@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Wed, Feb 22, 2017 at 6:38 PM

----- Forwarded message -----

From: **Holly Hoffman** <HHOFFMAN4@maine.rr.com>
Date: Tue, Feb 21, 2017 at 2:10 PM
Subject: Camelot Farm Development Concerns
To: shukriaw@portlandmaine.gov

February 21, 2017

City of Portland

389 Congress St

Portland, ME 04101

Dear Members of the Planning Board,

I am a resident of Stroudwater Village and live at 1619 Westbrook Street. I am writing to voice opposition to the proposed zoning change for a new development located at 1700 Westbrook Street formerly known as Camelot Farms. The developers are requesting a zoning change from R1 to R3. Under current zoning laws approximately 61 houses would be permitted to be built keeping the density in line with current R1 zoning. An R3 zoning change would allow 96 houses to be built at the site. There is concern about the added number of cars (estimated 144 per day) and infrastructure issues concerning flooding and runoff into the Stroudwater River.

As Stroudwater is the oldest residential neighborhood in Portland a lower number of houses would better blend into the area helping to preserve the historical character.

I ask the Planning Board to consider the zoning change carefully before making a final decision.

Respectfully,

Holly S. Hoffman

20 February 2017

Dear Members of the Planning Board

I am a resident of Stroudwater and live at 1618 Westbrook Street. I am writing to state my strong opposition to the zoning change proposed for 1700 Westbrook Street, a property known as Camelot Farm. A group of developers are requesting that the Planning Board change Camelot Farm's zoning from R-1 to R-3. Under the property's current zoning, the developers would be permitted to build 61 homes. This is consistent with the density and character of the Stroudwater neighborhood. As you are undoubtedly aware, Stroudwater is the oldest residential community in Portland and is currently home to 250 families.

A change in the zoning to R-3 would allow 96 homes to be built on Camelot Farm. This level of density is completely out of character with the neighborhood and should not be allowed in an area that has been R-1 for decades. In addition, the infrastructure on the area cannot accommodate this extreme deviation from the existing designation. For example, Westbrook Street cannot accommodate an additional 144 vehicles during morning and evening commutes, assuming conservatively that each family has 1.5 vehicles. And the Stroudwater River cannot handle the runoff from 96 new homes.

I would like to make it clear that this is not a well-considered and planned development. There are many examples of this in the Greater Portland area. A development with an R-3 density in Stroudwater, however, would totally change the character of the neighborhood

Bruce Harrington

***Shukria Wiar, Planner
Planning Division
City of Portland 389 Congress Street
Portland, ME 04101
Ph: 207.756.8083
Fax: 207.756.8258***

Fwd: Proposed Camelot Farms Development

Shukria Wiar <shukriaw@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Tue, Feb 21, 2017 at 9:15 AM

Public Comment...

----- Forwarded message -----

From: **Kevin Regan** <regan.kevin1@gmail.com>
Date: Sun, Feb 19, 2017 at 10:55 AM
Subject: Proposed Camelot Farms Development
To: shukriaw@portlandmaine.gov

Dear Planning Board Members

I reside in the Stroudwater area at 1646 Westbrook Street that abuts the proposed development as known as Camelot Farms. This letter is written to advise that I am strongly against any zoning change to assist the Developers in creating their plans for this area. Under current property zonings (established with rationale) they would be permitted to build 61 homes. When the zoning rules were established it was with reason and intent to maintain the character and density of the Stroudwater neighborhood. This area is the oldest residential community in Portland growing to 250 families.

Changing zoning regulations to R-3 would allow 96 homes to be built. This is not consistent with the character of the neighborhood and should NOT be allowed in an area that for decades had been regulated zone R-1. Over the years traffic has increased through our neighborhood with commuters from surrounding area. With the zoning change this would rapidly allow heavy increases to this flow. Given the assumption that 98 homes have 1.5 cars would add another 144 cars in the morning and evening commute. In a small matter of time traffic lights would have to be constructed to safely allow cars turning and out of this development. I live along Westbrook Street close to the Westbrook line. I can attest first hand that it can be dangerous pulling out and entering my property at busy times. With this proposed development I can assure you, in the not so distant future, safety problems will occur with the added home owners. Rest assured traffic lights will be needed or Westbrook Street will have to be widened in areas to mitigate these safety or congestion issues.

I DO NOT think this is a well-considered or planned development. These zoning change, if allowed will change the neighborhood's character and create more traffic problems for the City in the future.

Thank you for your time and consideration,

Kevin Regan

1646 Westbrook Street, Portland

Google Groups

Zoning Change

JACKIE DAY <feetup100@yahoo.com>

Feb 20, 2017 3:32 PM

Posted in group: **Planning Board**

20 February 2017

Dear Members of the Planning Board,

I am a resident of Stroudwater and live at 1630 Westbrook Street. I am writing to state my strong opposition to the zoning change proposed for 1700 Westbrook Street, a property known as Camelot Farm. A group of developers are requesting that the Planning Board change Camelot Farm's zoning from R-1 to R-3. Under the property's current zoning, the developers would be permitted to build 61 homes. This is consistent with the density and character of the Stroudwater neighborhood. As you are undoubtedly aware, Stroudwater is the oldest residential community in Portland and is currently home to 250 families.

A change in the zoning to R-3 would allow 96 homes to be built on Camelot Farm. This level of density is completely out of character with the neighborhood and should not be allowed in an area that has been R-1 for decades. In addition, the infrastructure on the area cannot accommodate this extreme deviation from the existing designation. For example, Westbrook Street cannot accommodate an additional 144 vehicles during morning and evening commutes, assuming conservatively that each family has 1.5 vehicles. And the Stroudwater River cannot handle the runoff from 96 new homes.

I would like to make it clear that this is not a well-considered and planned development. There are many examples of this in the Greater Portland area. A development with an R-3 density in Stroudwater, however, would totally change the character of the neighborhood.

Sincerely,
Jackie Day

7. A change from R-1 to R-3 will open up the possibility of commercial development. To most of the people I have spoken with, this is unacceptable.

Most Respectfully Yours,

Mihku Paul
Stroudwater Homeowner

—
Shukria Wiar, Planner
Planning Division
City of Portland 389 Congress Street
Portland, ME 04101
Ph: 207.756.8083
Fax: 207.756.8258

Fwd: Camelot Farms

Shukria Wiar <shukriaw@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Wed, Feb 8, 2017 at 1:42 PM

----- Forwarded message -----

From: **Mihku Paul-Anderson** <mihkupaul@gmail.com>
Date: Wed, Feb 8, 2017 at 1:38 PM
Subject: Camelot Farms
To: shukriaw@portlandmaine.gov

Dear Shukria,

I am writing to oppose the zoning request for Camelot Holdings, LLC, for the parcel located on Westbrook St. in Portland. I am already aware that the city is in favor of granting this request. As disappointing as that is, I am still going to voice my opinion on this. I have lived in Stroudwater for 4 years as a homeowner. We have an active neighborhood association of which I am a member. Like many neighborhoods in Portland, we love where we live and would like to maintain the quality of our neighborhood.

I realize that Portland needs housing. It is growing rapidly. However, I don't see this sub-division solving some of the real housing issues we have, except for *those who can afford it*. I don't believe that "single-family" homes costing more than 300k are affordable. And some will no doubt cost even more. Even if a measly 10% of these is sold at so-called affordable prices, those guideline do little to nothing to assist those in Portland who truly need help with housing; the working poor, our young people just starting out and the homeless.

Development has been going on at an accelerated pace in Portland for more than 5 years. I don't see any meaningful changes or reductions in our taxes. What I see is more, taller buildings on the peninsula and businesses playing musical chairs downtown or just folding due to the higher and higher cost of overhead. Yes, we live in a city. But that is no good reason to race toward an uncertain future with run-away development when we have such a special place in Portland.

I oppose the zoning change for the Camelot Farms parcel for numerous reasons:

1. The impact on the Stroudwater River has not been evaluated properly. The city green-lighted the Elks project and now there are going to be even more parking spaces (impervious surface) than typically allowed. And within 75 feet of a compromised waterway. The impact of 3.5 +/- acres of asphalt on our side of the river will damage it even further.
2. This plan is not in keeping with the home lots already here. It doesn't fit and will permanently alter the feel of the area. That is not good urban planning.
3. Natural eco-systems will be permanently removed or damaged. The wildlife corridor will be ruined. Wetlands and wildlife will die out.
4. Removal of all the buffer trees will greatly increase noise, and decrease air quality.
5. The increased traffic will have a deleterious and unsafe impact on the neighborhood. We have been given NO GUARANTEE from the developers that they will push to keep the speed limit at 35 or lower. Having hundreds of cars flying past homes at highway speeds does not "create a neighborhood" as Mr. Barton states. It destroys a neighborhood.
6. It remains to be seen whether this project will even be completed past Phase 1. The development team is not tested on this size project. We could end up with damaged land that just sits there.

may include information that is privileged and/or confidential under both State and Federal Law. If you are not the intended recipient, or agent of the recipient, you are notified that any further use, dissemination, copy, distribution, printing or disclosure of this communication is strictly prohibited. If you have received this communication in error, please notify the originator and delete it from your system (do not retain any copies), return the original transmittal to us by mail without making a copy, and reply to the sender to advise us that this communication was misdirected. Your cooperation in protecting confidential information is appreciated.

Google Groups

Camelot Farms

David Walter <dwalter@maine.rr.com>

Jan 21, 2017 7:22 PM

Posted in group: **Planning Board**

Hello. We live off Kingsmark and have a question about the proposed development. Currently, all high schoolers take the Metro which drops off the kids down near Stroudwater Church. The city has not been clearing the sidewalks all the way to Kingsmark, and while they're usually clear up the Stroudwater Road, so the kids need to walk along the shoulder of Westbrook Street. This would not be an of itself would not be as much of issue except with any significant snowfall the shoulder is also covered, forcing kids along the very edge of the street. If you're familiar with Westbrook street, drivers tend to follow the speed limit.

With this new development, would there be consideration of a Metro route being extended down Westbrook Street. I'd be worried about high schoolers having to walk even further along Westbrook with sidewalks that may or may not be clear.

Thanks you,
David Walter

Sent from my iPhone

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David

Sent from my iPhone

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David

Sent from my iPhone

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Google Groups

Fwd: Camelot Farms

raeleneg <raeleneg@maine.rr.com>

Feb 7, 2017 7:20 AM

Posted in group: **Planning Board**

Sent from my U.S. Cellular® Smartphone

----- Original message -----

From: raeleneg <raeleneg@maine.rr.com>

Date: 2/7/17 7:10 AM (GMT-05:00)

To: sld@portlandmaine.gov

Subject: Camelot Farms

Dear Land Bank

Pls protect Camelot Farms from rezoning and development. This is a Stroudwater landmark and should be preserved. Like a park would be.

Thank you.

Raelene Gardner
22 Heritage Court
Portland ME 04102

Sent from my U.S. Cellular® Smartphone

- Even with 100 homes, this will have no impact on supply and demand costs. Portland is a very desirable area and to have an impact on cost, which is more than solely a supply issue, that would require thousands of individual homes, not hundreds.

We all realize this can be developed but there is a huge difference in R1 than R3. Huge. There should also be close and careful consideration as to the issues above. I know this is important to you all as you live here and care about the area and our children and sustainability in keeping people here beyond just their "first home."

I appreciate your consideration and pause as we all know that with an R3 designation, there is no going back and Pandora's Box is open as to what can be done there.

Sincerely,

Marc Hodroff, 48 Partridge Circle, Portland.

Zoning change Camelot Farms Proposal

1 message

'Marc Hodroff' via Planning Board <planningboard@portlandmaine.gov>

Fri, Jan 20, 2017 at 9:06 AM

Reply-To: Marc Hodroff <marchodroff@yahoo.com>

To: "shukriaw@portlandmaine.gov" <shukriaw@portlandmaine.gov>, "planningboard@portlandmaine.gov" <planningboard@portlandmaine.gov>

Cc: "stroudwatervillageassociation@gmail.com" <stroudwatervillageassociation@gmail.com>

1/20/17

Regarding: zoning conversion request of the Camelot Farms property.

Dear Portland Planning Board,

I am a resident of the Stroudwater neighborhood. I was present at the meeting at City Hall on 1/17/17.

There were a few questions raised and comments I feel require additional thought as you considering potentially rezoning.

1. A board member inquired why the builder didn't request R2 rather than R3 zoning. The answer, to paraphrase, "because this would reduce the green space." The math was a bit fuzzy to me. That statement is absolutely true if one is still trying to maximize building numbers and profit, but not true if one really focused on green space as well as reduce the number of units and not encroaching on designated green space.
 - I would like to further point out that the builder purchased this with the full knowledge it is currently designated as an R1. I imagine they are very knowledgeable and know that the request for change to R3 was only a request. They still proceeded to purchase and I imagine looked at cost/profit even at R1 designation and still proceeded knowing they would still profit, albeit less.
 - In any zoning request I would think the burden to justify a change falls on the builder/owner of the new property. As noted by several board members, there seems to be a lack of justification for this significant change where no property or sites along this area, nor immediately adjacent areas reflect that building style or code or plan.
2. A board member felt this R3 designation would be great to help new, "first time home owners," as well as the comment its so nice to get to know your neighbors in closer spaces.
 - the proposed lots are extremely small on the order of ~ .11 acres. Moreover these homes will reflect a smaller size and these would have a majority of "starter homes." Two problems with this—The average so so building costs will be at least 150-200\$ per square foot. (I don't know what the builder feels they can build this for nor the average square foot). However with this and the cost of building materials as compared to older housing, this has doubled in the last 10 years for most supplies. Thus I would pose the question: the homes are starter home-like with small lots and likely smaller sq ft. Yet the pricing will likely be 300,000K plus to purchase (again part in due to cost to build and part due to supply and demand). I would like to caution that I am not aware of too many first time home owners (generally in their mid to late 20s to early 30s) that can afford 300-350k esp with interest rates guaranteed to go up by the Fed.
 - Second problem with the model is that it becomes a turn over community. While one member noted how nice it was to be close to her neighbors to know them...she moved after a few years to go to a bigger home with more space. Me too. In fact so did all but two homes in my prior neighborhood on the short end of Bradley Street. I mean all turned over, truly all but two. The average first time home buyer stays in their home less than 10 years.
 - If one looked at the board room that night, all the persons opposed (in fact everyone in the room) were not 20-30 year old persons but persons of maturity. 40+ years old. Persons who raised their family in homes that were NOT first time home designations--those with small lots and smaller sq ft—ie what is currently not in the Stroudwater region. These are families that have been here for years, raised their children here, sent their kids to school here, pay taxes here and want to stay here. Not a community that has < 10 year turn over rate and moves to areas that are more affordable with more room. This is the type of area Portland needs more of, not less. All my prior neighbors had a hard time looking for that in Portland. These are the people that stay, invest and love to be here despite the expenses.



Meagan J Smith, Associate Broker
330 Forest Avenue
Portland, ME 04101
207.423.2208
SOLDbyMeg@gmail.com

January 13, 2017

Shukria Wiar, Planner
Planning Division
City Hall, 4th Floor
389 Congress St.
Portland, ME 04101

Re: Application ID #2016-282

I am writing to comment on the application to rezone the property located at 1700 Westbrook St, Portland from Res R1 to Res R3.

As a resident of Portland and real estate professional in Greater Portland, I'm writing in favor of the development of 1700 Westbrook Street.

This undeveloped parcel has the potential to bring many residents to Portland, while preserving land for recreation and connection to Portland Trails. The vision represent an old fashioned neighborhood nestled in a natural environment.

If the parcel was left solely for recreational use, concerns arise around where the funding would come to create appropriate parking. Without a proper road that leads to a parking lot, traffic problems and congestion could become problematic for the local residents.

This project is an opportunity to allow more families to purchase homes in Portland. Many buyers prefer a new construction, desire to be in Portland and seek a walkable neighborhood- something we are currently lacking in the market.

I fully support this project based on the need and desire in the Portland marketplace, as well true excitement for the plans of this development itself.

Sincerely,

A handwritten signature in black ink that reads "Meagan J Smith". The signature is fluid and cursive, with the first name "Meagan" being more prominent than the last name "Smith".

Meagan J Smith

1700 Westbrook Street parcel for zone change

1 message

Eugenia O'Brien <genieme@maine.rr.com>

Tue, Jan 17, 2017 at 3:34 PM

To: shukriaw@portlandmaine.gov, planningboard@portlandmaine.gov, Stroudwater Village
<stroudwatervillageassociation@gmail.com>

Alas, a prior commitment keeps from attending this meeting tonight - Please delay a zone change for 1700 Westbrook Street.

See below or attached:

January 17, 2017

Re: 1700 Westbrook Street

Dear Members of the Portland Planning Board,

Please do not re-zone the property at 1700 Westbrook Street from R-1 to R-3. This effort reveals a lack of understanding for the texture of the neighborhood and the wants of the people living here. Please keep this conversation open to further discussion by delaying this vote tonight.

You are choosing to increase our total residences by 33% in one neighborhood at a single location. Taking the last pastureland STILL USED for cows within the city of Portland appears rash and inexplicable during a time when our farmlands are disappearing and needing to be saved, not paved.

Stroudwater is a large neighborhood with low density housing and this is a missed opportunity for what could be at this 1700 Westbrook Street site. Changing the zoning this early in discussions would close doors to more ideas that could be embraced. We are not against development or more neighbors, we are, however, not going to endorse proposals that are so far astray from the reality of the texture and tenor of what is already here. It is the gateway to historic Stroudwater, and farmland is part of the charm and allure. Even the Jetport remains unique nationally for its green welcome to the city. It is okay to not pave everything within city limits.

Oh, and yes, the wildlife uses that field to cross over to the larger old Audubon-now-Portland Trails and the Fore River Sanctuary and estuary - it will totally hamper the foxes, deer herds and the songbirds who are finding diminishing territory. Even bears have had to be removed from this area in the past.

The deliberate dismissal of pre-existing zoning by the city's Planning Board is occurring at an alarming rate. This development's impact on the roads and infrastructure, along with the volume of increased transportation (potentially an additional 250 cars?) and the influx of students at our public schools are all a jolt. Stroudwater residents have selected a rural setting with many homes possessing acreage, views and wildlife. You are destroying why we are here and I am terribly upset by your actions and lack of understanding for them.

Please delay this vote and allow a better plan to come forward.

Thank you.

Eugenia O'Brien
1376 Westbrook Street, Portland, ME 04102

(207) 773-5610

 Dear Planning Board 1.17.17.pages

103K



A C O R N

ENGINEERING, INC.

Attn: Shukria Wiar
Planning and Urban Development Department
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101

March 30, 2017

Subject: Zoning Map/Text Amendment Application – Final Submission
Camelot Farms Subdivision

Dear Shukria,

Camelot Holdings, LLC is pleased to submit the accompanying package of submission materials for the proposed Camelot Farms zone change. The new and updated materials were developed in response to the feedback from the second Planning Board Workshop meeting (2/28/17), in preparation for the third Workshop meeting to be held on April 6th, 2017.

During the February Workshop meeting, the Planning Board identified their need to see a R-5a zone change concept. The R-5a rezone layout is to propose a higher unit density layout. The resulting concept consist of 77 lots for the R-5a Zone that includes a mix of single-family, duplex, three-family, multi-unit and PRUD lots, 137 units total.

The concept includes developing the acquired parcel, adjacent to the Turnpike. As such, the previously submitted concepts were also updated to propose additional lots within the parcel. As a result, the overall open green space, net impervious surface, and wetland impacts has changed slightly since the last application submittal.

When comparing the potential number of lots and units, and corresponding surface and site impacts, the rezone to the R-3 Open Space Concept provides the basis for a sustainable, cohesive project design that implements smart growth principles. By allowing smaller lot areas, the extent of construction can remain closer to Westbrook Street, away from the Stroudwater River providing a vegetated buffer between the developed areas and the river. The proposed lot layout will reflect characteristics of a Conservation Subdivision by clustering the site development and designating a preserved natural area for shared public use. Within the developed areas, there is also the opportunity for incorporating decentralized LID stormwater techniques to mitigate and treat onsite runoff.

Under the R-3 rezone, the smaller lot sizes would drive the house price point closer to the affordability requirements set by the Inclusionary Zoning Ordinance. Because it is proposed that the IZ units be provided within the development, the lesser home costs of the R-3 zone would create a more cohesive neighborhood with less distinction between the R-3 and IZ homes. This idea is described in further detail within the attached Housing Attainability Summary (Attachment I).

A summary of the lots and surfaces for each concept are as follows (also noted on the Site Plans):

Concept Lot Summary					
	R-1 Buildout	R-2 Buildout	R-3 Buildout	R-3 Open Space	R-5a Open Space
<i>Camelot Farms</i>	80	104	160	91	70
<i>Westbrook Street</i>	4	4	5	4	7
<i>Open Space Lots</i>	0	1	1	4	0
TOTAL	84	109	166 (180 units)	99 (108 units)	77 (137 units)
Concept Surface Summary					
<i>Open Green Space</i>	0 ac	0 ac	0 ac	24.67 ac (44%)	21.62 ac (39%)
<i>Net Impervious Surface Increase</i>	7.58 ac	9.09 ac	12.75 ac	8.10 ac	9.73 ac
<i>Wetlands Impact</i>	3.79 ac (27%)	3.85 ac (27%)	3.67 ac (26%)	0.25 ac (2%)	0.80 ac (6%)

The open space and public access to the site is to be assured by the Applicant via an easement completed in two steps. The initial Open Space and Public Access Easement will be signed and issued to the public for the parcel directly abutting the Turnpike immediately following a successful rezone of the parcel to R-3 and ROS. Because the larger parcel is subject to a Purchase and Sale Agreement, the Open Space and Public Access Easement will be held in escrow until the exchange of ownership of the parcel is complete at the conclusion on the PS&A. At a minimum, all land within 250 feet. of the Stroudwater River will be rezoned ROS, however the final Open Space and Public Access Easement will be continued and expanded beyond the 250-foot buffer to the proposed property lines and/or public right-of-way.

The Applicant has completed additional environmental due diligence normally associated with a Site Plan/Subdivision Application in response to site impact concerns addressed by the neighbors. In addition to Wetland Delineation and outreach to State and Federal Agencies (Army Corps, US Fish & Wildlife Service, Maine Natural Areas Program, Maine Inland Fisheries & Wildlife, and Maine Historic Preservation Commission) completed in the Fall, an Ecological Habitat Assessment Report has been developed and included in this submission package.

There has also been a concern from select neighbors that a full buildout R-1 concept as submitted is not feasible. After reviewing the information received to date from our Environmental Consultants and Regulatory Agencies, and standards and regulations set by the City of Portland's Chapter 14 Land Use Code, it is our professional opinion that the full buildout of the R-1 concept is feasible.

This final submission package is intended to meet and expand upon the City's Submission Requirements as outlined in the Zoning Map/Text Amendment. The following documents and drawings are to be uploaded onto the City's electronic submission site in addition to the previously uploaded documents (please note that all new and updated documents are as highlighted):



Documents:

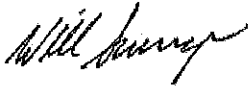
- A. Cover Letter – *Updated*
- B. Zoning Map Amendment Application – *Updated*
- H. Ecological Habitat Assessment Report, by Verdanterra Dated 3/15/17 – *New*
- I. Housing Attainability Summary, by Camelot Holdings, LLC Dated 3/30/17 - *New*

Drawings:

- R-3 Open Space Concept Site Plan, C-10 Dated 10/26/16 – *Updated 3/29/17*
- R-3 Open Space Concept Aerial Site Plan, C-11 Dated 12/9/16 – *Updated 3/29/17*
- R-3 Full Buildout Concept Aerial Site Plan, C-12 Dated 2/10/17 – *Updated 3/29/17*
- R-2 Full Buildout Concept Aerial Site Plan, C-21 Dated 2/10/17 – *Updated 3/29/17*
- R-1 Full Buildout Concept Aerial Site Plan, C-31 Dated 1/17/17 – *Updated 3/28/17*
- R-5a Open Space Concept Aerial Site Plan, C-41 Dated 3/28/17 – *New*
- Ex-2 Parcel Exhibit, Dated 2/14/17 - *Updated*

Camelot Holdings, LLC and the design team look forward to your review of these updated and new additions to the final project application to be presented at and spoken to at the next Planning Board Workshop meeting. If you have any questions regarding these materials or the completeness of the application materials, please contact us within the next five (5) days.

Sincerely,



William H. Savage, P.E.
Principal - Project Manager
Acorn Engineering, Inc.





Zoning Map/Text Amendment/Contract or Conditional Rezoning Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the review of requests for zoning map amendments, zoning text amendments and contract or conditional re-zoning. The Division also coordinates site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Zone Change.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

Planning Division

Fourth Floor, City Hall
389 Congress Street
(207) 874-8719
planning@portlandmaine.gov

Office Hours

Monday thru Friday
8:00 a.m. – 4:30 p.m.

PROJECT NAME:

CAMELOT FARMS

PROPOSED DEVELOPMENT ADDRESS:

1700 WESTBROOK STREET

PROJECT DESCRIPTION:

Proposed redevelopment of existing farmland into a traditional single-family development within the Stroudwater neighborhood. A portion of the site is to be preserved as a recreational, green space using the Recreational Open Space Zone.

CHART/BLOCK/LOT: 229-A-2, 246-A-3, 247-A-3, 248-A-9, 256-A-3, 246-A-6, 247-A-2, 245-B-5

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Michael Barton Business Name, if applicable: Camelot Holdings, LLC Address: 62 Portland Road, Suite 25 City/State: Kennebunk Zip Code: 04043	Applicant Contact Information Work #: Home #: Cell #: (207) 939-5432 Fax#: e-mail: michael.corbett.barton@gmail.com
Owner – (if different from Applicant) Name: Address: City/State: Zip Code:	Owner Contact Information Work #: Home #: Cell #: Fax#: e-mail:
Agent/ Representative Name: Address: City/State: Zip Code:	Agent/Representative Contact information Work #: Home #: Cell #: Fax#: e-mail:
Billing Information Name: [See Applicant Information] Address: City/State: Zip Code:	Billing Information Work #: Home #: Cell #: Fax#: e-mail:

Engineer Name: William H. Savage, P.E. Acorn Engineering, Inc. Address: PO Box 3372 City/State : Portland, ME Zip Code: 04104	Engineer Contact Information Work #: (207) 775-2655 Home #: Cell #: (207) 317-1884 Fax#: e-mail: wsavage@acorn-engineering.com
Surveyor Name: David Titcomb, PLS Titcomb Associates Address: 133 Gray Road City/State : Falmouth, ME Zip Code: 04105	Surveyor Contact Information Home #: Work #: (207) 797-9199 Cell #: Fax#: e-mail: DTitcomb@titcombsurvey.com
Architect Name: Address: City/State : Zip Code:	Architect Contact Information Work #: Home #: Cell #: Fax#: e-mail:
Attorney Name: Address: City/State : Zip Code:	Attorney Contact Information Work #: Home #: Cell #: Fax#: e-mail:
Designated person/person(s) for uploading to e-Plan: Name: Olivia Dawson e-mail: odawson@acorn-engineering.com Name: William Savage e-mail: wsavage@acorn-engineering.com Name: e-mail:	

Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

The application submission includes the purchase and sale agreement for the lots 229-A-2, 246-A-3, 247-A-3, 248-A-9, 256-A-3 and the deed to the additional parcel (CBL, 246-A-6, 247-A-2, 245-B-5).

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property.
(For example, a deed, option or contract to purchase or lease the subject property.)

Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use.
(Applicant may utilize the City Zoning Map or Parcel Map as a source.)

Existing Use: Describe the existing use of the subject property:

The existing property is comprised of a single family home with accessory barn and storage structures. The majority of the site is farmland and fronts the Stroudwater River.

Current Zoning Designation(s): R-1, RESIDENTIAL ZONE

Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

The project proposes to redevelop the existing, small farm with a single-story home and accessory shed and barn structures into a traditional single-family development within the Stroudwater neighborhood; house lots will range in size between 6,500 sf to 20,000 sf. The portion of the site adjacent to Westbrook Street is proposed to be regraded to support a road network, subdivided lots, and ancillary infrastructure. The remaining space will remain a shared green space.

Site Plan: On a separate sheet, please provide a site plan of the property showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1" = 10' to 1" = 50'.) Contract and conditional rezoning applications may require additional site plans and written material that address physical development and operation of the property to ensure that the rezoning and subsequent development are consistent with the comprehensive plan, meet applicable land use regulations, and compatible with the surrounding neighborhood.

APPLICATION FEES:

Zoning Map Amendment _____ \$3,000.00 (from <u>R-1</u> zone to <u>R-3 & ROS</u> zone) *fee provided in previous application submission Zoning Text Amendment _____ \$3,000.00 (to Section 14-_____) Combination Zoning Text Amendment and Zoning Map Amendment _____ \$4,000.00 Conditional or Contract Zone _____ \$5,000.00 (A conditional or contract rezoning map be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan, meet applicable land use regulations, and compatible with the surrounding neighborhood. Please refer to Division 1.5, Sections 14-60 to 62.)	The City invoices separately for the following: • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$50.00 hour) • Legal Review (\$75.00 hour) Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.
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INSTRUCTIONS FOR ELECTRONIC SUBMISSION:

Please refer to the application checklist (attached) for a detailed list of submission requirements.

1. Fill out the application completely and e-mail the **application only** to planning@portlandmaine.gov (Please be sure to designate a person who will be responsible for uploading documents and drawings.) This step will generate the project ID number for your project.
2. An invoice for the application fee will be e-mailed to you. Payments can be made on-line at [Pay Your Invoice](#), by mail or in person at City Hall, 4th Floor. Please reference the Application Number when submitting your payment which is located in the upper left hand corner of the invoice.
3. The designated person responsible for uploading documents and drawings will receive an email from eplan@portlandmaine.gov with an invitation into the project. At this time, you will upload all corresponding documents and plans into the project. For first time users you will receive a temporary password which you must change on entry. Make note of your username and password for any future projects.

Reminder: Before the project can move forward, the application fee shall be paid in full and all required documents and drawings shall be uploaded into e-plan correctly.

4. Follow the link below (Applying Online Instructions) for step by step instructions on how to do the following:
Tab 1 - Setting up the appropriate compatibility settings for your PC and getting started in e-plan.
Tab 2 - Preparing your drawings, documents and photos for uploading using the correct naming conventions
Tab 3 - Preparing and uploading revised drawings and documents

[Applying Online Instructions](#)

5. When ready, upload your files and documents into the following folders:
"Application Submittal – Drawings"
"Application Submittal – Documents"
6. Once a preliminary check has been made of the submittal documents and drawings, staff will move them to permanent folders labeled Drawings and Documents. As the process evolves you will be able to log in and see markups, comments and upload revisions as requested into these folders.

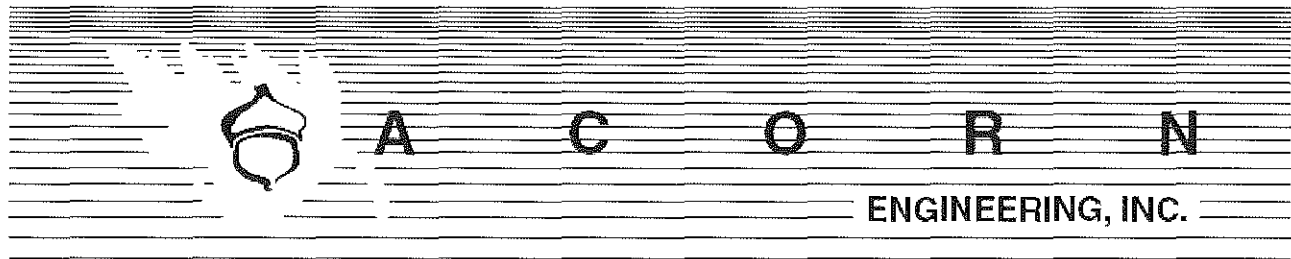
APPLICANT SIGNATURE:

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Level III Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: 3/30/17
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C. Project Narrative

Camelot Farm Residential Development

Revised February 2017

The Camelot Farm parcel is an approximately 54-acre piece of pastureland with frontage along Westbrook Street and the Stroudwater River. It offers a unique opportunity to provide something the City of Portland has not experienced in generations: a chance to create an innovative, environmentally thoughtful, and diverse mix of home ownership options unified by a comprehensive approach to its implementation. Neighborhood amenities will also include zone protected access to shoreland areas and preserve recreational space for diverse, shared-uses. The anticipated plans call for the creation of approximately 95 homeownership opportunities.

In alignment with the current and goals of the future comprehensive plan, the proposed development intends to take queues in consideration as a whole. The following goals have been highlighted from the plan and are not intended to be an exhaustive list:

As Highlighted from the Current Comprehensive Plan:

- **Maximize development where infrastructure exists**
 - Westbrook Street contains access to water, sewer, electricity, and natural gas and is within 200 feet of the proposed development
- **Balance the natural and built environment**
 - Concentration of infrastructure and proposed house lots towards the Westbrook Street frontage will maximize the use of the land that lends itself to responsible development and provides access to several acres of shared natural spaces currently in place on the parcel. Opportunities for recreational space on lower portions of the site are also being explored.
 - Providing green buffer spaces directly along Westbrook Street that flank the access points to the development intend to provide a natural transition that respects the history of the parcel
- **Link existing trail systems and provide access to shoreline areas**
 - Provide Green Spaces with Blue Edges that naturally transition from the residential development towards the Stroudwater River
 - Promote walkability and bike-ability within the neighborhood and onsite amenities

- With the addition of the 9-acre parcel, new opportunities are provided within the site to access the Stroudwater River and provide connectivity between the Fore River Sanctuary to the Stroudwater River trail systems.
- **Offer a diverse mix of housing options to help increase homeownership opportunities for all types of households**
 - The home offerings are intended to be without bias. The goal is to provide equal opportunities for first time home buyers, empty nesters, growing families, and working professionals alike.
- **Provide innovative new housing development near service centers and employers while maintaining proximity to neighborhood assets**
 - The Stroudwater area has a classic neighborhood feel to which this development intends to respect. It includes single family lot sizes within the range of those being proposed (both minimum and maximum). The area also lays claim to large employers such as Unum to which the convenience of new housing product might inspire employees to consider relocation to the city. Additionally, there is the Portland International Jetport a mere mile away and the Portland Transportation Center and Thompson's a manageable 2.5-mile travel via vehicle or trail making this location appealing to those who work remotely but choose Portland as their place to live and enjoy.
 - Innovation also shows through the intent to amend the current zone from R-1 to R-3. This is an attempt to reverse the trend of lower density in the outskirts of the city associated with sprawl, while respecting the existing housing stock in the area. The intended result is to provide as many new residents as is practical the opportunity to enjoy the unique amenities the Stroudwater area has to offer. An added benefit of the increase in density is the access to several acres of shared green space within the parcel.
- **Utilize new technologies and materials to provide quality, efficient, and sustainable homes**
 - New residences will be constructed using high quality materials that provide ease of maintenance and operation, and consider the total life cycle a home experiences. Interior finish materials will be sensitive to the end users well-being with indoor air quality taking high priority.
 - The site will utilize innovative management techniques to control and treat stormwater run-off as the site transitions from an historically agrarian impact to residential. Design will also respect natural topography and resources with intentions to preserve or improve those that could be pre-existing on the parcel.



As Highlighted from the Future Comprehensive Plan Goals and Strategies:

- **Incorporate multiple functions in recreation & open space**
 - The proposed project site is an underutilized piece of pastureland that has the capacity to be developed into a diverse space of both residential and recreational open space to create a complementary, shared-use of the land.
 - The property presents the opportunity to link the Stroudwater River Trail with the Fore River Sanctuary system under a partnership with Portland Trails to create a more integrated trail network.
 - The project proposes open space that can potentially be used as a Community Garden to be accessed and utilized by the entire neighborhood.
 - The open space within the site also offers the potential for a mixed-use pond functioning as a stormwater quality and quantity device as well as recreationally as a seasonal ice skating rink.
- **Create economic prosperity by growing Portland's tax and employment base**
 - The proposed project has the capacity to attract new professionals to the area by providing a less urban, greater green space appeal still within the City limits and a shorter commute to the greater Portland businesses
- **Improve water quality**
 - The proposed project will be designed to meet and potentially exceed the stormwater quality and quantity control measures as outlined by the Maine Department of Environmental Protection's (MDEP) Chapter 500 – Stormwater Management Law rules and regulations. The runoff is proposed to not enter the existing municipal combined sewer system within Westbrook Street and instead be treated and detained within the property before dispersing into the existing onsite buffer area to be preserved and maintained as such after construction.
 - Stormwater will be treated using best management practices (BMP) designed to the standards set by the MDEP BMP Manual
 - Construction and maintenance activities will incorporate erosion and sedimentation control practices to limit sediment transport, wetland and waterbody impact, and land disturbance. Erosion Control Inspection will be provided by a MDEP Approved Third-Party Inspector.

In closing, this development should be viewed to provide some relief to the pressures of low housing inventories that some believe are hampering growth within the city. It will provide chances for those who want to relocate to or within this city, downsize or upsize, and/or transition from rental to homeownership. It will give Portland a chance to create a modern neighborhood to take pride in and will do so on a scale that should make noticeable differences in a relatively short timeframe at a price point that is attainable.



ATTACHMENT DPurchase and Sale Agreement for Lots: 229-A-2, 246-A-3, 247-A-3, 248-A-9, 256-A-3PURCHASE AND SALE AGREEMENT
(Real Estate)

Agreement made and entered into this day by and between ONEX CO., a Maine business corporation having a mailing address of 399 Old Brunswick Rd., Bangor, ME ("Seller") and HIVERSACORP, LLC, a Maine limited liability company having a mailing address of 5 Stone Pony Circle, Saco, ME, or its assigns ("Buyer"). In consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

PURCHASE AND SALE OF PREMISES Seller agrees to sell and Buyer agrees to buy, on the terms and conditions hereinafter set forth, the land and buildings commonly known and designated as "Cannetor Farm" located generally at 1700 Westbrook Street, Portland, Maine, and consisting of roughly 44 & 1/2 acres of real property, together with all improvements and fixtures thereon and all rights appurtenant thereto, being more particularly described in a 23-screen Deed recorded in the Cumberland County Registry of Deeds in Book 14398, Page 346 (the "Deed") ("Premises" or "Property"). A copy of the deed is attached hereto as EXHIBIT A and made a part hereof. The description of the Premises in the Deed is understood to be general in nature and the description in the deed of conveyance contemplated herein shall be subject to approval by Buyer.

PURCHASE PRICE Subject to any adjustments and provisions hereinafter described, Buyer agrees to pay for the Premises the sum of [REDACTED] payable as follows:

a. The sum of [REDACTED] as Deposit payable upon the signing of this Agreement by both parties ("Deposit"). This Deposit shall be held by [REDACTED] ("Escrow Agent") in a non-interest bearing account. It shall be applied as credit to the purchase price in closing or disposed of as set forth herein. In the event of a dispute over the return or forfeiture of any deposit held by the Escrow Agent, the Escrow Agent shall continue to hold the deposit until it has received a written release from the parties consenting to its disposition, or until a final order. Regardless of its representation of any party to this Agreement, Escrow Agent shall not, as Escrow Agent, have any responsibility or liability to any party beyond the proper disposition of the escrow funds actually paid over to it. All parties agree to indemnify and hold the Escrow Agent harmless from any and all costs, actions, failure to act or payment or refusal to pay, so long as said actions are made in good faith and are not a result of willful misconduct, including any defense costs or attorney's fees. The Escrow Agent shall mean no liability in acting upon any signature, notice, request, waiver, consent or other document believed by the Escrow Agent to be genuine.

b. The BALANCE of the purchase price, the sum of [REDACTED] by bank check, wire transfer or equivalent, at the time of closing subject to adjustment and as set forth in the Provisions.

Buyer Initials: _____

Seller Initials: _____

KD
8-15-16
ADL
8-18-16

3. **VESTING OF DEPOSIT.** The Deposit set forth in Section 3 above shall be refundable in full until the following occurrences, at which point, such portions of the deposit shall become non-refundable and shall vest in, and be released to, Seller: (a) [REDACTED] shall become non-refundable upon final approval of the subdivision plan by the City of Portland; (b) [REDACTED] shall become non-refundable upon satisfaction of the financing contingency set forth below.

4. **CLOSING.** The closing shall take place at the offices of Bergen & Parkinson, 62 Portland Road, Kennebunk, Maine within sixty (60) days after the later of: a) receipt of final subdivision approval from the City of Portland, or; b) satisfaction of any of the conditions precedent to buyers obligation to purchase set forth below. Notwithstanding the intended deadline set forth in the preceding sentence, Buyer and Seller agree that Buyer may extend the closing date up to sixty (60) additional days.

5. **TRANSFER OF TITLE.** Seller shall convey the Premises to Buyer at the closing in fee simple with good and marketable title, free and clear of liens and encumbrances, subject to the following:

a. Buyer shall have until thirty (30) days after the Effective Date to determine if title to the Premises is acceptable and notify Seller of the same. In the event that Buyer determines that Seller would be unable to convey title to the Premises as aforesaid and Buyer properly notifies Seller, then Seller shall have thirty (30) days notice from Buyer in which either to: notify Buyer that Seller via its own counsel shall remedy such title defects, to the satisfaction of Buyer's Counsel, at Sellers expense, or; notify Buyer that Seller shall reimburse Buyer at closing all Buyer's legal and other costs associated with remedying such title defects. If Seller fails to provide notice to Buyer within 30 days as set forth in the preceding sentence, then Seller hereby agrees that Buyer's costs of curing such title issues, including legal and other fees and costs, shall be offset against the purchase price at closing. Any period of time ninety (90) days after Seller received notice of a title defect, and the final recording or filing of any curative documents shall toll all deadlines and periods for any contingencies set forth anywhere in this agreement. In the event that said defects cannot be corrected or remedied within said time period to the satisfaction of Buyer's counsel, Buyer may terminate this Agreement by written notice to the parties and any non-vested portion of the Deposit shall be returned to Buyer. Buyer may, however, at its sole discretion elect to close notwithstanding such defects as may exist. Seller and Buyer understand and agree that any mortgages and liens on the Premises shall not be considered title defects provided that the same shall be discharged at or prior to the closing at Seller's expense. Seller may use purchase money proceeds for this purpose.

b. Seller agrees that it will not further encumber or permit to be encumbered the Premises by any liens, mortgages, attachments, covenants, restrictions or easements after the date of this Agreement.

c. At the closing, Seller shall execute and deliver to Buyer, against payment of the purchase price, a Quitclaim Deed with Covenants to the Premises, in accordance

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with the Short Form Deeds Act, 33 M.R.S.A. § 761 et seq., (the "Deed") together with a Bill of Sale for personal or intangible property, and such other rights as may be associated with the Property, if any. If Seller fails to execute and deliver a separate Bill of Sale or Assignments, then this Agreement shall be deemed to convey the same and this Provision survives closing, and in such instance, Seller hereby grants and assigns to Buyer all such personal property as of the date of Closing.

d. Seller further agrees to execute and deliver to Buyer at the closing such Affidavits and Certificates as are reasonably necessary for Buyer's acquisition and financing of the Premises, including without limitation a Certificate of Non-Foreign Status (as required by Internal Revenue Service regulations), an affidavit regarding underground storage tanks (as required by Maine Laws), and a title insurance "Seller's Affidavit" regarding mechanics liens and persons in possession.

e. Seller is a corporation and Seller certifies that it is duly authorized and validly existing under the Laws of the State of Maine and agrees to provide evidence satisfactory to Buyer of due organization, authority, and good standing, including an opinion of counsel evidencing the same, which opinion may be required at Buyer's sole discretion.

6. **CONDITION OF IMPROVEMENTS.** Improvements at the Premises shall be delivered to Buyer at closing in "broom clean" condition. The improvements shall be sold and conveyed strictly on an "as is", "where is" and "with all defects" basis. Notwithstanding the foregoing, Seller covenants that it has no knowledge that the improvements violate any federal, state, municipal or local statutes, laws, rules, regulations or ordinances, including, without limitation, those pertaining to land use (or permits issued in connection therewith), zoning, lead paint, urea formaldehyde foam insulation, asbestos, hazardous or toxic wastes or substances, pollutants, contaminants or other environmental matters. The provisions of this paragraph shall survive the Closing and delivery of the Deed (as hereinafter defined) or any expiration or termination of this Agreement.

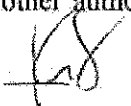
7. **RISK OF LOSS, DAMAGE AND INSURANCE.**

a. All risk of loss to the Premises prior to the closing shall be borne by Seller. Seller shall keep the Premises fully insured against fire and other extended coverage risks until the closing.

b. In the event that, prior to the closing, the improvements which are part of the Premises are destroyed or, in the opinion of Buyer, substantially damaged, Buyer may either (i) terminate this Agreement and receive back any non-vested earnest money deposit, or (ii) accept the insurance proceeds payable by reason of such damage, destruction or taking and close this transaction notwithstanding the same. Seller agrees and hereby assigns any proceeds payable pursuant hereto to Buyer, and shall name Buyer as an additional insured as Buyer's interest may appear.

8. **INSPECTION/DUE DILIGENCE.** So long as Buyer is accompanied by Seller's Broker or another authorized agent of the Broker and upon reasonable advance notice, Buyer

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may enter into any part of the Premises at all reasonable times prior to the closing in order to inspect the Premises, conduct surveys, soil tests and engineering studies and to do such things as are reasonably necessary with respect to its acquisition, improvement or development of the Premises. Nothing in this paragraph shall limit the inspections necessary to complete due diligence and to meet any contingencies precedent to Buyer's obligation to close as set forth below. Except as otherwise set forth elsewhere in this Agreement, Buyer shall have one hundred twenty (120) days within which to complete general due diligence.

9. **POSSESSION OF THE PREMISES AND LEASES.** The Premises shall be delivered to the Buyer at the time of the closing free and clear of all tenancies or occupancies by any person or entity.

10. **REPRESENTATIONS AND WARRANTIES OF SELLER.** Seller represents and warrants to Buyer that the following are true as of the date of this Agreement and will be true as of the closing:

a. Seller has no knowledge, after reasonable investigation, that the Premises violates any applicable laws, ordinances, or regulations.

b. Seller has no knowledge, after reasonable investigation, that the Premises contains any special wastes, underground storage tanks urea-formaldehyde foam insulation, radon, asbestos containing materials, lead-based paint, waste oil, petroleum and any other hazardous, biomedical, radioactive or toxic, substances, materials or wastes. The terms used in the foregoing sentence shall include, without limitation, all substances, materials, etc., designated by such terms under any laws, ordinances or regulations, whether federal, state or local. Notwithstanding the foregoing, Seller believes there is or may have been an underground oil storage tank located in the front yard of the Premises, being further described in the Disclosure Form Delivered to Buyer.

c. There are no outstanding pending or threatened liens, claims, rights of first refusal, or encumbrances against the Premises.

d. All outstanding bills and/or accounts payable concerning the Premises are either paid or will be paid prior to or at the time of closing.

e. There are no outstanding claims, losses or demands against Seller by any tenant or other person respecting Seller's ownership, use and/or occupancy of the Premises.

f. There are no leases on the Premises.

g. No portion of the Premises is currently classified as Farm land or Tree Growth under applicable provisions of Title 36 M.R.S.A.

h. The Premises, is classified as Open Space the City of Portland and shall be withdrawn from such classification prior to or at closing at Seller's expense. Seller may use purchase money proceeds for this purpose.

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i. To the best of Seller's knowledge, there are rights of ingress and egress in perpetuity from the Premises to public highways or roads for both vehicular and pedestrian traffic and utilities.

j. Seller has provided Buyer with a copy of a survey made by Nadeau & Lodge, Inc., dated Feb. 21, 2003 entitled "Plan Depicting the Results of a Standard Boundary Survey Made for Onex Company [sic], Southerly Sideline of Westbrook Street, Portland, Maine" (the "Onex Plan"). Other than encroachments listed on the Onex Plan, there are no known boundary disputes or other encroachments affecting the Premises. For the avoidance of doubt, Buyer's knowledge of encroachments on the Onex Plan is not a waiver of Buyer's right to require reasonable curative boundary work as a condition hereof.

k. Seller has transacted business under the name "Onex Co." as registered with the Maine Secretary of State, and also as "Onex Company," as identified in a certain deed by which it took title (CCRD Book 14598, Page 346), and Seller certifies that that "Onex Co." and "Onex Company" as listed on said deed are one and the same.

l. Seller shall obtain authorization from its shareholders to enter into this Agreement, and to take all actions required hereunder, and further, that any notices given in advance of such meeting for the approval of this agreement shall be timely and duly given in accordance with the Bylaws, and any other governing documents, of the Seller.

11. **DEFAULT AND REMEDIES.** Upon default by either party, the non-defaulting party shall have all rights and remedies available to it in equity or at law, including Buyer's right to specific performance under this Agreement.

12. **CONDITIONS PRECEDENT TO BUYER'S OBLIGATION TO CLOSE.** The obligation of Buyer to close is subject to the satisfaction at or before the closing of all of the following conditions:

a. All representations and warranties of Seller contained in this Agreement shall be true as of the closing.

b. Buyer may, at its sole option, order its own survey of the Property, and any boundary encroachments, whether on Buyer's survey, or the Onex Plan, or otherwise, shall have been cured.

c. Buyer shall have determined within the timeframe set forth in Section 5 above that Seller can convey title in form and substance satisfactory to Buyer and Buyer's counsel.

d. Within 240 days after the Effective Date, Buyer shall have satisfactorily completed all inspections, testing, permit applications, or other requirements necessary to receive subdivision approval ("Necessary Investigations"), it being understood that each such Necessary Investigation constitutes its own condition precedent.

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e. Within 300 days after the Effective Date, Buyer shall have received final subdivision approval, granted in full and without any remaining contingencies to be fulfilled. In the event this condition is not met at the end of 300 days, and provided further that Buyer has diligently pursued the same, then Buyer may extend this contingency deadline by 60 days by giving Seller or its agents notice thereof, and paying to Seller an additional \$5,000, which payment shall be in addition to the purchase price.

f. Within 60 days after final subdivision approval, Buyer shall have received financing for a mortgage loan in such amount and upon such terms and conditions as are satisfactory to Buyer.

g. Within the first 120 days after the Effective Date, Buyer shall have obtained an inspection of the Premises and determined them to be free of wetlands, endangered or threatened wildlife or plant habitats, coastal sand dunes, great ponds, rivers and streams and in compliance with all applicable laws, ordinances, and regulations. In the event the Premises or a portion thereof is determined to be in wetlands, etc. as described above, then so long as such condition does not materially or adversely impair the Buyer's development of the Premises then this condition shall be deemed satisfied.

h. Within 90 days after the Effective Date, Buyer shall have obtained a general building inspection of any structures on the Premises disclosing the Premises to be structurally sound (except for a leak in the roof, some rot in the exterior wood on the house, and some rotten wood in the stable, all as disclosed to the Buyer) and in good repair and all of the mechanical systems, including without limitation, plumbing, heating, electrical, drainage, water, sewer/septic to be in working order and repair and adequate to serve the premises, all to the satisfaction of the Buyer.

i. Within the first 90 days after the Effective Date, Buyer shall have obtained an environmental site assessment of the Premises disclosing the Premises to be free of urea-formaldehyde foam insulation, hazardous substances, underground storage tanks (other than as disclosed by the Buyer on Seller's Property Disclosure), asbestos containing materials, lead-based paint, radon and special wastes. The terms used in the foregoing sentence shall have those meanings ascribed to them under Federal, State and/or Local Law.

j. Within 60 days after final subdivision approval, Buyer shall have obtained an appraisal of the Premises with a valuation equal to or greater than the purchase price hereunder.

k. Prior to closing, any action by any officer, director, or shareholder of Seller, or any other party claiming via rights to, through, or associated with Seller challenging this Agreement or the proposed sale or subdivision development contemplated hereunder shall thereafter toll all deadlines set forth herein, which deadlines shall remain tolled until either final settlement, bonding off, or final adjudication of such matter, which, for the avoidance of doubt, includes the passage of any appeals period.

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1. Prior to closing, Seller shall have conducted necessary tests to locate the buried tank referenced in its disclosure, and shall have removed such tank at its sole expense in compliance with any applicable laws, evidence of which compliance is a condition precedent to closing.

13. **BROKERAGE.** Seller is responsible for the payment of all fees and commissions due any real estate brokers with respect to this transaction. Seller agrees to indemnify and hold Buyer harmless from any and all claims made by real estate brokers with respect to this transaction. This indemnity shall include all costs and expenses including attorney's fees incurred by Buyer in defense against any such claim, and shall include claims made post-closing.

14. **ADJUSTMENTS, PRORATIONS AND CLOSING COSTS.**

a. Real estate taxes, assessments, rentals and utilities shall be prorated as of the closing.

b. The Maine real estate transfer tax shall be paid by Seller and Buyer in accordance with 36 M.R.S.A. § 4641-A.

c. The recording fee for the deed of conveyance will be paid by Buyer.

d. A portion of the purchase price shall be withheld at the closing by Buyer if required by 36 M.R.S.A. § 5250-A.

e. Utilities shall be prorated as of the closing date and Buyer shall reimburse Seller for any unused fuel oil or gas.

f. Seller shall pay any penalties due to the City of Portland which relate to Seller's removal of the Premises from any Open Space, Tree Growth, Farmland, or other such tax program set forth under Title 36 of the Maine Revised Statutes.

15. **CONFIDENTIALITY.** Seller and Buyer covenant and agree to keep confidential the terms of the transaction contemplated hereby and not to disclose to any person either the fact that discussions or negotiations are taking place (other than Buyer's lender or attorney) concerning the acquisition of the Property or the substance or status thereof, except as is necessary to perform obligations pursuant hereto.

16. **MISCELLANEOUS.** The parties further agree as follows:

a. **Binding Agreement / Assignment.** This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective heirs, legal representatives, successors, and assigns. Buyer reserves the right to assign this Agreement to an entity to be formed.

b. **Joint & Several.** Seller shall refer to each selling party as their interests

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appear but each Seller shall be responsible for all warranties and representation on a joint and several basis.

c. Amendment. This Agreement shall not be changed in any respect except by written instrument signed by the parties hereto.

d. Governing Law / Jurisdiction. This Agreement and all rights and obligations hereunder, including matters of construction, validity, and performance, shall be governed by the laws of the State of Maine and parties recognize Maine as the courts of Cumberland County having sole forum having jurisdiction hereover.

e. Severability. If any term, condition, or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable according to the law, then the remaining terms, conditions, and provisions of his Agreement, or the application of any such invalid or unenforceable terms, condition or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby, and each term, condition, and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

f. Headings. The descriptive headings of the sections of this Agreement have been inserted for the convenience and reference only and shall not control or affect the meaning or construction of any of the contents hereof.

g. Integration. This Agreement may be executed in multiple originals and embodies the entire understanding of the parties. All prior discussions and representations are merged herein.

h. Notice. Any demand or notice required or permitted hereunder, shall be effective if either: (i) hand-delivered to the addressee, or (ii) deposited in the mail, registered or certified, return receipt requested and postage prepaid, or delivered to a private express company addressed to the addressee: (A) at the address shown below, or (B) if such party has provided the other in writing with a change of address, at the last address so provided. Any notice or demand mailed as provided in this paragraph shall be deemed given and received on the earlier of: (i) the date received, or: (ii) the dated of delivery, refusal or non-delivery as indicated on the return receipt, if sent by mail or private express as provided above. All notices required to be given, or which may be given hereunder, shall be in writing and if mailed, shall be sent by mail to the party to be notified as follows:

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Seller:	Onex Co. Attn: Kerrin Dorne 68 Old Farm Road Newton, MA 02459
With a copy to:	Alexandra E. Caulfield Drummond Woodsum 84 Marginal Way, Suite 600 Portland, Maine 04101-2480
Buyer:	Diversacorp, LLC Attn: Nate Libby 5 Stone Pony Cir. Saco, ME 04072
With Mandatory Copy To:	Jason G. Howe, Esq. Bergen & Parkinson, LLC 62 Portland Road, Suite 25 Kennebunk, ME 04043

or to such other addresses as one party may from time to time hereafter designate by like notice to the other.

i. Gender and Number. All words denoting gender or number shall be construed to include any other gender or number as the context and facts require.

j. Survival / Merger. All representations of Seller survive closing unless extinguished in writing by agreement of the parties signed at closing. For the avoidance of doubt, acceptance of the Deed by Buyer does not merge the provisions of this Agreement or satisfies all obligations and representations of Seller.

k. Time. Time is of the essence in this Agreement.

l. Survey. Survey means a map of a staked survey of the Real Property and Improvements constituting the Property prepared by a surveyor who prepared one or both of the Existing Surveys (as defined herein), such Survey to comply with the ALTA/ACSM Survey Requirements 1999 for ALTA/ACSM land title surveys jointly established and adopted in 1999, by the American Land Title Association, American Congress on Surveying and Mapping, and the National Society of Professional Engineers, including optional items 1, 2, 3, 4, 6, 7, 8, 9, 19 and 11 of Table "A" thereof, which meets the accuracy standards (as adopted by ALTA and ACSM and in effect on the date of the Survey), or a state standard which is comparable to the foregoing ALTA/ACSM standard.

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m. Professional Advice. Each party hereby acknowledges that they have read and understand this Agreement and have had an opportunity to obtain professional advice regarding the same.

n. Recording. Buyer reserves the right to record a memorandum of this agreement at the Cumberland County Registry of Deeds at its expense, and Seller agrees to sign a memorandum hereof.

o. Authority. Seller warrants and represents that it / they have full authority to execute this Agreement and perform all obligations contained herein. All such actions have been properly authorized by any required votes and the party signing on behalf of Seller is duly appointed to so act in said capacity to make this Agreement binding upon Seller.

p. Signatures/Counterparts. Facsimile or Electronic Signatures shall be deemed to be and treated as originals. This agreement may be signed in counterpart, the combination of which counterparts constitutes a binding final agreement.

q. Improvident Transfers. Seller warrants and represents that they have fully complied with the Improvident Transfer Act and that this Agreement is enforceable pursuant to the provisions thereof.

17. **AGREEMENT OF ESCROW AGENT.** In the event of any dispute regarding the disposition of the escrowed funds held by Escrow Agent, Escrow Agent shall have the right to deliver said funds to a court of competent jurisdiction and commence an interpleader action to determine the proper disposition of said funds. Seller and Buyer agree to reimburse Escrow Agent for all expenses incurred by Escrow Agent in the interpleader action, including, without limitation, attorney's fees. Seller and Buyer further agree to hold Escrow Agent harmless for any action taken in good faith pursuant to the terms of this Agreement.

(Signatures Below)

Onex Initials



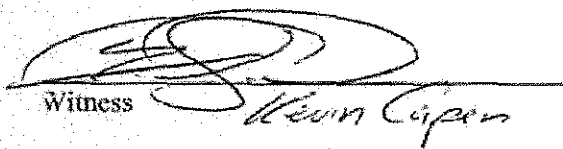
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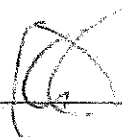
Diversacorp



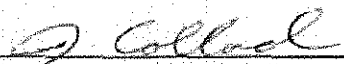
IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of this day of August 2016 ("Effective Date").

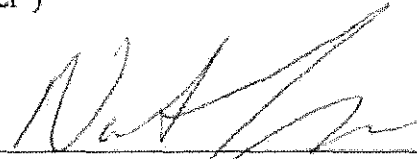
ONEX CO.
("Seller")

Witness 
Kevin Capen

By: 
Print Name: Kerrin Dome
Its: Secretary
Thereunto Duly Authorized

DIVERSACORP, LLC
("Buyer")

Witness 
Nate Libby

By: 
Nate Libby, its Manager
Thereunto Duly Authorized
Nate Libby
(President)

(Exhibit A Below)

Onex Initials 

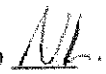
Diversacorp 

EXHIBIT A

0017208 EX14598P8386 Maryland Deed	
Peter J. Rogers and Mary E. Rogers of Portland hereinafter referred to as the grantors, grant to Onex Company, a Maine Corporation with a principal place of business at 440 Forest Avenue in Portland, with Mary E. Rogers, the land in Portland	County of Cumberland, Maine
See Exhibit A attached hereto and made a part hereof.	
Witness our hands and seals this <u>fourth</u> day of March 1999 <u>Peter J. Rogers</u> <u>Mary E. Rogers</u> Peter J. Rogers Mary E. Rogers	
State of Maine County of _____ on March 4 1999	
Then personally appeared the above named Peter J. Rogers and Mary E. Rogers and acknowledged the foregoing instruments to be their free act and deed.	
Before me, <u>Rachel Davis</u> ☐ Justice of the Peace ☐ Attorney in Law ☒ Notary Public	

Onex Initials

Diversacorp



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

PAUL R. LEPAGE
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

December 9, 2016

Olivia Dawson, E.I.
Acorn Engineering, Inc.
P.O. Box 3372
Portland, ME 04104

Project: MHPC# 1678-16 - Camelot Holdings, Inc., 1700 Westbrook Street; redevelop
existing farm with single family homes
Town: Portland, ME

Dear Ms. Dawson:

In response to your recent request, I have reviewed the information received November 16, 2016 to initiate consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

In order to complete our review, we are requesting the following information:

1. Submit photos (keyed to a topographic map) of any buildings that are fifty years or older that are on or adjacent to the project site. If no such buildings exist, please indicate this in writing.
2. An archeological Phase I survey for prehistoric archaeological sites is necessary for all land on this project area below the 40 foot contour or within 100 yards of the Stroudwater River. A list of approved archaeologists is enclosed. Please note that we must review the proposal/scope of work for this survey that you choose. Please contact Dr. Arthur Spiess, Senior Archaeologist arthur.spiess@maine.gov with any questions.

Once this information is received, we will forward a response regarding the results of our evaluation.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer

Enc.


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Maine Historic Preservation Commission

STATE OF MAINE

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Project Review

[Architectural & Archaeological Consultants](#)

[Architectural Consultants](#)

[Historic Archaeologists](#)

[Pre-Historic Archaeologists](#)

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[Laws & Regulations](#)

[Historic Preservation Easements](#)

[Office of the State Historian](#)

[Biographical Dictionary of Architects in Maine](#)

[Home](#) > [Project Review](#) > [Architectural & Archaeological Consultants](#) > [Prehistoric Archaeologists](#)

Prehistoric Archaeologists

Prehistoric Archeologists Approved List: Review and Compliance Consulting/Contracting (Active)

LEVEL I

Mr. Michael Brigham
P.O. Box 274
New Vineyard, ME 04956-0274
Email: brigham@nearchaeology.com

James A Clark
TRC/Northeast Cultural Resources
71 Oak Street
Ellsworth, ME 04605
Phone: 207-667-4055
Email: clark.ja@gmail.com

Ms Edna Feighner
5 Thomas Street, Apt 3
Concord, NH 03301
Phone: 603-228-8091
Email: Edna.Feighner@dcrr.nh.gov

Ms. Sarah Haugh
Tetra Tech
451 Presumpscot Street
Portland, ME 04103
Phone: 207-879-9496 x238
Email: sarah.haugh@tetratech.com

Mark Penney
The Louis Berger Group Inc.
20 Corporate Woods Blvd.
Albany, NY 12211-2370
Phone: 518-432-9545
Email: mpenney@louisberger.com

Mary Lynne Rainey
RGA Cultural Resource Consultants
1376 Kingstown Road
Wakefield, RI 02879
Phone: 401-487-1636
Email: marylynn.rainey@verizon.net

Jacob Tumelaine
Independent Archaeological Consulting
801 Islington Street
Suite 31
Portsmouth, NH 03801
Phone: 603-430-2970
Email: jtumelaine@iac-llc.net

Mr. Brian Valimont
New England Archaeology Co. LLC
128R Main Street
Plaistow, NH 03865
Phone: 603-560-8720
Email: Newarch1@comcast.net

LEVEL II

Geraldine Baldwin
4 Dickson Lane
Bedford Corners, NY 10549
Phone: 914-271-0897
Email: GeraldineBaldwin@aol.com

Robert N. Bartone
Northeast Archaeology Research Center
382 Fairbanks Road
Farmington, ME 04938
Phone: 207-860-4032
Fax: 207-860-4031
Email: bartone@nearchaeology.com

Dr. William R. Belcher
U.S. Army CILHI
310 Worcester Avenue, Bldg 45
Hickam AFB, HI 96853-5530
Email: wbelcher@msn.com

Dr. Bruce J. Bourque
Maine State Museum
83 State House Station
Augusta, ME 04333-0083
Phone: 207-287-3909
Email: bbourque@abacus.bates.edu

Dr. Victoria Bunker
P.O. Box 16
New Durham, NH 03809-0016
Phone: 603-776-4306
Email: vbl@worldpath.net

Dr. Ellen Cowie
Northeast Archaeology Research Center
382 Fairbanks Road
Farmington, ME 04938
Phone: 207-860-4032
Fax: 207-860-4031
Email: cowie@nearchaeology.com

Dr. Christopher Donta
HRA Gray and Pape, LLC
60 Valley Street, Suite 103
Providence, RI 02909
Phone: 401-279-990
Email: cdonta@graypape.com

Dr. Dianna Doucette
Public Archaeology Laboratory
26 Main Street
Pawtucket, RI 02860
Phone: 401-728-8780
Email: ddoucette@palinc.com

Dr. Stuart A. Eldridge
Power Engineers, Inc.
303 US Route 1, Suite 2A
Freeport, ME 04032
Phone: 207-869-1261
Email: Stuart.Eldridge@powereng.com
Website: <http://www.powereng.com>

Jacob Freedman
SEARCH, Inc.
55 Melville Avenue
Boston, MA 02124
Phone: 207-266-7709
Email: jacob@searchinc.com

Website: www.searchinc.com

Dr. Robert Goodby

Monadnock Archaeological Consulting
16 Fox Hill Road
Stoddard, NH 03464
Phone: 603-446-2366
Email: rgoodby@monadarch.com
Website: <http://www.monadarch.com>

Dr. Nathan Hamilton

Department of Geography & Anthropology
University of Southern Maine
Gorham, ME 04038
Phone: 207-780-5324
Email: casco@usm.maine.edu

Karen Mack

TRC/Northeast Cultural Resources
71 Oak St
Ellsworth, ME 04605
Phone: 207-667-4055
Fax: 207-667-0485
Email: kemack@trcsolutions.com

Edward Moore

TRC/Northeast Cultural Resources
71 Oak Street
Ellsworth, ME 04605
Fax: 207-667-0485

David Putnam

47 Hilltop Road
Chapman, ME 04757
Phone: 207-762-6078
Email: putnamd@umpl.edu

Dr. Richard Will

TRC/Northeast Cultural Resources
71 Oak St
Ellsworth, ME 04605
Phone: 207-667-4055
Fax: 207-667-0485
Email: rwill@trcsolutions.com

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Camelot Holdings, LLC

March 30, 2017

Planning and Urban Development Department
Attn: Shukria Weir
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101

Subject: Housing Attainability Summary – R1 vs. R3 –Camelot Farm Neighborhood

Dear Shukria,

The following is a summary of the differences in development approach when looking at the current land use designation of R1 as compared to the proposed land use designation of R3 with Open Space.

R1 Concept – 45 Acre Parcel

- 84 Home Lots – 1.8 dwelling units per acre
- 100% Privately Held without open space
- Lots along the river would have private direct access to the resource.
- 25% more road/infrastructure to access home lots
- More intense earthwork activities across the site
- Maximum lot coverage permits larger house footprints (3,000 sft +/- minimum)
- It is estimated that the housing sizes/types will be within 150%-200% of the Workforce Housing Unit price point.

R3 Concept – 45 Acre Parcel

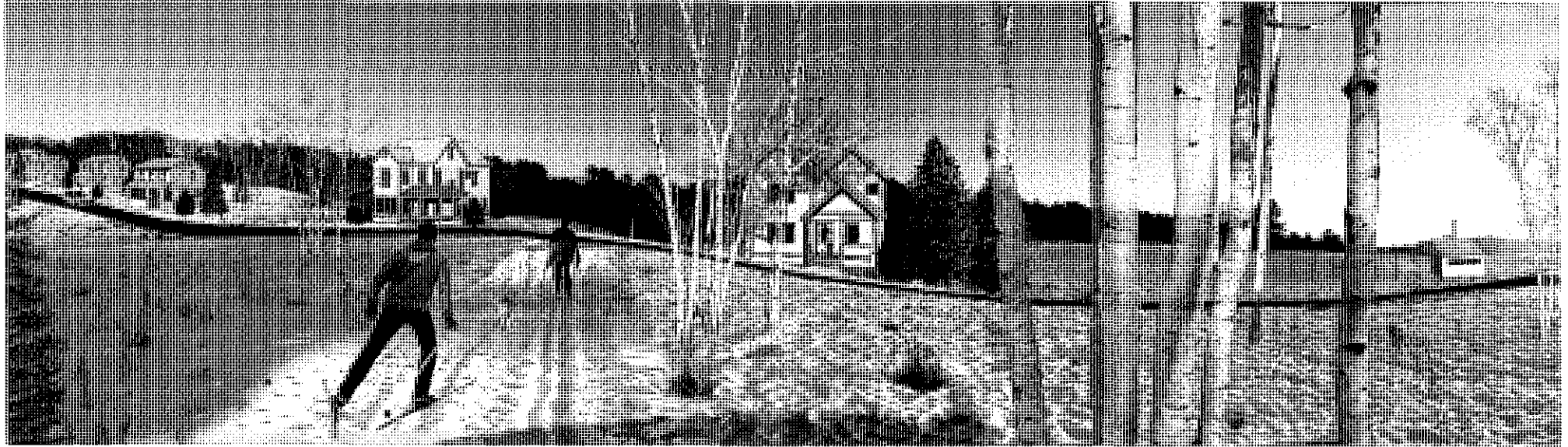
- 95 Home Lots – 3.8 dwelling units per acre
- Approximately 55% Privately Held, 45 % Open Space with Public Access and buffer spaces
- River Access would be open to the public
- More efficient road/infrastructure access to house lots
- Less disturbed earthwork activity across the site resulting in better preservation of the existing conditions near the resource
- Maximum lot coverage permits more compact/efficient house footprints (2,000 sft +/- minimum)
- It is estimated that the housing sizes/types will be within 90%-120% of the Workforce Housing Unit price point.

In addition to items identified within other application materials regarding compliance with the City comprehensive plan, the lack of this housing product offer, and providing public access to a currently privately held parcel, we feel that the combination of R3 or R5A with open space would provide the best opportunity to collectively create a traditional neighborhood with a modern feel from which the pride derived would be mutually beneficial.

Sincerely,



Michael Barton



CAMELOT FARMS

April 6th, 2017

Camelot Holdings, LLC

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This aerial map illustrates the R-2 Full Buildout Zone, which is outlined in a thick black line. Within this zone, two specific areas are highlighted with different patterns: the Shoreland Overlay Zone is shown with a cross-hatch pattern, and the Resource Protection Zone is shown with a diagonal line pattern. The map also shows surrounding features such as Wetmore Street at the bottom, a railroad line on the left, and a water feature on the right. A north arrow is located in the upper right corner. A title block at the top center reads "R-2 FULL BUILDOUT ZONE SHORELAND OVERLAY ZONE". A scale bar at the bottom right indicates distances of 0, 100, and 200 feet.

**RESOLVED
PROTECTED
TRUST**

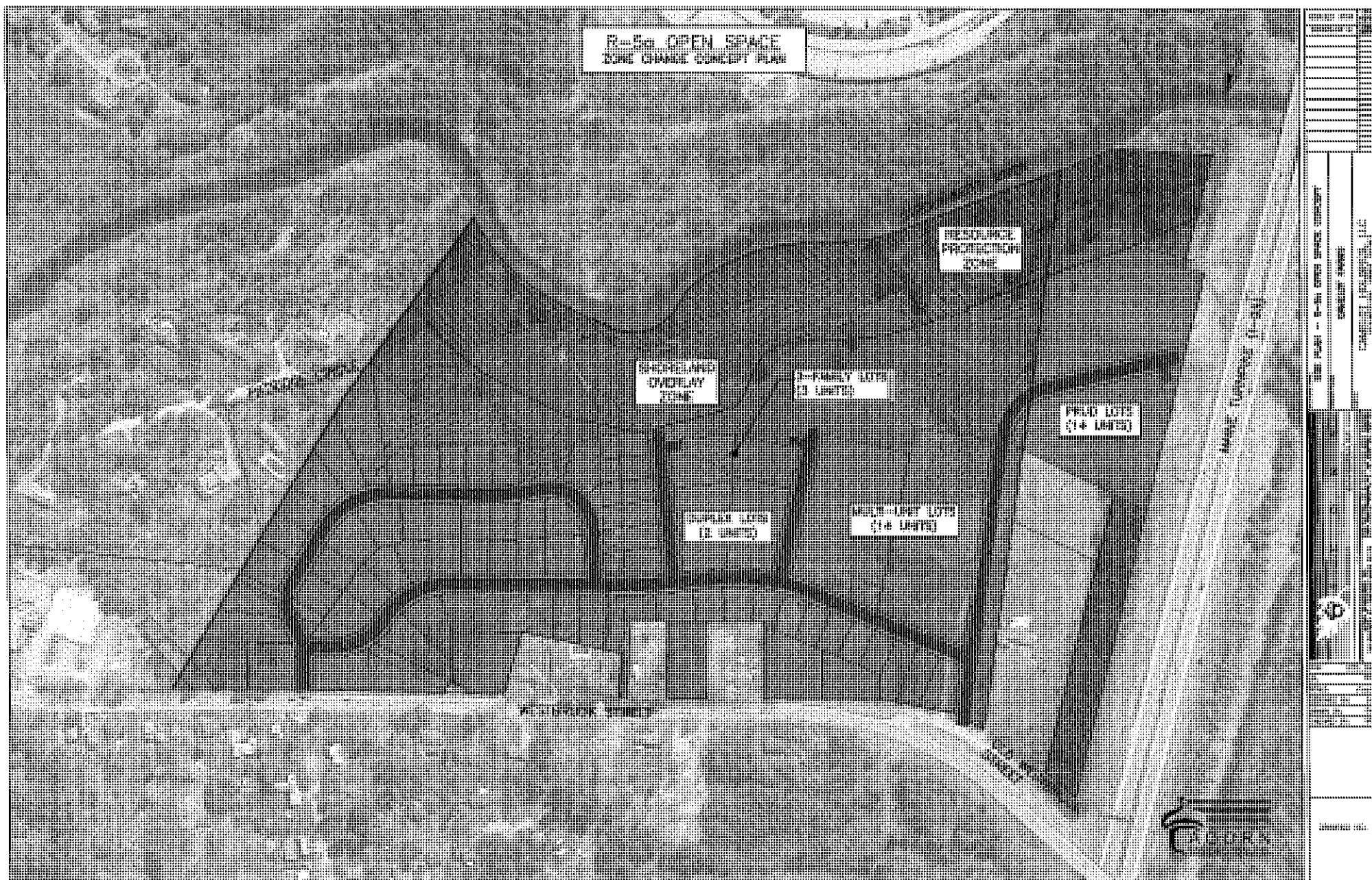
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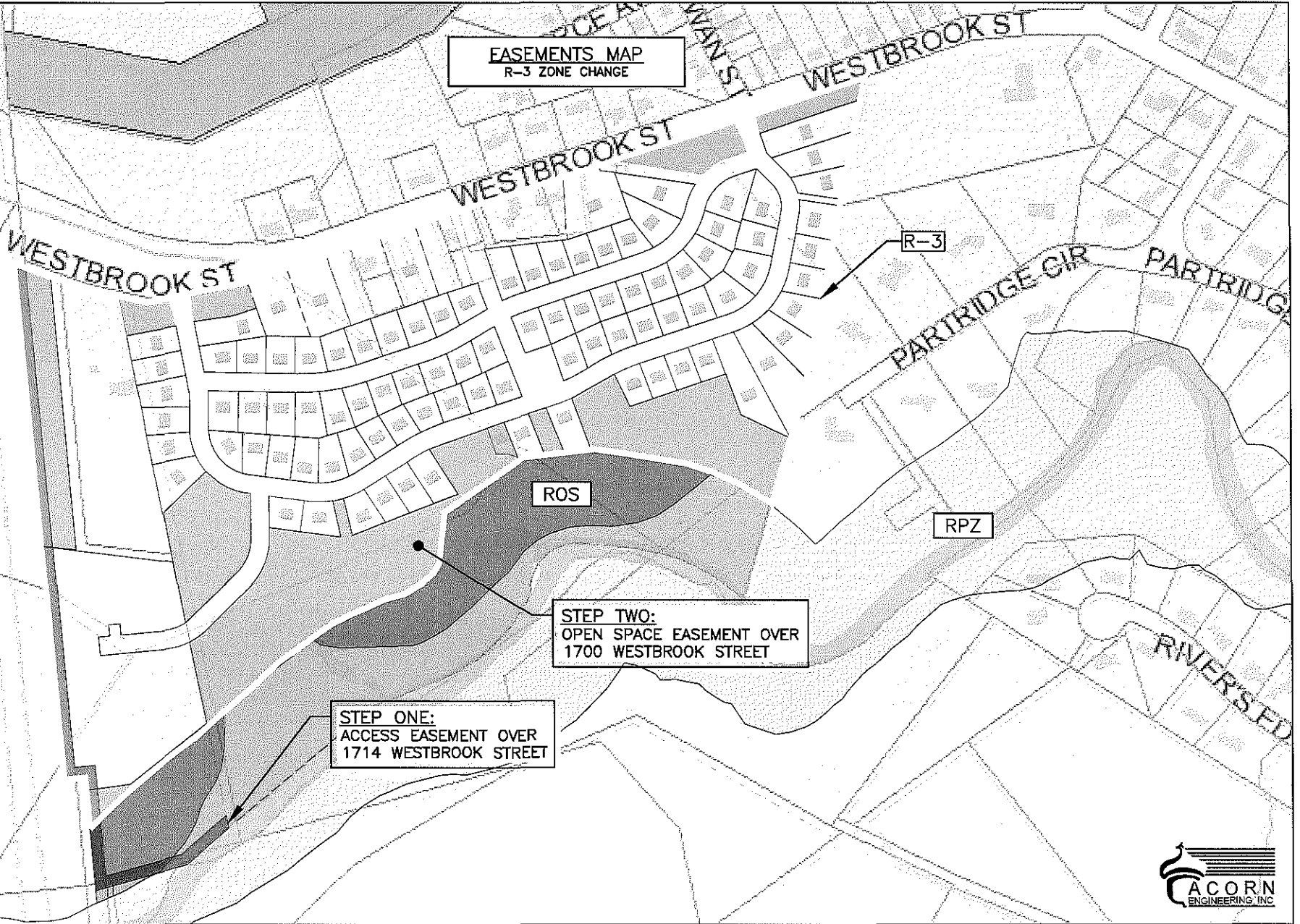
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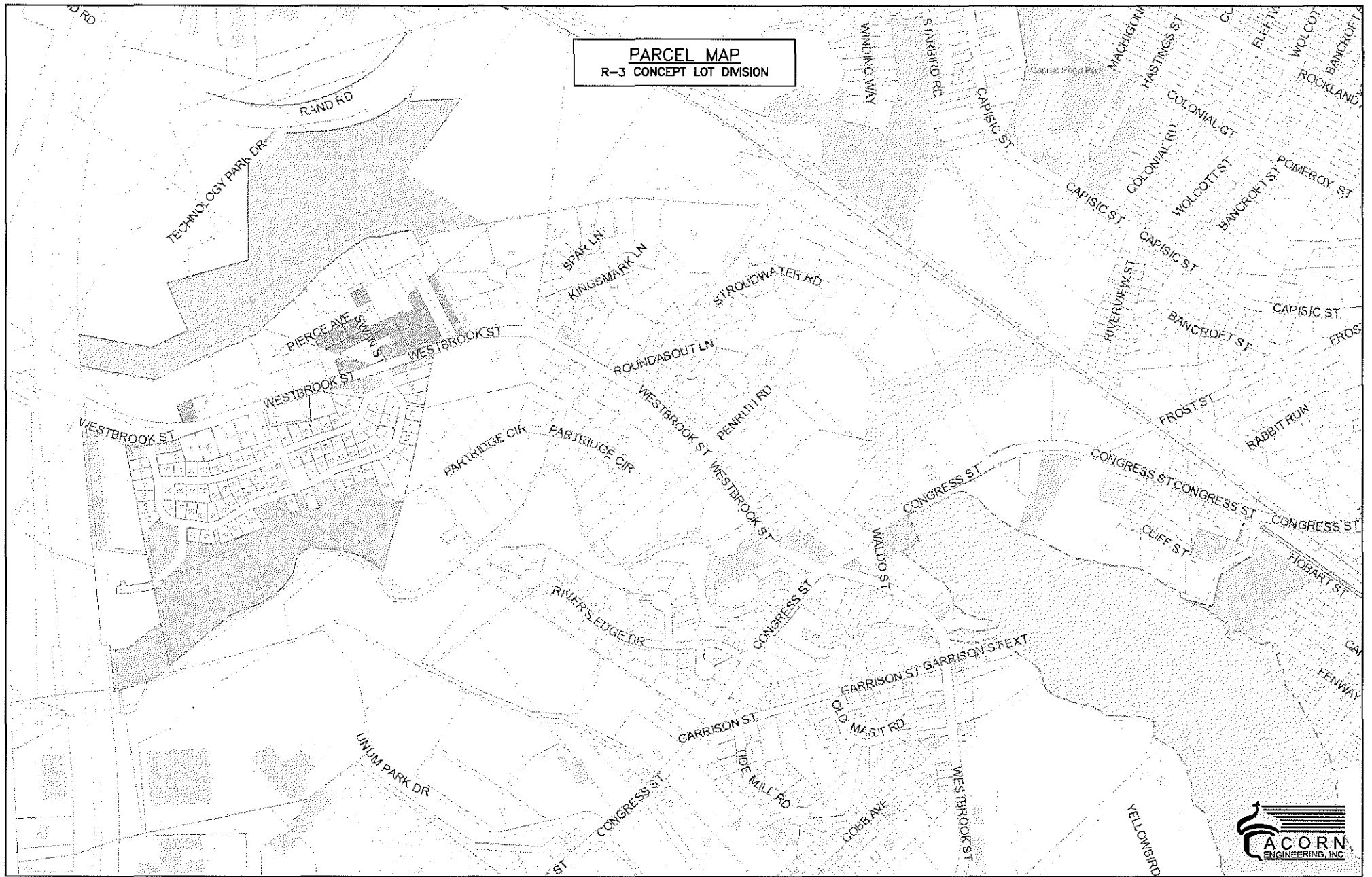
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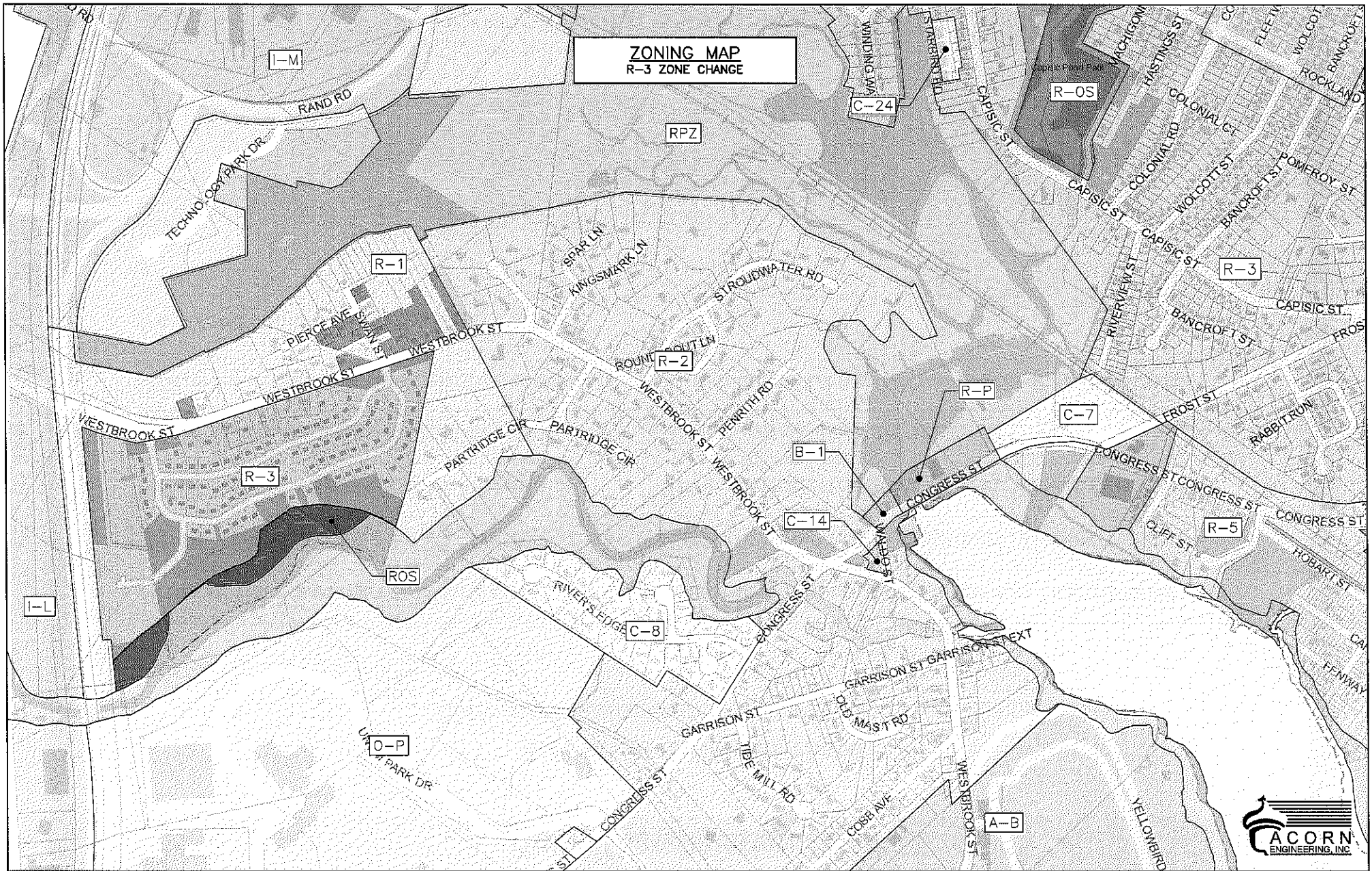
EASEMENTS MAP
R-3 ZONE CHANGE



PARCEL MAP
R-3 CONCEPT LOT DIVISION



ZONING MAP
R-3 ZONE CHANGE



Home Construction Data

Stroudwater Neighborhood
1940-2022 (Anticipated Completion Date)

Pre-1940: Approx 60 Homes	Baseline for percentage increase calculations
1940 – 1980: Approx 120 Homes	100% increase (doubling) over 40-year time span
1980 – 2005: Approx 240 Homes	100% increase (doubling) over 25-year time span
2005* – 2022: Approx 335 Homes	40% increase over 18-year time span
<i>*Between 2005-2013 (last year of available data), 0 new homes were built within the neighborhood</i>	

Census Source Data: <http://www.city-data.com>

Representative Neighborhood Density

Stroudwater vs. Camelot Farm

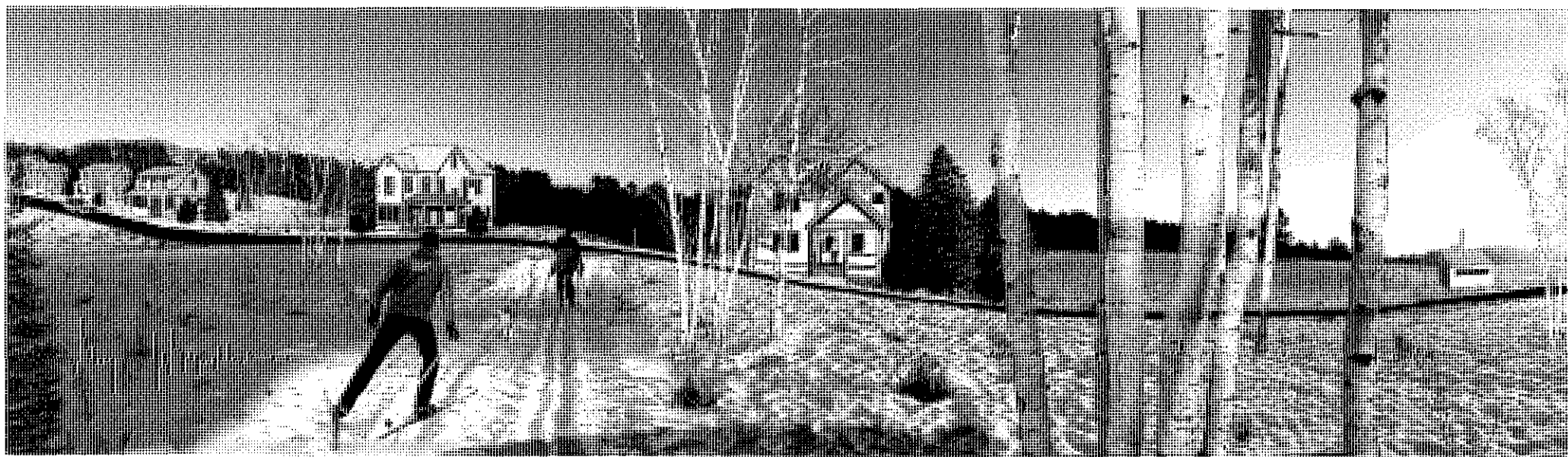
	Kingsmark, River's Edge, Tide Mill, Old Mast Neighborhoods	Camelot Farms
Zone	R-2/R-3	R-3/ROS
House Lots	83 Lots	95 Lots
Total Neighborhood Area	52 Acres*	54 Acres**
Acres per House Lot	0.62	0.57
<i>* Includes approximately 6 acres of open space at River's Edge Development only. Other neighborhoods are 100% privately held.</i>		
<i>** Includes approximately 12 acres of R.O.S. zoned area and additional 14 acres of Open Space.</i>		

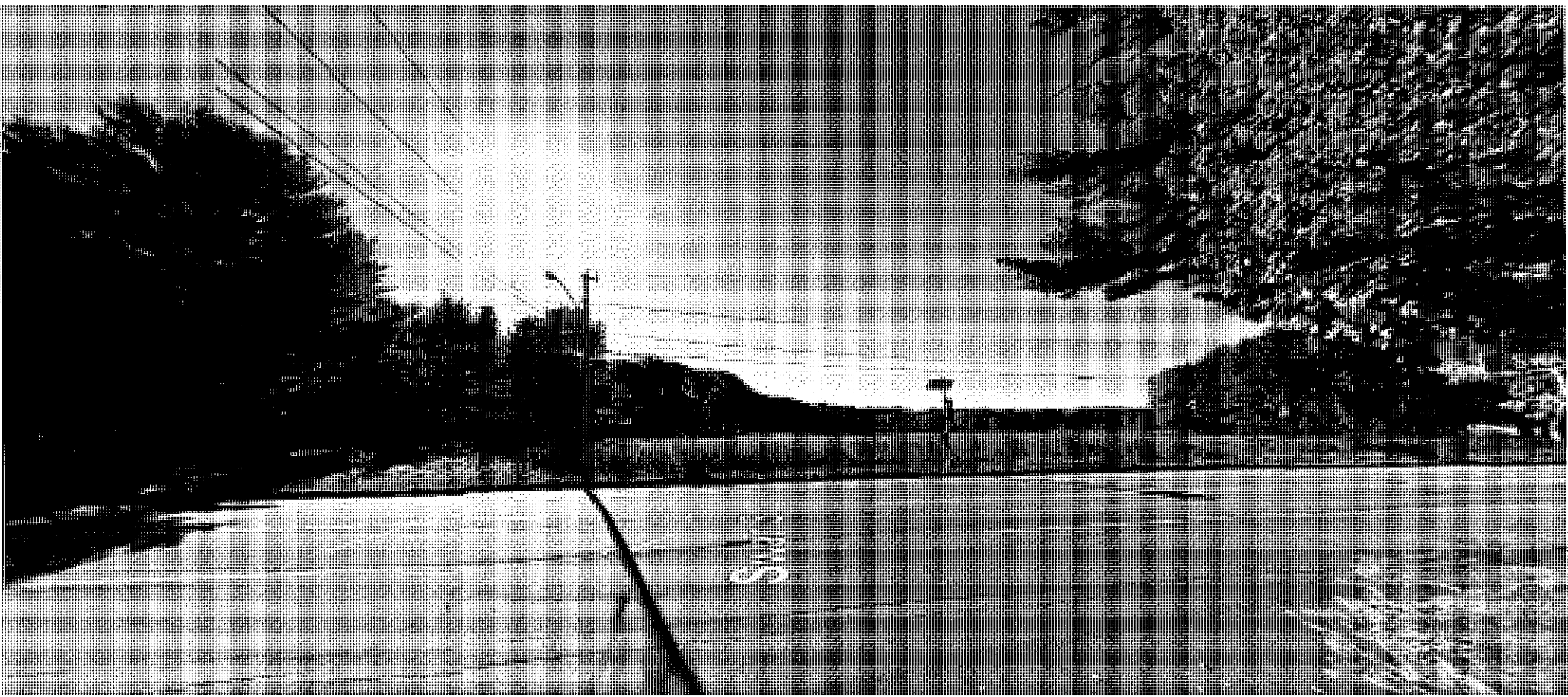
Housing Attainability Summary

<u>R-1 Concept - 45-Acre Parcel</u>	<u>R-3 Concept - 45 Acre Parcel</u>
84 House Lots (1.8 Dwelling Units per Acre)	95 Home Lots (3.8 Dwelling Units per Acre)
100% Privately Held without Open Space	Approx 55% Privately Held, 45% Open Space with Public Access and Buffer Space
Private Access to Stroudwater River	Public Access to Stroudwater River
Approx 25% More Infrastructure & Roadways to Access Lots	More Efficient Use of Infrastructure & Roadways
More Intense Earthwork Activities Across the Site	Less Disruptive Earthwork Activities (Better Preservation of Existing Natural Resources)
Maximum Lot Coverage Permits Larger House Footprints ($\pm 3,000$ sf)	Maximum Lot Coverage Permits More Compact/Efficient House Footprints ($\pm 2,000$ sf)
Estimated Housing Size/Types will be within 150-200% of Workforce Housing Unit price point	Estimated Housing Size/Types will be within 90-120% of Workforce Housing Unit price point











Architectural Design Examples



Craftsman Home

2,250 Square Feet, 2-Floor, 4-Bedroom Floor Plan



Bungalow Craftsman Home

1,600 Square Feet, 2-Floor, 2-Bedroom Floor Plan



Traditional Home

2,533 Square Feet, 2-Floor, 3 Bedroom Floor Plan



Craftsman Home

1,612 Square Feet, 2-Floor, 3 Bedroom Floor Plan

Local Design Examples



Classic Cape Home

1,525 - 2,047 Square Feet, 2-Floor, 3 Bedroom Floor Plan

Village Green, Cumberland - As-Built Plans



Edenville Home

1,800 Square Feet, 2-Floor, 3 Bedroom Floor Plan

Eastern Village, Scarborough - As-Built Plans

Abutting Neighborhood Design Examples



1533 & 1527 Westbrook Street

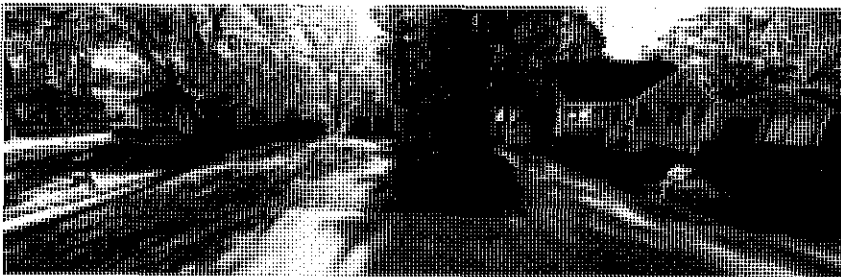
1,668 Square Feet, 1.5-Floor, 3-Bedroom Floor Plan

1,584 Square Feet, 2-Floor, 3-Bedroom Floor Plan



59 Kingsmark Lane

2,228 Square Feet, 1-Floor, 3-Bedroom Floor Plan



10 & 18 Pierce Ave

1,104 Square Feet, 1-Floor, 3 Bedroom Floor Plan

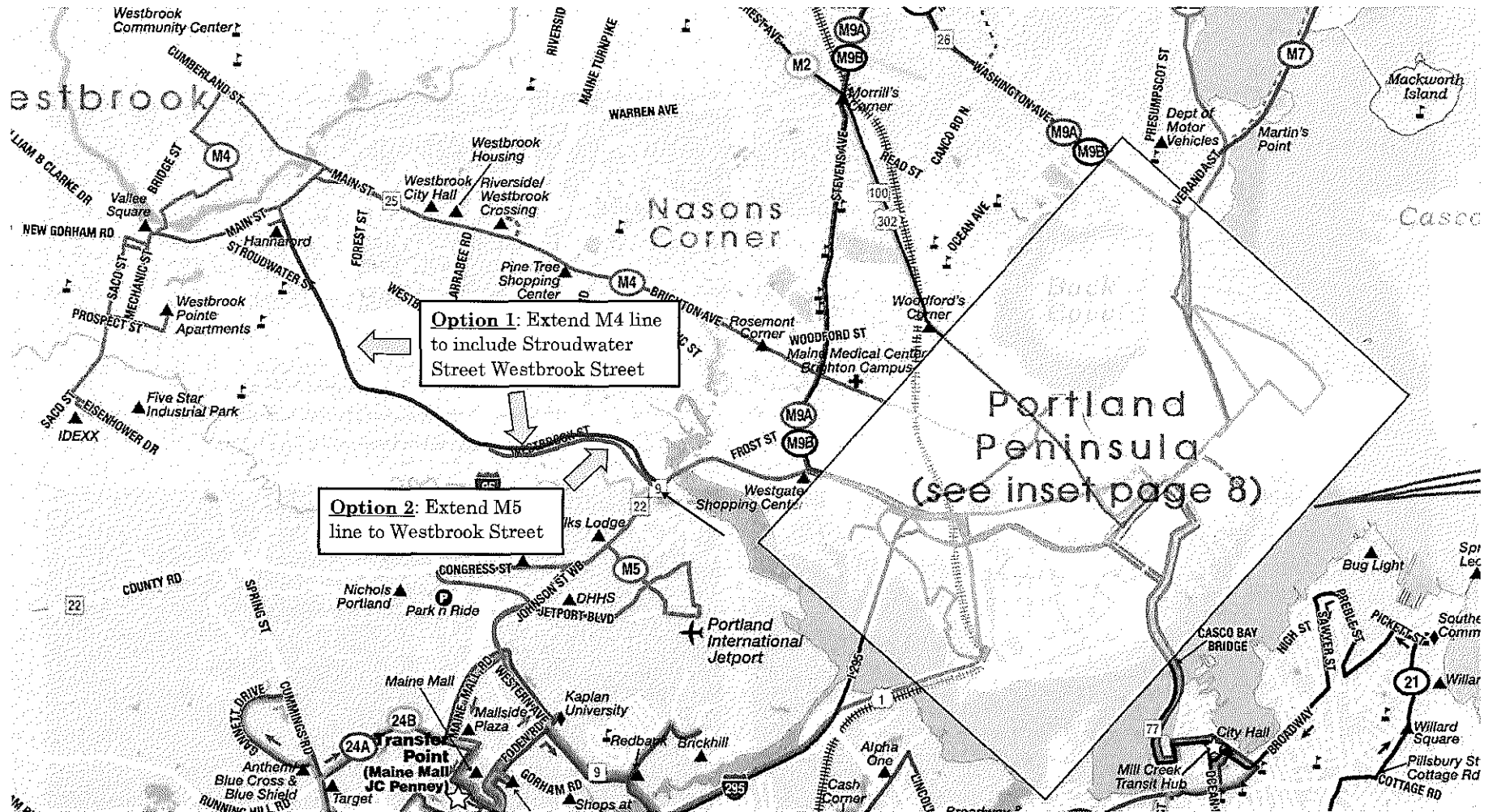
1,200 Square Feet, 1-Floor, 3 Bedroom Floor Plan



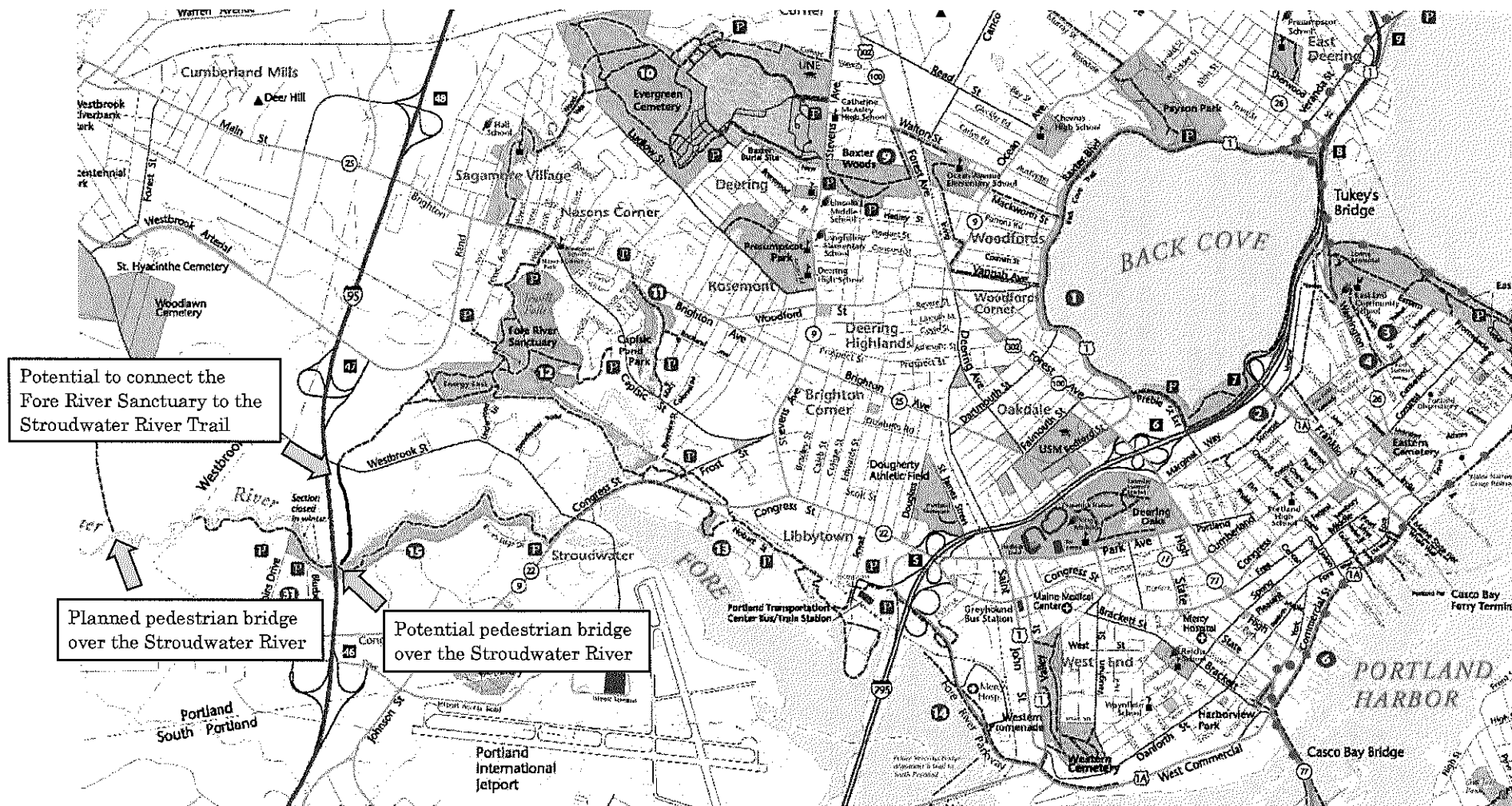
1646 Westbrook Street

1,365 Square Feet, 1.5-Floor, 3 Bedroom Floor Plan

Potential Metro Bus Transit System Expansion



Potential Portland Trails System Expansion



(Public Access Easement – 1700 Westbrook)

KNOW ALL PERSONS BY THESE PRESENTS, that **DIVERSACORP, LLC**, a Maine limited liability company with a place of business in Portland, Maine and mailing address of 5 Stone Pony Circle, Saco, Maine (the “Grantor”), FOR CONSIDERATION PAID, hereby GRANTS to the **PORTLAND TRAILS**, a Maine non-profit corporation having a mailing address of 305 Commercial Street, Portland, Maine, its successors and assigns, (the “Grantee” or the “PT”), a non-exclusive public access easement for the purpose described below, over portions of Grantor’s property at 1700 Westbrook Street, in Portland, Maine, more particularly described as “Proposed 30’ Public Access Easement” in Exhibit A attached hereto (“Easement Area”), said actual traveled paths or surfaces to be as depicted in the drawing attached hereto as Exhibit B and made a part hereof (“Pathway”).

The purpose of the public access easement granted herein is to provide physical public access via the Pathway to the shore of the Stroudwater River for pedestrians within the Easement Area, which Pathway may be improved by Grantee at Grantee’s sole and exclusive expense, including, without limitation, Grantee or its assigns installing an ADA compliant access way for pedestrians, provided that impermeable surfaces shall be only when absolutely necessary. Maintenance, repair and snow removal responsibilities within the Easement Area and Pathway shall belong solely to the Grantee, its successors and assigns. Land within the Easement or Pathway area may be disturbed, graded, regarded, seeded, or otherwise managed by Grantor for all purposes necessary for development of the Camelot Farm lot located generally at 1700 Westbrook Street, Portland, Maine, or in any fashion otherwise permitted by land-use and zoning laws, but in all cases, the disturbance shall be in form and scope which is the least intrusive as commercially reasonable, and shall be repaired, restored, or replanted, as applicable by Grantor. It is the intent of this easement to tie into a similar easement situated at 1714 Westbrook Road, recorded of near or even date herewith.

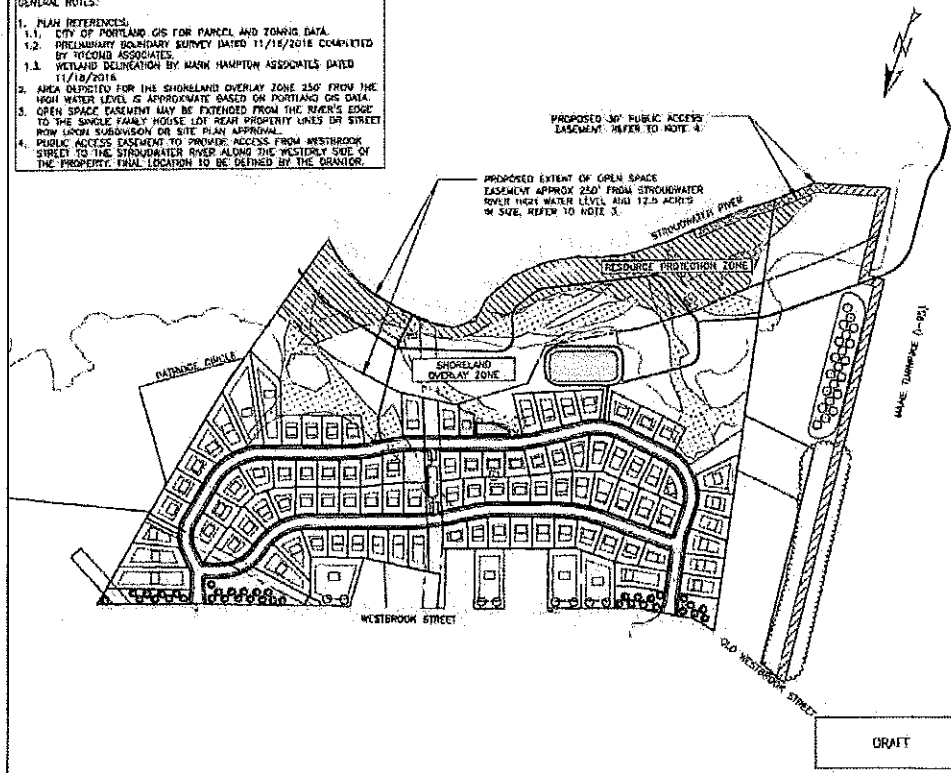
This easement is given for recreational use and the Grantor and Grantee claim the rights and protections against liability in accordance with Title 14 MRS §159-A to the maximum extent permitted by law.

TO HAVE AND TO HOLD the aforegranted and bargained public access easement, with all privileges and appurtenances thereof, to the Grantee, its successors and assigns, to its and their use and behoof, forever.

IN WITNESS WHEREOF, _____, the Grantor has caused this instrument to be executed by _____, its _____ thereunto duly authorized, this ____ day of _____, 2017.

(Exhibit A Appears Below)

1. PLAN REFERENCES:
 - 1.1. CITY OF PORTLAND GIS FOR PARCEL AND ZONING DATA.
 - 1.2. PRELIMINARY BOUNDARY SURVEY DATED 11/15/2016 COMPLETED BY TOWNSEND ASSOCIATES.
 - 1.3. WETLAND DELINEATION BY MARK HAMPTON ASSOCIATES DATED 11/15/2016.
2. AREA DESIGN FOR THE SHORELAND OVERLAY ZONE 250' FROM THE HIGH WATER LEVEL IS APPROPRIATE BASED ON PORTLAND GIS DATA.
3. OPEN SPACE REQUIREMENT MAY BE EXTENDED FROM THE RIVER'S EDGE TO THE SINGLE FAMILY HOUSE LOT REAR PROPERTY LINES OR STREET ROW WHEN SUBDIVISION OR SITE PLAN APPROVAL.
4. PARK ACCESS FROM THE PROPERTY TO PROVIDE ACCESS FROM WESTBORO STREET TO THE STROUDWATER RIVER ALONG THE WESTERLY SIDE OF THE PROPERTY. FINAL LOCATION TO BE DETERMINED BY THE DRAINOR.



DRAWING TITLE:	ISSUED FOR	DATE
	PROJECT FARMING	2/1/77
PROJECT NAME:	CONCEPT ELEMENT	DATE
	CALLOUT FARMS SUBDIVISION	REV.
CLIENT:	CAMELOT HOLDINGS, LLC	DATE
ACORN ENGINEERING, INC.	ACORN ENGINEERING, INC.	DATE
	ACORN ENGINEERING, INC.	DATE
FILE NO.	FILE NO.	DATE
	FILE NO.	DATE
SCALE	SCALE	DATE
	SCALE	DATE
DESIGN BY	DESIGN BY	DATE
	DESIGN BY	DATE
DRAWN BY	DRAWN BY	DATE
	DRAWN BY	DATE
CHECKED BY	CHECKED BY	DATE
	CHECKED BY	DATE
NOTED	NOTED	DATE
	NOTED	DATE
EX-A	EX-A	DATE
	EX-A	DATE

(Public Access Easement – 1714 Westbrook)

KNOW ALL PERSONS BY THESE PRESENTS, that **DIVERSACORP, LLC**, a Maine limited liability company with a place of business in Portland, Maine and mailing address of 5 Stone Pony Circle, Saco, Maine (the “Grantor”), FOR CONSIDERATION PAID, hereby GRANTS to the **PORTLAND TRAILS**, a Maine non-profit corporation having a mailing address of 305 Commercial Street, Portland, Maine, its successors and assigns, (the “Grantee” or the “PT”), a non-exclusive public access easement for the purpose described below, over portions of Grantor’s property at 1714 Westbrook Street, in Portland, Maine, more particularly described as “Proposed 30’ Public Access Easement” in Exhibit A attached hereto (“Easement Area”), said actual traveled paths or surfaces to be as depicted in the drawing attached hereto as Exhibit B and made a part hereof (“Pathway”).

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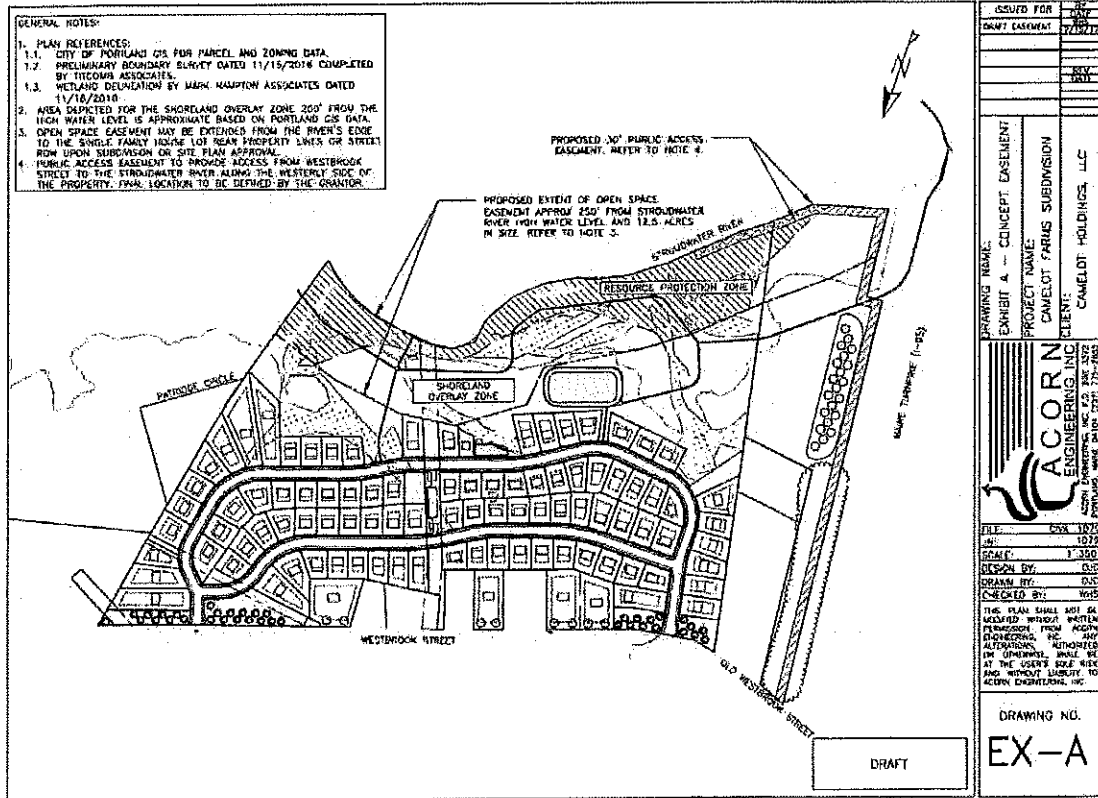
This easement is given for recreational use and the Grantor and Grantee claim the rights and protections against liability in accordance with Title 14 MRS §159-A to the maximum extent permitted by law.

TO HAVE AND TO HOLD the aforegranted and bargained public access easement, with all privileges and appurtenances thereof, to the Grantee, its successors and assigns, to its and their use and behoof, forever.

IN WITNESS WHEREOF, _____, the Grantor has caused this instrument to be executed by _____, its _____ thereunto duly authorized, this ____ day of _____, 2017.

(Exhibit A Appears Below)

****NOTE THAT THIS EXHIBIT WILL BE REDRAWN BY ACORN****



(Draft Open Space Easement – One for Each Parcel – 1700)

KNOW ALL PERSONS BY THESE PRESENTS, that **DIVERSACORP, LLC**, a Maine limited liability company with a place of business in Portland, Maine and mailing address of 5 Stone Pony Circle, Saco, Maine (the “Grantor”), FOR CONSIDERATION PAID, hereby GRANTS to the **CITY OF PORTLAND**, a Maine body corporate and politic, with a mailing address of City Hall, 389 Congress Street, Portland, Maine (the “Grantee” or the “City”), a non-exclusive open space easement for the purpose described below, over portions of Grantor’s property at or about 1700 Westbrook Street, in Portland, Maine, said easement area being the greater of: (a) the area shown falling within the bounds of the ROS zone as depicted on Exhibit A, or; (b) the Open Space as so defined on any subdivision plan recorded by Grantor or any affiliate or subsidiary thereof, or any successor in title thereto, for development of 1700 Westbrook Street (in the case of (a) or (b) the “Easement Area”. For the avoidance of doubt, the Easement shall initially encumber the ROS zone in Exhibit A, and shall automatically extend to encumber the subdivision “Open Space” contemplated in (b) above immediately upon filing said subdivision plan. Grantee shall not be obligated to take any further action in order for this Easement to extend beyond the ROS zone.

The purpose of the open space easement granted herein is to provide a meaningful areas of undeveloped open space along the Stroudwater River corridor. Land within the Easement area may be disturbed, graded, regarded, seeded, or otherwise managed by Grantor for all purposes necessary for development of the Camelot Farm lot located generally at 1700 Westbrook Street, Portland, Maine, or in any fashion otherwise permitted by land-use and zoning laws, but in all cases, the disturbance shall be in form and scope which is the least intrusive as commercially reasonable. This easement is not a conservation easement. Neither Grantor nor Grantee has any obligation to maintain the Easement Area, except as Grantor may be required to repair or replant areas disturbed during development. The parties agree that this Easement shall in no way impair any restrictions or requirements imposed by local ordinance, state statute, or federal law, as the same relate to activities within the Easement Area. Nothing in this easement shall prevent the pipeline company having prior rights through the Easement Area from exercising its rights to the pipeline. Nothing in this open space easement shall inhibit the public access easement granted prior hereto to Portland Trails for access to and from said Stroudwater River.

TO HAVE AND TO HOLD the aforegranted and bargained public access easement, with all privileges and appurtenances thereof, to the Grantee, its successors and assigns, to its and their use and behoof, forever.

IN WITNESS WHEREOF, _____, the Grantor has caused this instrument to be executed by _____, its _____ thereunto duly authorized, this ____ day of _____, 2017.

(Exhibit A Appears Below)

Exhibit A

**** THIS WILL BE A REVISED DRAWING SHOWING THE AREA WITHIN THE NEW ROS ZONE ****

DRAFT

(Draft Open Space Easement – One for Each Parcel – 1700 / 1714)

KNOW ALL PERSONS BY THESE PRESENTS, that **DIVERSACORP, LLC**, a Maine limited liability company with a place of business in Portland, Maine and mailing address of 5 Stone Pony Circle, Saco, Maine (the “Grantor”), FOR CONSIDERATION PAID, hereby GRANTS to the **CITY OF PORTLAND**, a Maine body corporate and politic, with a mailing address of City Hall, 389 Congress Street, Portland, Maine (the “Grantee” or the “City”), a non-exclusive open space easement for the purpose described below, over portions of Grantor’s property at or about 1714 Westbrook Street, in Portland, Maine, said easement area being the greater of either: (a) the area shown falling within the bounds of the ROS zone as depicted on Exhibit A, or; (b) the Open Space as so defined on any subdivision plan recorded by Grantor or any affiliate or subsidiary thereof, or any successor in title thereto, for development of 1700 Westbrook Street (in the case of (a) or (b) the “Easement Area”. For the avoidance of doubt, the Easement shall initially encumber the ROS zone in Exhibit A, and shall automatically extend to encumber the subdivision “Open Space” contemplated in (b) above immediately upon filing said subdivision plan. Grantee shall not be obligated to take any further action in order for this Easement to extend beyond the ROS zone.

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IN WITNESS WHEREOF, _____, the Grantor has caused this instrument to be executed by _____, its _____ thereunto duly authorized, this ____ day of _____, 2017.

(Exhibit A Appears Below)

Exhibit A

**** THIS WILL BE A REVISED DRAWING SHOWING THE AREA WITHIN THE NEW ROS ZONE ****

DRAFT

**Construction Management Plan
General Template**
[Applicant and Project Name]

Construction Management Plans shall depict the overall planning, coordination, and control of a construction site, including phases as applicable, from beginning to completion. The City's goal for a construction management plan is to support a safe construction site and protect the public safety and welfare during construction. In addition, the construction management plan shall minimize construction impacts to the surrounding area and develop an effective communication process for resolving concerns and conflicts.

The Construction Management Plan will address the construction logistics for a project and shall include the following submissions: 1) a construction management site plan, 2) a construction schedule (time frame); and 3) a written narrative.

A. Construction Management Principles

The following narrative provides an overview of the construction management principles that the [Applicant and Contractor] has identified to minimize impacts from the construction, such as noise, vibrations, ground movement, truck traffic, and other construction related factors to the surrounding building and communities.

B. Development Review of Construction Management Plan

[Applicant and Contractor] shall submit a construction management plan that provides a comprehensive logistics and safety program for the construction project, which will be reviewed and approved as part of the site plan review process. The plan minimizing impacts to areas surrounding the campus will be primary considerations in the process. The following details define the intended approach to the successful management of the project construction and the construction management plan will address the general conditions contained below.

C. Performance Guarantees, Inspection Fees, Preconstruction Meeting, and Permits

Prior to scheduling a preconstruction meeting and the issuance of any city required permits, [Applicant and Contractor] shall meet all of the requirements contained in Section 14-530. Development review fees and post approval requirements and 14-532. General requirements and enforcement of Portland's Land Use Code.

Other permits, as applicable, include

1. **Street Opening and Street Occupancy Permits:** Construction activity in the public right-of-way are controlled by Chapter 25 and sewer and stormwater system connections are controlled by Chapters 24 and 32 of the Land Use Code. All required permits shall be obtained through the Department of Public Works and the requests shall conform with the approved construction management plan.
2. **Blasting:** Blasting, if required, shall conform with all measures of Article VIII. Regulation of Explosives in the Land Use Code and Section 3.7 Standards for Blasting and Regulation of Explosives in Portland's Technical Manual.

D. Construction Administration

[Applicant and Contractor] will work diligently to implement a communication strategy as outlined below. The communication strategy is intended to ensure that all construction operations are performed in accordance with all agreements, ordinances and special permits applicable to this project. The Construction Manager will work closely with adjacent abutters, businesses and all parties informed, as far in advance as possible, of scheduled work. The final construction management plan shall provide for the following:

1. Contact Person and contact information for the [applicant and contractor]
2. Construction Signage posted on the site with Contact Information for Contractor
3. Describe any additional communication strategies
4. All construction site signage is temporary and shall be removed at project completion.

E. Construction Schedule

1. The contractor shall submit a schedule or time line for the construction project, including any Phasing..
2. Hours of Construction. Construction may occur during the daytime hours as defined in Section 17-18. Construction Activities for Building permit (Attachment 1) and Section 25-129. Noise, dust and debris (Attachment 2).

F. Security

1. The Construction Management Plan will depict all proposed fencing and access gates with the intent of separating pedestrian and vehicle circulation from the construction site.
2. Any proposed temporary security lighting shall be shown on CMP and all fixtures shall be full cutoffs.

G. Traffic Control Plans

Construction activity that impacts the existing public street system must be controlled to protect the safety of the construction workers and all modes of the traveling public. Projects that will occur along arterial and/or collector streets are required to submit a satisfactory 'maintenance of traffic' (MOT) plan prior to any site plan, subdivision or street opening permit approval.

All existing modes of travel in the work zone area shall be accommodated if impacted by the activity. The safe passage of pedestrians, bicyclists, transit providers, and motorists are of equal importance when planning out the work zone; no pre-existing travel mode may be eliminated without the express approval of the Department of Public Works. ADA compliance shall be maintained.

1. The traffic control plan shall conform with all of the City's regulations for traffic control plans as contained in the Technical Manual, Chapter 1: Section 1.22. Construction Permitting and Traffic Control Plans.
2. Construction activity in the public right-of-way is controlled by Chapter 25 Article VII of the City Code of Ordinances. Required licenses and permits, restrictions on activity, and fees & area are outlined in that Chapter. Rules and Regulations for Excavation Activity are available through the Street Opening Clerk at the Department of Public Services.

3. Sewer and stormwater water system connections are controlled by Chapters 24 and 32 of the City Code of Ordinance. Required permits for new connections and/or abandonment of existing connections are available through the Street Opening Clerk at the Department of Public Services. Rules and Regulations for these utility systems are available through the City Engineer's office of the Department of Public Works and in Section II of the Technical Manual.

H. Site Management and Controls

The final Construction Management Plan will address maintaining the site in a safe condition and will include the following:

1. Regular trash and debris removal
2. Street cleaning and damage controls
3. Dust controls- The construction shall comply with Portland's requirements under Section 25-129 on Noise, dust and debris (Attachment 2).
4. Noise: The construction shall comply with Portland's requirements under Section 17-18 of the City Code (Attachment 1) and Section 25-129 on Noise, dust and debris (Attachment 2).
5. Rodent Control will be provided, if applicable, by a professional exterminator. (is this needed?)
6. Snow Removal: (We know the contractor is asked to clear snow, but is there a specific section to cite?)

I. Erosion Control and Preservation of Trees

1. The [contractor] shall install all erosion and sedimentation controls as depicted on the approved erosion and sedimentation control plan prior to the pre-construction meeting for inspection by the City. The contractor shall regularly inspect the control measures and maintain the system in working order.
2. The [contractor] shall maintain all tree and landscaping preservation measures as depicted on the landscaping plan (Exhibit) within the area of construction.

J. Construction Staging Area

1. The Construction Management Plan shall depict location of the material staging areas, the location on onsite temporary construction trailers, the location on onsite truck delivery holding areas, the location onsite truck washing stations, masonry mixing stations, the general location of the construction security fence and the general location of temporary construction dumpsters. An open storage areas shall be shown on the plan.
2. Delivery Truck Holding Areas On-Site: The delivery holding area shall be shown on the plan and shall not be blocked during construction. On days when the construction activities require multiple truck deliveries, these deliveries will be carefully scheduled so that there is always adequate on-site area for the holding of the trucks until they can be unloaded. Once at the site all vehicles well be brought within the fence line and will make every attempt to avoid queueing on public streets.
3. Delivery Truck Holding Areas Off-Site: In the event that adequate on-site area for holding of trucks is not available, an off-site marshalling area will be utilized for trucking. The designated off-site location will be identified in the construction management plan.

K. Parking During Construction

1. Construction Parking: Adequate parking for construction workers shall be provided on site or arrangements for off-street parking at an off-site location shall be provided. The parking arrangements shall be included in the construction management plan.
2. Parking: Where existing facilities are remaining in operation during construction, the construction management plan shall identify how the parking for employees and others shall be managed.
3. Truck Routes and Volumes: The Construction Management Plan shall address the designated truck routes and expected truck volumes.

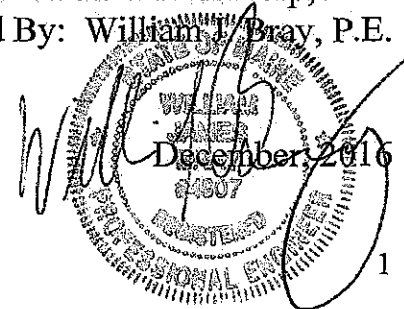
TRAFFIC IMPACT STUDY

FOR

PROPOSED

CAMELOT VILLAGE **Residential Subdivision**

Prepared For: Diversacorp, LLC
Prepared By: William J. Bray, P.E.



INTRODUCTION

Diversacorp, LLC is proposing a residential subdivision on the existing Camelot Farms property located on outer Westbrook Street in the City of Portland. The present development plan proposes 96 single-family house lots on the 45-acre parcel of land. Access to the proposed subdivision will be provided with construction of two proposed roadways that will be offered for public street acceptance. The most easterly street connection will intersect Westbrook Street directly opposite existing Swan Street and the second street access intersects Westbrook Street approximately 1,600 feet westerly.

The purpose of this study is to examine existing traffic conditions in the general vicinity of the proposed project, estimate the total number of site trips generated by the project, and make a determination as to whether the existing transportation system can safely accommodate the added traffic demand generated by the project.

EXISTING CONDITIONS

Existing Traffic: Manual turning movement counts were conducted at the following intersections on the dates noted in 2016:

1. Swan Street @ Westbrook Street - Thursday, October 20, 2016
2. Congress Street @ Westbrook Street - Thursday, October 27, 2016

All entering traffic at both intersections was recorded in 15-minute intervals between the hours of 7:00 and 9:00 AM and between 3:00 and 6:00 PM (Copies of the field data summary sheets are attached).

Traffic data collected during the month of October requires an adjustment to reflect “*peak*” travel conditions during the summer months of July and August. MaineDOT provides factors for adjusting traffic data collected during other periods of time. MaineDOT utilizes highway classifications of I, II, or III for all State and Local roadways. Group I roadways are defined as urban roadways or those roads that typically see commuter traffic and experience little fluctuation from week to week throughout the year. Group II roadways or arterial roads are those that see a combination of commuter and recreational traffic and; therefore, experience moderate fluctuation during the year. Group III roads or recreational roadways are typically used for recreational purposes and experience significant seasonal fluctuations. MaineDOT has designated both Westbrook and Congress Streets Group I roadways, which require the collected traffic data to be adjusted by a factor of approximately 1.08. Figure 1 illustratively depicts the estimated 2016 AM and PM design hour traffic conditions at both study intersections.

TRAFFIC ACCIDENTS

Existing Safety Trends: The Maine Department of Transportation’s (MaineDOT) Accident Records Section provided the latest three-year (2013 through 2015) crash data for the section of Westbrook Street (Congress Street to Westbrook City Line), a distance of 1.27 miles. Their report is summarized in Table 1, as follows, and attached as an appendix to the report:

Table 1
2013 -2015 Traffic Accident Summary
(Westbrook Street)

<u>Location</u>	<u>Total Crashes</u>	<u>Critical Rate Factor</u>
1. Westbrook Street @ Stroudwater Road	1	0.29
2. Westbrook Street @ Penrith Road	1	0.28
3. Westbrook Street @ Congress Street	30	0.92
4. Westbrook Street btw. Swan Street and Westbrook City Line	5	0.33
5. Westbrook Street btw. Swan Street and Buttonwood Ln.	2	0.31
6. Westbrook Street btw. Penrith Rd. and Congress Street	7	1.06

The MaineDOT considers any roadway intersection or segment a high crash location if both of the following criteria are met:

- *8 or more accidents*
- *A Critical Rate Factor greater than 1.00*

As the data in the table presents, the incidence of traffic crashes occurring on the reviewed section of Westbrook Street does not meet MaineDOT's threshold criteria for identification of a high crash location.

SITE TRAFFIC

Site Trip Generation: Trip generation for the residential subdivision was determined based upon trip tables presented in the ninth edition of the Institute of Transportation Engineers "TRIP GENERATION" handbook. The ITE publication provides numerous land-use categories and the average volume of trips that are generated by each category. The following trip rates were used to calculate the trip generation of the proposed project:

Land Use #210 – Single-Unit Detached Housing

AM Peak Hour = 0.75 trips per dwelling unit
PM Peak Hour = 1.00 trips per dwelling unit

Accordingly, the proposed 96-lot residential subdivision can be expected to generate approximately 72 vehicle trips during the "morning" peak hour and an additional 96 trips in the "evening" peak hour.

Site Trip Distribution: The Institute of Transportation Engineers "TRIP GENERATION" handbook provides the following directional distribution rates for a single-family home during both noted peak hour time periods:

Land Use #210 – Single-Unit Detached Housing

AM Peak = 25% enter/75% exit
PM Peak = 63% enter/37% exit

Eighteen (18) trips in the AM peak hour and sixty (60) trips in the PM peak hour will enter the subdivision and the remaining trips (54 trips AM peak hour and 36 trips PM peak hour) will exit the subdivision.

Site Trip Composition: Trips generated by the proposed residential subdivision are assumed to be "new" or "primary" trips.

Site Trip Assignment: A travel model that replicates existing traffic patterns recorded for Swan Street were used in assigning vehicle trips generated by the proposed residential subdivision to the Westbrook Street corridor. The directional assignment percentages applied are presented as follows:

AM Peak Hour = 80% east/20% west
PM Peak Hour = 85% east/15% west

Figure 2 is a line diagram that depicts the assignment of the site generated traffic for both “peak” time periods.

FUTURE TRAFFIC

Annual Growth: The Traffic Impact Study has been prepared based upon a projected build-out year of 2022. MaineDOT’s historical traffic data for the sections of both Westbrook and Congress Streets in the Stroudwater neighborhood would suggest the appropriateness of zero growth in annual traffic for the corridor. However, to ensure a conservative assessment of traffic impact, the 2016 design hour traffic volumes were increased by an annual growth rate of 1% per year to approximate future 2022 design hour traffic conditions. Figure 3 presents the estimated 2022 design hour traffic forecasts for the study intersections.

Other Development Traffic: Traffic generated by projects that have been approved by the Local Planning Board and/or the Maine Department of Transportation, yet are not opened, must be included in the estimate of pre-development traffic. Peak hour trips generated by the following projects were appropriately considered in developing an estimate of Other Development trips:

1. *The Dirigo Plaza Project*
2. *Northland Enterprises, LLC Office Development*
3. *Portland International Jetport Future Expansion*
4. *JCA Community Center*

Figure 4 provides an assignment of the trips generated by the noted projects through the study intersections.

2022 Pre-Development Traffic: 2022 Pre-Development traffic forecasts were prepared for the study intersections by combining the estimated 2022 design hour traffic forecasts depicted on Figure 3 with the Other Development trips presented on Figure 4. Figure 5 presents the 2022 pre-development traffic forecasts for the study intersections.

2022 Post-Development Traffic: 2022 Post-Development traffic forecasts were prepared for the study intersections by combining the 2022 Pre-Development travel forecasts illustrated on Figure 5 with the estimated site generated trips highlighted on Figure 2. Figure 6 presents the estimated 2022 Post-Development Traffic forecasts for the study intersections.

MOBILITY ANALYSIS

Capacity analyses of both 2022 Pre- and Post-Development traffic conditions were performed utilizing the Synchro and SimTraffic computer models. Levels of Service rankings are similar to the academic grading system, where an “A” is very good with little delay and “F” represents very poor conditions.

The following table summarizes the relationship between delay and Level of Service for a signalized intersection:

Level of Service Criteria for Signalized Intersections

Level of Service	Total Control Delay (sec/veh)
A	Up to 10.0
B	10.1 to 20.0
C	20.1 to 35.0
D	35.1 to 55.0
E	55.1 to 80.0
F	Greater than 80.0

Existing intersection geometry, traffic signal phasing, and timing improvements most recently completed by the City, were used in conducting the level of service assessment for the forecast 2022 Pre-Development travel condition. 2022 Post-Development conditions were assessed, again, based upon existing intersection geometry and recent traffic signal phasing improvements and optimization of signal timings currently operating at the intersection. The results of the separate capacity analyses are presented in the following table 2:

Table 2
Signalized Intersection Level of Service Summary
Congress Street @ Westbrook Street
(2022 Pre- and Post-Development Travel Conditions)

	2022 Pre-Development				2022 Post-Development			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
<u>Intersection/Approach</u>	<u>Delay (sec.)</u>	<u>LOS</u>	<u>Delay (sec.)</u>	<u>LOS</u>	<u>Delay (sec.)</u>	<u>LOS</u>	<u>Delay (sec.)</u>	<u>LOS</u>
Congress Street @ Westbrook Street								
- Congress Street NB								
Left-Turn	36 sec.	D	45 sec.	D	41 sec.	D	52 sec.	D
Through Movement	26 sec.	C	46 sec.	D	30 sec.	C	43 sec.	D
Right-Turn	19 sec.	B	28 sec.	C	44 sec.	D	28 sec.	C
- Congress Street SB								
Through Movement	78 sec.	E	58 sec.	E	50 sec.	D	36 sec.	D
Right-Turn	75 sec.	E	66 sec.	E	42 sec.	D	41 sec.	D
- Westbrook Street EB								
Left-Turn	105 sec.	F	78 sec.	E	107 sec.	F	93 sec.	F
Through Movement	92 sec.	F	53 sec.	D	131 sec.	F	56 sec.	E
Right-Turn	86 sec.	F	21 sec.	C	89 sec.	F	16 sec.	B
- Westbrook Street WB								
Left-Turn	63 sec.	E	66 sec.	E	99 sec.	F	76 sec.	E
Through Movement	71 sec.	E	90 sec.	F	71 sec.	E	75 sec.	E
Right-Turn	n/a		47 sec.	D	22 sec.	C	49 sec.	D
Overall Intersection	71 sec.	E	80 sec.	E	57 sec.	E	56 sec.	E

The Congress Street/Westbrook Street intersection is projected to operate overall at Level of Service E travel conditions under both 2022 Pre-and Post-development travel conditions. Overall intersection delay values in excess of 70 seconds are expected under the forecast 2022 Pre-development travel condition. Traffic signal timing optimization improvements applied in completing the 2022 Post-Development level of service assessment demonstrate the overall benefits of future timing adjustments at the intersection.

The following table summarizes the relationship between delay and Level of Service for an unsignalized intersection:

Level of Service Criteria for Unsignalized Intersections

<u>Level of Service</u>	<u>Total Control Delay (sec/veh)</u>
A	Up to 10.0
B	10.1 to 15.0
C	15.1 to 25.0
D	25.1 to 35.0
E	35.1 to 50.0
F	Greater than 50.0

The following table 3 summarizes the relationship between delay and Level of Service for an unsignalized intersection:

Table 3
Level of Service Summary
2022 Pre and Post-Development Conditions

<u>Intersection/Approach</u>	<u>2022 Pre-Development</u>				<u>2022 Post-Development</u>			
	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>		<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
	<u>Delay (sec.)</u>	<u>LOS</u>	<u>Delay (sec.)</u>	<u>LOS</u>	<u>Delay (sec.)</u>	<u>LOS</u>	<u>Delay (sec.)</u>	<u>LOS</u>
1. Westbrook Street/Swan Street (3-way intersection)								
- Westbrook Street EB	1 sec.	A	1 sec.	A	n/a	n/a	n/a	n/a
- Westbrook Street WB	1 sec.	A	1 sec.	A	n/a	n/a	n/a	n/a
- Swan Street	7 sec.	A	8 sec.	A	n/a	n/a	n/a	n/a
- Overall Intersection.	1 sec.	A	1 sec.	A	n/a	n/a	n/a	n/a
2. Westbrook Street/Subdivision East Access/Swan Street								
- Westbrook Street EB	n/a	n/a	n/a	n/a	3 sec.	A	1 sec.	A
- Westbrook Street WB	n/a	n/a	n/a	n/a	1 sec.	A	1 sec.	A
- Swan Street SB	n/a	n/a	n/a	n/a	8 sec.	A	13 sec.	B
- Subdivision East Access	n/a	n/a	n/a	n/a	7 sec.	A	5 sec.	A
- Overall Intersection	n/a	n/a	n/a	n/a	2 sec.	A	1 sec.	A
3. Westbrook Street/Subdivision West Access								
- Westbrook Street EB	n/a	n/a	n/a	n/a	1 sec.	A	1 sec.	A
- Westbrook Street WB	n/a	n/a	n/a	n/a	1 sec.	A	3 sec.	A
- Subdivision West Access	n/a	n/a	n/a	n/a	8 sec.	A	4 sec.	A
- Overall Intersection	n/a	n/a	n/a	n/a	1 sec.	A	2 sec.	A

Each of the three unsignalized study intersections highlighted in the preceding table are expected to operate at the “best” level of service (Level of Service A) experiencing very minimal overall intersection delay.

VEHICLE SIGHT DISTANCE

The Maine Department of Transportation’s Highway Entrance and Driveway Rules, require the following sight distances for a non-mobility roadway:

Sight Distance Standards

Speed Limit	Sight Distance
25 mph	200 feet
30	250
35	305
40	360
45	425
50	495
55	570

Sightline measurements were conducted at both proposed subdivision road intersections with Westbrook Street and compared with required sight distance standards promulgated by the Maine Department of Transportation. Westbrook Street is posted at 35mph across the full frontage of the proposed residential subdivision, requiring a minimum unobstructed sightline of 305 feet. Sightline measurements in excess of 400 feet were measured from the proposed centerline of both subdivision street connections with Westbrook Street.

AUXILIARY LANE WARRANT ANALYSIS

The Maine Department of Transportation has published a warrant for auxiliary left-turn lanes in their December 2004 Highway Design Manual. The warrants are predicated upon the volume of two-way traffic traveling on the designated highway and the volume of left-turning vehicles. Figure 8-19 (Posted Speed Limit of 40 mph) from MaineDOT's referenced design manual was used in conducting the analysis (A copy of the chart with the superimposed traffic values is attached as an appendix to the report). An analysis was completed to determine if predicted "build" left-turn entry volumes to both proposed subdivision streets from the westbound approach of Westbrook Street meet MaineDOT's design guidelines for a dedicated left-turn lane. The traffic values applied in conducting the analyses and the results are presented in the following table 4:

Table 4
Left-Turn Warrant Assessment
Westbrook Street at Subdivision Entrance(s)

<u>Lane Warrant Values</u>	<u>Easterly Subdivision Entrance</u>		<u>Westerly Subdivision Entrance</u>	
	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>
Va (Advancing Volume)	241	738	238	703
Vo (Opposing Volume)	728	283	711	272
Left-Turn Percentage	3%	4%	3%	3%
Warrant Status	Warrant Not Met	Warrant Not Met	Warrant Not Met	Warrant Not Met

The analysis suggests that a left-turn treatment at either proposed subdivision entrance isn't required based upon projected 2022 Post-Development travel conditions.

SUMMARY

1. The proposed 96-lot residential subdivision can be expected to generate a total of 72 vehicle trips during the AM peak hour and 96 trips in the afternoon peak hour. Eighteen (18) trips in the AM peak hour and sixty (60) trips in the PM peak hour will enter the subdivision and the remaining trips (54 trips AM peak hour and 36 trips PM peak hour) will exit the subdivision.

2. The three-year (2013 through 2015) roadway safety audit completed for the 1.27-mile section of Westbrook Street (Westbrook City Line to Congress Street) shows the frequency of reported traffic crashes at each reviewed street intersection and road section is below MaineDOT's criteria for identification of a High Crash Location.
3. The Congress Street/Westbrook Street signalized intersection is projected to operate overall at Level of Service E under forecast 2022 Pre- and Post-development traffic conditions. Expected vehicle delay values in excess of 70 seconds will occur in both peak hour time periods under Pre-development traffic loadings. The projected 2022 Post-development travel condition was tested incorporating optimized traffic signal timing changes to the intersection operation. The analysis demonstrates that an improvement in overall intersection delay can be achieved with minor adjustments in traffic signal timing. Overall vehicle delay is reduced to less than 60 seconds in both peak hour time periods, and the intersection can be expected to operate near Level of Service D travel conditions.
4. Traffic operations at both proposed street intersections with Westbrook Street will operate at the "best" level of service (Level of Service A) under forecast 2022 Post-development travel conditions.
5. The Maine Department of Transportation has published a warrant for auxiliary left-turn lanes in their December 2004 Highway Design Manual. The warrants are predicated upon the volume of two-way traffic traveling on the designated highway and the volume of left-turning vehicles. 2022 Post-development traffic projections at both proposed street entrance intersections with Westbrook Street were evaluated based upon MaineDOT standards and it was found that projected left-turn volumes at both street entrance intersections do not satisfy MaineDOT warrants for left-turn treatment.
6. Sightline measurements recorded at the centerline of both proposed subdivision street intersections at Westbrook Street exceed MaineDOT's non-mobility highway standard of 305 feet for a posted speed limit of 35mph.

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
- 3) Elevations are based on NAVD83 datum. Benchmark is a spike in utility pole #65 on Westbrook Street as shown. Elevation: 64.31'.
- 4) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 5) Property lies within Zone X and Zone A based on FRM Community #240015 and Plan #0012 C, dated December 5, 1998. Zone X is defined as an area of 100-year flood; areas of 100-year flood with average depth of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Zone A is an area with no base flood elevation determined.
- 6) The location of Stroudwater River is approximate based on aerial imagery.

- 1) Plan of a Standard Boundary Survey made for Owen Company by Nadeau & Lodge, Inc., dated February 21, 2003 and revised through October 4, 2003.
- 2) Second Amended Subdivision Plat of Portland Technology Park made for City of Portland by SCD Engineering LLC, dated September 28, 2011, reissued through March 8, 2012 and recorded in Plan Book 218, Page 53.
- 3) Portland Water District 43rd Concrete Pipe Line Right of Way Plans prepared by Henry Fuller, dated August 1983 and recorded in Plan Book 20, Page 33. (Location is approximate).
- 4) Portland Pipe Line Co. Survey of Property of Ruby H. Young, dated October 3, 1944 prepared by Francis A. Griffin and recorded in Plan Book 22, Page 37. (Location is approximate).
- 5) Stroudwater Woods made for S.E.E. Clinco by Owen Henkel, Inc. dated October 25, 1978 and recorded in Plan Book 125, Page 21.
- 6) Partial Boundary Survey for Andrew D. Green by Lewis & Weisner, Inc. dated December 10, 2004 and revised through December 14, 2004 and recorded in Plan Book 265, Pages 289.
- 7) Plan of Property made for Advent Christian Church of Portland by H. L. & C. Jordan dated October 10, 1978 and recorded in Plan Book 125, Page 10.
- 8) Plan of Property made for Theodore and Theresa Ebern by Wayne T. Wood dated January 1994 and revised through January 23, 1994, unrecorded.

2,001,875 B.F., 48.0 ପଦ୍ମପତ୍ର

Onex Company
14598/348

PLAN OF		
Carnelot Farm		
1700 Westbrook Street	Portland, Maine	
MADE FOR		
Diversacorp LLC		
5 Skane Pony Circle	Saco, Maine	
JOB #216100	DATE: 11/16/2016	SCALE: 1" = 100'
BOOK #897	 133 Gray Road, Falmouth, Maine 04105 (207)787-9199 www.ticcombassoc.com	
216100.dwg		
FILE #8985		



This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

David E. Tilcomb, P.L.S. #1273

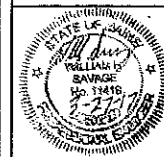
R-3 FULL BUILDOUT ZONING CHANGE CONCEPT PLAN

[illegible]

DRAWING NAME: SITE PLAN - R-3 FULL BUILDOUT CONCEPT
PROJECT NAME: CAMELOT FARMS
CLIENT: CAMELOT HOLDINGS, LLC KENNERLUNK, MAINE 04043

	A C O R N	ENGINEERING, INC.
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FILE:	1079_CMB
JN:	1079
SCALE:	1"=100'
DESIGNED BY:	OJD
DRAWN BY:	OJD
CHECKED BY:	WHS



DRAWING NO.
C-12

R-2 FULL BUILDOUT ZONE CHANGE CONCEPT PLAN

SPACE REQUIREMENTS				
ITEM	15-1	15-2	15-3	15-4
MINIMUM LOT AREA	10,000	10,000	10,000	10,000
MINIMUM FRONT SETBACK	10'	10'	10'	10'
MINIMUM SIDE SETBACK	10'	10'	10'	10'
MINIMUM REAR SETBACK	10'	10'	10'	10'
MINIMUM FRONT YARD	10'	10'	10'	10'
MINIMUM SIDE YARD	10'	10'	10'	10'
MINIMUM REAR YARD	10'	10'	10'	10'
MINIMUM FRONT SETBACK	10'	10'	10'	10'
MINIMUM SIDE SETBACK	10'	10'	10'	10'
MINIMUM REAR SETBACK	10'	10'	10'	10'
MINIMUM FRONT YARD	10'	10'	10'	10'
MINIMUM SIDE YARD	10'	10'	10'	10'
MINIMUM REAR YARD	10'	10'	10'	10'
MINIMUM FRONT SETBACK	10'	10'	10'	10'
MINIMUM SIDE SETBACK	10'	10'	10'	10'
MINIMUM REAR SETBACK	10'	10'	10'	10'
MINIMUM FRONT YARD	10'	10'	10'	10'
MINIMUM SIDE YARD	10'	10'	10'	10'
MINIMUM REAR YARD	10'	10'	10'	10'

LULU CONCEPT				
ITEM	15-1	15-2	15-3	15-4
MINIMUM LOT AREA	10,000	10,000	10,000	10,000
MINIMUM FRONT SETBACK	10'	10'	10'	10'
MINIMUM SIDE SETBACK	10'	10'	10'	10'
MINIMUM REAR SETBACK	10'	10'	10'	10'
MINIMUM FRONT YARD	10'	10'	10'	10'
MINIMUM SIDE YARD	10'	10'	10'	10'
MINIMUM REAR YARD	10'	10'	10'	10'
MINIMUM FRONT SETBACK	10'	10'	10'	10'
MINIMUM SIDE SETBACK	10'	10'	10'	10'
MINIMUM REAR SETBACK	10'	10'	10'	10'
MINIMUM FRONT YARD	10'	10'	10'	10'
MINIMUM SIDE YARD	10'	10'	10'	10'
MINIMUM REAR YARD	10'	10'	10'	10'

LEGEND	
EXISTING LOT LINES	---
PROPOSED LOT LINES	---
EXISTING BUILDING FOOTPRINT	---
PROPOSED BUILDING FOOTPRINT	---

ISSUED FOR

FINAL APP

WORKSHOP III

BY DATE

WHS 2/10/20

WHS 2/27/20

DRAWING NAME: SITE PLAN - R-2 FULL BUILDOUT CONCEPT

PROJECT NAME: CAMELOT FARMS

CLIENT: CAMELOT HOLDINGS, LLC
KENNEBUNK, MAINE 04043

FILE: 1079_CIVIL

REV: 1079

SCALE: 1"=100'

DESIGNED BY: OJD

DRAWN BY: OJD

CHECKED BY: WHS

ACORN ENGINEERING, INC.

150 DANFORTH STREET, SUITE 200, PORTLAND, ME 04101

(207) 775-2555

STATE OF MAINE

REGISTERED PROFESSIONAL ENGINEER

WILLIAM J. SAVAGE

NO. 11419

EXPIRES 12/31/2021

DRAWING NO.

C-21

[illegible]

LIFE PERFORMANCE					
	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019
PERSONAL LIFE	100	100	100	100	100
PROFESSIONAL LIFE	100	100	100	100	100
FINANCIAL LIFE	100	100	100	100	100
RELATIONSHIP LIFE	100	100	100	100	100
HEALTH LIFE	100	100	100	100	100
LEISURE LIFE	100	100	100	100	100
TOTAL LIFE PERFORMANCE					
	100	100	100	100	100

SECRET	
CLASSIFICATION	DECLASSIFICATION
GROUP 1	EXEMPT FROM DECLASSIFICATION
GROUP 2	EXEMPT FROM DECLASSIFICATION
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GROUP 230	EXEMPT FROM DECLASSIFICATION </

R-1 FULL BUILDOUT EXISTING ZONE CONCEPT PLAN

[illegible]

NAME: SITE PLAN -- R-1 FULL BUILDOUT CONCEPT

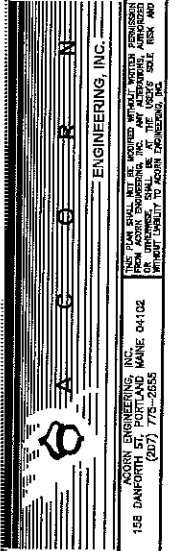
CAMELOT FARMS

CAMELOT HOLDINGS, LLC
KENNEBUNK, MAINE 04043

DRAWING NAME

PROJECT NAME:

CLIENT:



FILE:	1079_CIVIL
IN:	1079
SCALE:	1"=100'
DESIGNED BY:	OJD
DRAWN BY:	OJD
CHECKED BY:	WHS



DRAWING NO.
C-31

[illegible]

UNITED STATES GOVERNMENT						
OFFICE OF THE SECRETARY OF DEFENSE						
REPORT OF THE SECRETARY OF DEFENSE						
	1971	1972	1973	1974	1975	1976
RESEARCH AND DEVELOPMENT	100	100	100	100	100	100
OPERATIONAL RESEARCH	100	100	100	100	100	100
GENERAL RESEARCH	100	100	100	100	100	100
ADMINISTRATIVE RESEARCH	100	100	100	100	100	100
TECHNICAL RESEARCH	100	100	100	100	100	100
OPERATIONAL RESEARCH	100	100	100	100	100	100
GENERAL RESEARCH	100	100	100	100	100	100
ADMINISTRATIVE RESEARCH	100	100	100	100	100	100
TECHNICAL RESEARCH	100	100	100	100	100	100

[illegible][illegible]

1. LIST OF SUBMITTALS TO BE REVIEWED	
CONTRACT/PROJECT NO.	DATE
PROJECT NO.	BY DATE COMMENTS
2. COMMENTS	BY DATE COMMENTS
3. ACTION	BY DATE COMMENTS
4. ACTION	BY DATE COMMENTS

[illegible]

SITE PLAN - R-5a CONCEPT

CAMELOT FARMS

CAMELOT HOLDINGS, LLC
KENNEBUNK, MAINE 04043

RAWING NAME:
PROJECT NAME:
CLIENT:

ACORN ENGINEERING, INC.
55 DAINFORTH ST., PORTLAND, MAINE 04102
(207) 775-2655

ENGINEERING, INC.

A C O R N

300 PARK CEN. WPT. ST. JACKSON, MISSISSIPPI 39201
FROM ACORN ENGINEERING, INC. ATT. ELECTRONICS
TO: MR. J. H. HARRIS, JR. 1725 N. 10TH ST. SUITE 100
UNIVERSITY MICROFILMS
SERIALS ACQUISITION DEPT.
ANN ARBOR MI 48106-1500

FILE:	1079_CVIL
IN:	1079
SCALE:	1"=100'
DESIGNED BY:	OJD
DRAWN BY:	OJD
CHECKED BY:	WHS



DRAWING NO.
C-41

ZONING MAP
R-3 ZONE CHANGE
REV. 4/13/17

F-H OVERLAY

R-3

ROS

R-1

R-2

RPZ

C-8

O-P

I-M

