

From: Paige Clifton <paige.a.clifton@gmail.com>
Sent: Monday, August 9, 2021 4:49 PM
To: Planning Board
Subject: Concerns Regarding the Major Subdivision and Major Site Plan Application - 11 Androscoggin Street Apartments

Mr. Puleo,

Thank you so much for taking the time to speak with me yesterday. I am following up with an outline of concerns regarding the Major Site Plan Application for 11 Androscoggin Street Apartments.

As residents of Androscoggin street, we write to express the specific concerns behind our opposition to the proposed Major Subdivision and Site Plan:

1. If carried out, the proposed Major Site Plan will have a significantly negative impact to property values for homeowners on our street, as well as a negative impact to the property value of houses in our general neighborhood. This includes the certain impact on appraisal value, as well as the impact to our quality of life.
2. The street is narrow. As current residents, we already work hard to manage a lack of space to support traffic and additional use of on street parking. Passing to the end of the narrow dead end street is regularly made difficult by PWD, postal, waste removal, and snow removal trucks. Even in the last two weeks, contractors parking in front of 11 Androscoggin have made it impossible to get cars into or out of the driveway at 12 Androscoggin.
3. There is due cause for concern regarding impact on Portland Water District sewage capacity and services. Due to the unusual sewer pump situation on the street, specific Portland Water District review should be conducted prior to adding any units that would be reliant on existing pump infrastructure.
4. We raise concerns regarding how the development would affect snow plowing on the street and a lack of details in the plan about snow removal for the new parking lot.
5. There is a marked lack of existing commercial infrastructure in the Village Commercial zone. There are currently numerous empty shop fronts, no place to buy groceries, and few, if any, gathering spaces, particularly for children and teens. The lack of commercial infrastructure does not support building high density residential housing on the outer edge of the zone at this time.
6. The existing Revised Sketch Plan raises environmental concerns surrounding the effect on existing wildlife, as well as the impact to air, soil and water quality. The plan requires adding a large amount of porous pavement to build the parking lot, as well as adding pavement to the street itself. These would be both adjacent to and directly on top of a steep cliff that runs directly into the Penobscot River. It would also require significant tree and bush removal along the treeline.
7. We also raise concerns regarding the height of the structure. What will be the effect on the general look and feel of a Greater High Street neighborhood that does not currently have any multi-family units? What will be the impact on the backyard sunset view which is currently spectacular from 5, 7, and 9 Androscoggin Street, and 54, 56, and 58 High Street? Will the structure exceed the 35 foot height limit indicated in the Land Use Ordinance?

For these reasons, we request that the Planning Board determine to hold a Public Hearing on the Final Plan and request assurance of a site walk before the Site Plan is presented to the Planning Board.

Warmest regards,
Paige Clifton
Resident of 12 Androscoggin St.
Windham, ME 04062
(207)852-2914