

Investors envision 96 homes on what is likely Portland's largest undeveloped lot

www.pressherald.com/2016/12/24/stroudwater-farm-sold-for-96-home-development/

By Noel K. Gallagher



A subdivision at Camelot Farm could easily tap into existing water, sewer and gas lines. Photo courtesy of CBRE | The Boulos Co.

Local & State

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The Camelot Farm property encompasses 45 acres and 1,500 feet of frontage on the Stroudwater River.



By [Noel K. Gallagher](#) Staff Writer

A 45-acre farm in Portland's Stroudwater neighborhood is under contract to a group of Maine investors who want to build 96 single-family homes on the parcel.

"I'm excited about it, because we feel like there is a need for new quality housing stock in the city that just isn't available," said Michael Barton, one of the investors in Camelot Holdings, LLC.

The group is not disclosing the sale price for the Camelot Farm property at 1700 Westbrook St. It was listed for \$2.4 million.

Most of the city's development in recent years has been multi-unit buildings.

"We don't see a lot of single-family residential developments. Portland is pretty built out," Planning Director Stuart "Tuck" O'Brien said. "It's been many, many years since there was a proposal to do this type of subdivision."

In the past 20 years or so, there have been a couple new single-family home subdivisions in the North and East Deering areas, but those only had about 20 lots, O'Brien said.

 [1128520_807804 CamelotSubdivision12.jpg](#)

Located on Portland's western edge near the Maine Turnpike, [the Camelot property](#) is considered the largest undeveloped residential lot in the city. It currently features a sprawling, single-story ranch house – built by Peter and Mary Rogers in 1961 to accommodate their 11 children – and 45 acres of hilly pasture land plus 1,500 feet of frontage along the Stroudwater River.

According to plans filed with the city, the group is seeking a zoning change from R-1 to R-3.

R-1 is the city's least-dense zone for residential development with a minimum lot size of 15,000 square feet or just over one-third of an acre. Under that zoning, approximately 100 houses could be built on the parcel, Barton said.

Changing the zoning to R-3, which has a minimum lot size of 6,500 square feet, would allow Camelot Holdings to build about the same number of homes – clustered on smaller lots away from the river and flood plain – while maintaining green space.

Barton said about 17 acres of the property along the river would remain undeveloped and preserved.

"Long after we're gone that land will still not be developed," he said.

The riverside area will be used for trails and recreation, according to the plans, and 43 percent of the property will be open, shared or green space.

Barton said the group has met several times with Stroudwater neighbors to discuss the plan, and met with Portland Trails about providing access to the land along the river. Leaders of the neighborhood association could not be reached Friday to talk about the plan.

The [full site plans](#) filed with the city are available here.

If approved, the group will develop the property in stages, with the first phase of 20 to 25 houses built in the first five years, he said. Camelot Holdings will build some of the homes, but not necessarily all of them. The property's location on Westbrook Street means a subdivision can easily tap into existing water, sewer and gas lines.

Barton declined to identify the other members of Camelot Holdings LLC, but he said it is made up of fewer than six people and business entities, all from Portland or Maine.

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Westbrook approves 183-unit Blue Spruce Farm housing development

 www.pressherald.com/2015/06/02/westbrook-approves-183-unit-blue-spruce-farm-housing-development/

From staff reports

[Local & State](#)

Posted June 2, 2015

Updated June 3, 2015

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With 53 homes, 32 condominiums and 98 apartments, the subdivision will be the largest built in the city in more than a decade.



The Westbrook Planning Board voted Tuesday night to approve a 183-unit housing development off Spring Street, the largest subdivision in the city in more than a decade.

City Planner Molly Just said the project did not prove to be controversial and generated very little discussion. The vote was 7-1.

Risbara Bros. of Scarborough will build 53 single-family and duplex homes, 32 condominiums and 98 market-rate apartments on 37 acres of former farmland.

The \$30 million project will be called Blue Spruce Farm, after the name of a farm that once occupied the property.

Developer Bill Risbara said construction will start immediately after approval and the entire project will take three to five years to build. He expects the first residents to move into homes and apartments later this year.

Single-family homes at Blue Spruce Farm will start at \$225,000, and the apartments will start at \$1,100 a month for a one-bedroom, Risbara said.

The property includes green space and trails along the Stroudwater River.

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Zoning changes near Maine Mall could open door to hundreds of housing units

www.pressherald.com/2017/04/18/proposed-zoning-changes-near-maine-mall-anticipate-residential-developments/

By Kelley Bouchard

News

Posted 4:00 AM

Updated at 12:54 PM

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Developers want to build more than 500 housing units off Clark's Pond Parkway and Running Hill Road, a South Portland official says.



By Kelley BouchardStaff Writer

SOUTH PORTLAND — The City Council will consider zoning changes Wednesday that would allow two large residential housing developments to be built near the Maine Mall.

The council will be asked to rezone two parcels near The Home Depot, between Clark's Pond Parkway and Interstate 295, where an unnamed developer has expressed interest in building a 250-unit apartment complex, said Tex Haeuser, city planning director.

The parcels near Long Creek would be rezoned from Clark's Pond Commercial District to Suburban Commercial District, which would remove a cap on the number of housing units that could be built.

The council also will be asked to rezone several undeveloped portions of the Sable Oaks Golf Course off Cummings and Running Hill roads, where owner Ocean Properties wants to build a residential housing project of 300 units or more, Haeuser said.

The mostly wooded parcels, located in the heart of the course, would be rezoned from Professional Office District to Suburban Commercial District, which allows mixed-use development.

Neither developer has submitted formal plans to be reviewed by city staff or the Planning Board, said Steve Puleo, community planner.

Additional proposed changes to the Suburban Commercial District would require that any building more than 59 feet tall (about six stories) be at least 100 feet from any residential structure on an abutting lot.

The council also will be asked to increase the allowed building height from 86 feet (about eight stories) to 156 feet (about 15 stories) if a project includes middle-income housing units.

The Planning Board voted 7-0 to recommend the changes, but stopped short of requiring middle-income housing units for the height bonus, Haeuser said.

Councilors indicated during a workshop Feb. 27 that they were generally supportive of the changes, he said, but they saw the need for more sidewalks and other amenities in the area to support residential living.

Haeuser noted that the proposed zoning changes meet guidelines of the 2012 Comprehensive Plan, which says uses in the mall area will evolve and expand to include residential development and become more pedestrian-friendly, "resulting in less distance between buildings and improved pedestrian facilities."

Kelley Bouchard can be contacted at:

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