

Attach to record.

Submitted @
Dec 2 PB
Meeting

6 Parcher Street
Ellsworth, ME 04605
November 24, 2015

Michelle Gagnon, City Planner
Ellsworth Planning Board Members
1 City Hall Plaza
Ellsworth, Maine 04605

Dear Michelle and Planning Board Members:

This is a follow-up to our September 2015 letter voicing our objections to the proposed "condominium cluster" at 10 Parcher Street.

The first objective on the Planning Board's portion on the City of Ellsworth's website is to "further the goals of the Comprehensive Plan", which was written in 2004. The proposed construction on 10 Parcher Street contradicts the overall vision of:

- *A safe, efficient transportation system, which encourages biking, public transit, and walking as an alternative to automobile use, but also promotes safe and efficient vehicular traffic.*
- *Infrastructure such as water, sewer, and solid waste, which meet long-term needs using long-range planning and financing, strategies.*
- *Dedication to a quality built environment reflecting standards that are aesthetically pleasing, historically sensitive, and attractive to complementary development. Included in this desire is greater awareness of the importance of our historical heritage and the need to preserve it.*

We were able to speak with members who were on the committee that authored that plan and ask them if their intent was to promote high-density structures such as this in residential neighborhoods, such as on Parcher Street.

Holly Shea said, "It is obscene to even think of it there."

Nancy Alexander said, "It is one of the oldest neighborhoods in Ellsworth. The older neighborhoods ground the community. Mess with those neighborhoods and you lose the character of the town."

In reference to the first bullet, doubling the population and number of cars on the street discourages the walking and biking that you've already heard takes place here. Doubling the traffic doubles the likelihood of accidents, which puts safety in jeopardy.

In reference to the second bullet, you've heard testimony of the numerous sewer backups on Parcher Street over the years. While taking a video of the sewer lines is a

Omitted at
reading
on 12/20/15

good thing to do, there is a history here that can't be ignored. There are problems, and almost doubling the number of residences on this street begs for more of them.

In reference to the third bullet, "a quality built environment" isn't going to happen with the \$600,000 proposed for this project. Those in the building trades we've shared the plan with put the cost at \$1.3 million. The building will not be "aesthetically pleasing", "historically sensitive, or "attractive to complementary development " in a neighborhood of single family homes. It certainly will not preserve our historical heritage.

As stated in our first letter, we were so pleased to purchase a home on ~~such a nice, quiet street~~ ^{Parcher St.} We had looked for six years to find a home in town in such a neighborhood. Now the future of our neighborhood is in your hands. We respectfully ask you to preserve it by voting against the proposed development at 10 Parcher Street.

Sincerely,

James H. Newett
Janice E. Newett

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Louie Luchini <louieluchini@gmail.com>
Re: Message regarding Parcher St
November 24, 2015 10:36 PM

No problem; feel free to share at the meeting. Hope you and the family have a great Thanksgiving!
Louie

Sent from my iPad

On Nov 24, 2015, at 6:37 PM, Paul Ouellette <paulpac@myfairpoint.net> wrote:

Thanks Louie,
Looks great.

Do I have your permission to read this at the planning board meeting in your absence and give copies to the planning board members.

Thanks so much.

Paul

On Nov 24, 2015, at 5:59 PM, Louie Luchini wrote:

Hi Paul,

I've put together this brief letter. Please let me know your thoughts. Sorry I won't be there on Dec. 2nd - I'll be soaking in some warm California sun....

Best,
Louie

Dear Members of the Planning Board:

I'm reaching out to you because I won't be able to attend the next planning board meeting on December 2nd due to out-of-state travel.

I'm writing because I've been contacted by, and spoken with, residents in the neighborhood of the proposed condominium project on Parcher Street. While I rarely insert myself into matters of local politics, I feel it important to convey the strong sentiments I've received in opposition to this proposal.

As you're undoubtedly aware, concerns range from logistical matters such as increased water and sewer load, waste management, water runoff and snow removal, to safety concerns resulting from the increased traffic and parking on an already narrow road. Perhaps equally important - and underlying these technical matters - is the fundamental sense that the character of a small, residential neighborhood can be irreversibly changed with a development of this large of size, in such a small space.

I believe all of these concerns are legitimate and deserving of consideration (as I'm confident they will be). If more time is needed to examine logistical and legal measures, I hope it is taken. But based on the communications which I have received, I feel compelled to send this message along.

Finally, I understand and appreciate the difficult job which all of you have volunteered to do, and I am sure the public's input will be taken to heart. If there is any way I can be of service, please feel free to contact me anytime.

Best Regards,
Louie

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Rep. Louis Luchini