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**Fwd: Alternative for County Way**

1 message

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Jon Jennings <jj@portlandmaine.gov>  
To: Kristen Dow <kjd@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Mon, Mar 18, 2019 at 3:48 PM

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

From: **Chaning C** <sjvalleyportland@gmail.com>

Date: Mon, Mar 18, 2019 at 3:19 PM

Subject: Alternative for County Way

To: Ethan Strimling <estrimling@portlandmaine.gov>, <bsr@portlandmaine.gov>, Spencer <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jduson@portlandmaine.gov>, Jon Jennings <jj@portlandmaine.gov>, Bruce Hyman <BHYMAN@portlandmaine.gov>

Hello all,  
Regarding discussion on building a new shelter and/or police station on or near county way, as part of the large crew of neighbors that has been discussing this issue and adding voices that culminated in speaking out in front of council and drafting today's article in the Press Herald, I'd like to share with you an opinion piece that I posted on the SJ Valley neighborhood fb page and additionally shared with the Libbytown neighborhood association. Since posting just a couple of hours ago I've received an outpouring of neighborhood support to this idea but for now I am speaking on behalf of myself, a 17 year property and business owner in the corridor of Congress st. where the SJ Valley and Libbytown borders overlap. And as a person who is passionate about urban design that encompasses balance ~ which can only lead to overall happiness and boost the appeal/value of our city.  
"I think a much better use of that space would be to put in a rec center. I've always been surprised that Portland does not have one. Where I lived for much of my life they had 3 in one town the size of Portland. The particular video on this link might be a little "crunchy" for some but I'll say that rec centers are a fantastic way to build and connect community and also combat seasonal depression. With our long winters we could really use something like that. IMO it would be a terrible waste of opportunity if a police station or shelter was built on county way, with it's proximity to a walking path at the river (and potentially opening up the idea to paddle rentals) IMO the site at county way, with it's proximity to a walking path at the river (and potentially opening up the idea to paddle rentals). The rec centers I've been to are very affordable (around \$3-\$8 per visit) so they are able to serve most of the community. And with the inclusion of outdoor space, they really serve all of the community. I am not in any way anti shelter. But we already have several in the neighborhood so anything new really should be directed to other neighborhoods, in all fairness. <https://bouldercolorado.gov/parks-rec/east-boulder-community-center>"  
Thank you for your time and consideration on this,  
~Chaning Capuchino

--  
Jon P. Jennings  
City Manager  
City of Portland  
389 Congress Street  
Portland, ME 04101  
(207) 874-8689 Office  
(207) 874-8689 Fax  
[jj@portlandmaine.gov](mailto:jj@portlandmaine.gov)  
[www.portlandmaine.gov](http://www.portlandmaine.gov)  
Twitter: @portlandmanager

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1 message

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Hello all,

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Thank you for your time and consideration on this,

~Channing Capuchino

--  
Jon P. Jennings  
City Manager  
City of Portland  
389 Congress Street  
Portland, ME 04101  
(207) 874-8689 Office  
(207) 874-8689 Fax  
[jj@portlandmaine.gov](mailto:jj@portlandmaine.gov)  
[www.portlandmaine.gov](http://www.portlandmaine.gov)  
Twitter: @portlandmanager

**Fwd: basic questions about the County Way site**

1 message

Dawn Stiles <dcs@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>

Tue, Feb 26, 2019 at 9:50 AM

public comment

Director, Health & Human Services  
City of Portland  
389 Congress Street  
Portland, Maine 04101  
o 207.874.8775  
c 207.966.3262  
dcs@portlandmaine.gov

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

From: Jeff Levine <jlevine@portlandmaine.gov>  
Date: Tue, Feb 26, 2019 at 9:14 AM  
Subject: Fwd: basic questions about the County Way site  
To: Dawn Stiles <dcs@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>, David MacLean <dem@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>, Robert Parritt <rwp@portlandmaine.gov>

FYI. We will have some answers for some of these questions tonight but not all of them. Once there is a shorter list (3-5) we will have the ability to answer more detailed questions.

Jeff Levine, AICP  
Director  
Planning & Urban Development Department  
389 Congress Street 4th Floor  
Portland, Maine 04101  
Phone (207)874-8720  
Fax (207)756-8258  
<http://www.portlandmaine.gov/planning>  
@portlandplan

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

From: Damon Yakovleff <damon.yakovleff@gmail.com>  
Date: Tue, Feb 26, 2019 at 8:48 AM  
Subject: Re: basic questions about the County Way site  
To: Brett Gabor <brett.gabor@gmail.com>, Jeff Levine <JLEVINE@portlandmaine.gov>, Belinda Ray <BSR@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Maureen Morse <Maureensheamorse@gmail.com>, Nikki Anderson <n.annetteanderson@gmail.com>

I concur with Zack and Brett in wanting to see these questions answered. It appears that there are significant environmental constraints at the Congress St. site AKA County Way due to proximity to natural resources and contaminated soils which might be released into the environment and impact public health. Proximity to the jail was an issue before - it's an issue now, as Brett notes. Another thing to think about - I can promise you there will be intense and very disruptive public opposition to locating a 150 bed shelter and homeless services facility at this site.

Some kind of smaller scale facility would likely be a better fit at this location - Not only would it run into fewer environmental constraints, but certainly less opposition from the neighborhood. I urge you to consider this route.

Thank you very much for your hard work on this Committee and in serving the public, and for your consideration of our concerns.

Damon

On Tue, Feb 26, 2019 at 8:02 AM Brett Gabor <brett.gabor@gmail.com> wrote:  
One quick change to my last email: I'd amend question 2 to say, arrested in other parts of the city and county.

On Feb 26, 2019, 7:01 AM -0500, Pious Ali <pali@portlandmaine.gov>, wrote:  
Councilor Ray, is it possible to get this answers before our meeting tonight ?  
Please excuse any discrepancy , this email is sent from a mobile device.

On Feb 25, 2019, at 10:08 PM, Zack Barowitz <zbarowitz@gmail.com> wrote:

Jeff,  
I have a few basic questions about the County Way site:  
- Are we talking about the parcel that is owned by the County that slopes down from the jail into the wetlands -or- the state-owned parcel in front of Cross Fit that also covers the the toxic dirt mound (next to the brewery) where the state dumped the contaminated stuff from West Commercial Street? Or both?  
- What is the zoning of the two parcels?  
- Is the wet land a designated (DEP?) "wetlands"? Or is it a city layer wetland?  
- Do we know the history of the site? What is under the toxic dirt mound? Are there any deed restrictions?  
- Do you know what those pipes coming out of the ground are?  
- Considering the environmental constraints do you know what land Portland would be swapping for it? I'd hate for the city to give up a lot for this land as it appears that it may have negative value.  
- Has anyone spoken to the sheriff's department about restrictions from being on the site? I've personally been threatened with arrest several times just for walking through the area.

Thanks for your time and attention to these questions; I am copying HHS committee and the Libbytown board to keep them in the loop.

Best,  
Zack

--  
207-838-6120  
917-696-5649  
ZacharyBarowitz.com

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On Feb 26, 2019, 7:55 AM -0500, Brett Gabor <brett.gabor@gmail.com>, wrote:  
I'd also like to add the questions:

1. Has the city conducted an inventory of homeless, substance abuse, and mental health housing already present in the Libbytown/St John/ Valley Street area?
2. Has the city studied how a low barrier shelter next to a jail will interact with the population being arrested in other parts of the city and then released on bail from the jail onto the street?

Thank you.

Brett  
On Feb 26, 2019, 7:01 AM -0500, Pious Ali <pali@portlandmaine.gov>, wrote:  
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Please excuse any discrepancy , this email is sent from a mobile device.

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**Fwd: Concern regarding County Way site for Homeless Services Facility and Large-Scale Shelter**

2 messages

---

**Dawn Stiles** <dcs@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 10:12 AM

Public comment

Director, Health & Human Services  
City of Portland  
389 Congress Street  
Portland, Maine 04101  
o 207.874.8775  
c 207.956.3262  
dcs@portlandmaine.gov

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

From: **Damon Yakovleff** <damon.yakovleff@gmail.com>

Date: Thu, Mar 7, 2019 at 8:00 AM

Subject: Concern regarding County Way site for Homeless Services Facility and Large-Scale Shelter

To: <dcs@portlandmaine.gov>, Kristen Dow <KJD@portlandmaine.gov>

Cc: Zack Barowitz <zbarowitz@gmail.com>, Maureen Morse <Maureensheamorse@gmail.com>, Brett Gabor <brett.gabor@gmail.com>, Nicole Annette <n.anneteanderson@gmail.com>

I am writing to express significant concerns with the proposal to locate a large scale homeless shelter and services center at the County Way location. The area of the city, traditionally a residential neighborhood, has seen recent increases in institutional uses which would be detrimental to the neighborhood's vibrancy. There are also already a significant amount of homeless services located close to this site, including an emergency shelter and two housing first facilities. In addition, there are significant natural resource constraints and soil contamination issues.

During the past round of site evaluation for this facility, HHS expressed concerns about this location. Could you please share any thoughts about the appropriateness of this site for this facility? I have copied the Libbytown Neighborhood Association Board.

Thank you,

Damon

---

**Kristen Dow** <kjd@portlandmaine.gov>  
To: Jon Jennings <jjj@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Fri, Mar 8, 2019 at 2:37 PM

[Quoted text hidden]

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**Fwd: Concerns about shelter at County Way**

2 messages

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**Dawn Stiles** <dcs@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 11:17 AM

Public Comment

Director, Health & Human Services  
City of Portland  
389 Congress Street  
Portland, Maine 04101  
o 207.874.8775  
c 207.966.3262  
dcs@portlandmaine.gov

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

From: **Zack Barowitz** <zbarowitz@gmail.com>  
Date: Thu, Mar 7, 2019 at 11:17 AM  
Subject: Concerns about shelter at County Way  
To: Kristen Dow <KJD@portlandmaine.gov>, <dcs@portlandmaine.gov>

Dawn, Kristen;

I am writing to say that I share the concerns that HHS raised about the County Way site as a location for a large homeless shelter. In addition to concerns being raised about the proximity to the jail and other services; the area also suffers from a lot of the problems that we see downtown:

- we see needles on the street and in the bushes
  - encounter vagrancy, panhandling, inebriation daily
  - there numerous little 'nooks' where homeless people congregate and drink
  - multiple access points to the trail network where there still are camps in the woods
  - poor sidewalk conditions in winter along Congress Street that obliges people to walk in the busy road. I see this on a daily basis, the city has never been able to remove ice and snow along this city plowed school route.
- Thank you for your consideration of this matter, please let me know if you would like to come down for a tour of the area and some of its hidden corners.

Thank you,  
Zack

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207-838-6120  
917-696-5649  
ZacharyBarowitz.com

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---

**Kristen Dow** <kjd@portlandmaine.gov>  
To: Jon Jennings <jpj@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 1:58 PM

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

From: **Zack Barowitz** <zbarowitz@gmail.com>  
Date: Thu, Mar 7, 2019 at 11:17 AM  
Subject: Concerns about shelter at County Way  
To: Kristen Dow <KJD@portlandmaine.gov>, <dcs@portlandmaine.gov>

Dawn, Kristen;

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## Fwd: County Way Homeless Shelter Site

1 message

Dawn Stiles <dcs@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>

Tue, Mar 5, 2019 at 1:34 PM

Public Comment

Director, Health & Human Services  
City of Portland  
389 Congress Street  
Portland, Maine 04101  
o 207.874.8775  
c 207.956.3262  
dcs@portlandmaine.gov

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

From: Nick Aceto <na@acetola.com>  
Date: Tue, Mar 5, 2019 at 12:30 PM  
Subject: County Way Homeless Shelter Site  
To: dcs@portlandmaine.gov <dcs@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Belinda Ray <br@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>  
Cc: Greg Mitchell <gmitchell@portlandmaine.gov>, Jlevine@portlandmaine.gov <jlevine@portlandmaine.gov>, Nicholas Mavodones <Nmm@portlandmaine.gov>, Ethan Strimling <Estrimling@portlandmaine.gov>, Jill Duson <jlduson@portlandmaine.gov>, kcook@portlandmaine.gov <kcook@portlandmaine.gov>, Spencer Thibodeau <Sthibodeau@portlandmaine.gov>

Dear HHS Committee, City Councilors and Mayor--

I would like to thank you all for taking up the task of identifying viable sites for the relocation of the Oxford Street emergency shelter.

I believe our city does more than its fair share in providing services to a state and regional, if not a national epidemic. However, I also believe our city is in many ways overburdening itself with unsustainable projects, services, and infrastructure intended to address issues stemming from systemic, regional problems of which we have limited or no influence or control.

In particular, I am concerned that my neighborhood, Libbytown, a neighborhood which I have been very proud to be a part of since returning to Portland in 2017, has been asked to shoulder an unsustainable social, economic, and environmental burden which will have deep and lasting negative impacts on the neighborhood and city itself. Indeed, the current model as proposed, in my estimation, is likely fraught with unintended negative consequences both for the potential occupants as well as the adjacent community and city-at-large which I believe outweigh the net social good the project is intended to provide.

More specifically, I believe the single, 150+ bed single shelter is a poor model for the City of Portland and a misfit for the Libbytown neighborhood, both in terms of scale and concentration of both vulnerable and/or at-risk populations as well as the physical character and overall makeup of the neighborhood itself.

**The following is a list of what I believe to be the most salient points in disqualifying the County Way site as a viable candidate for the new singular homeless shelter model:**

- Over-concentration of services and incompatible mix of both at-risk and vulnerable populations between the numerous public housing communities, shelters, and services within close proximity to the site including the county jail, avesta housing-first community, Shalom House, and Florence House all within walking distance
- Incompatible scale and intensity of use with adjacent lower-density residential neighborhood and commercial center
- Dangerous pedestrian environment placing populations reliant primarily on foot-travel within close proximity to and along higher speed-auto-oriented corridors at Congress and St. Johns Streets as well as the Fore River Parkway with limited or no pedestrian infrastructure safely connecting the site to viable transit locations and services
- An environmentally compromised site with potentially-contaminated fill material as well as a constrained buildable envelope which may present costly and time-consuming barriers to a cost-effective project
- Unsustainable land use and development practices which could almost certainly compromise the existing wetlands which provide important natural stormwater and flood mitigation functions at a time when the city is developing a plan to avoid such environmental hazards and impacts.
- Potential to encourage off-site and dispersed encampments along the adjacent fore river trail corridor and waterfront, presenting a danger for inhabitants during flooding and storm events, as well as further environmental damage and degradation of wetlands and marshes
- Adjacency to inaccessible or difficult to access and/or patrol natural areas presenting a hazard to both inhabitants, the public, and law enforcement

I would propose the city reconsider a dispersed/multiple shelter model and/or a location more in line with the scale, intensity and type of use and concentration of this proposed project. I would also encourage the committee to revisit the former scoring process conducted during the evaluation of the Barron Center site and include the public's active participation in the process.

As a city composed of many intelligent and compassionate individuals I believe there is untapped potential for finding a creative, fitting solution we can all be proud of and arrive at together.

Thank you again for your service to our great city and your time and consideration in this matter.

N

NICK ACETO PLA ASLA

DESIGN PARTNER



LANDSCAPE ARCHITECTURE + URBAN DESIGN + GRAPHICS

PORTLAND ME 207 221 3390 | BASALT CO 970 279 5344

ACETO LANDSCAPE ARCHITECTS | [ACETOLA.COM](http://ACETOLA.COM)

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**Fwd: County Way is next to Bunker Brewing's beer garden**

2 messages

Kristen Dow <kjd@portlandmaine.gov>

Sat, Mar 9, 2019 at 5:31 PM

To: Adam Harr <ash@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

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

From: **Zack Barowitz** <zbarowitz@gmail.com>

Date: Sat, Mar 9, 2019 at 8:30 AM

Subject: County Way is next to Bunker Brewing's beer garden

To: <phweb@portlandmaine.gov>, Jeff Levine <JLEVINE@portlandmaine.gov>, Kristen Dow <KJD@portlandmaine.gov>, Belinda Ray <BSR@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali At Large <pali@portlandmaine.gov>

CC: Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Mayor <estrimling@portlandmaine.gov>, <libbytown@googlegroups.com>

Kristen, Jeff, Belinda, Pious, Brian;

I would like to bring to your attention something that has not come up in any analysis of the County Way site that I have seen.

The considered County Way shelter location (which apparently is actually on Westfield Street) is in immediate proximity to Bunker Brewing. The sites are steps from one another, a stone toss away.

Bunker has a 4-season beer garden and tasting room which I believe permits smoking. Bunker serves several high gravity beers (e.g., alcohol content between 8%-10%) whose prices start at \$2 for a small glass. Over the past two years, the Libbytown Neighborhood Association has been working with Bunker and Portland city officials to mitigate negative impacts of noise and smoking that Bunker's proximity to residential neighbors presents. Given the apparent correlation between alcoholism and homelessness one can see that these may not be compatible uses.

Thank you for your consideration of this matter.

Zack

--  
207-838-6120  
917-696-5649  
ZacharyBarowitz.com

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--  
Kristen Dow  
Interim Director  
Health & Human Services Department  
389 Congress Street  
Portland, ME 04101  
207-874-8633

---

Kristen Dow <kjd@portlandmaine.gov>

Mon, Mar 11, 2019 at 1:57 PM

To: Adam Harr <ash@portlandmaine.gov>

Kristen Dow  
Interim Director  
Health & Human Services Department  
389 Congress Street  
Portland, ME 04101  
207-874-8633

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

From: **Belinda Ray** <bsr@portlandmaine.gov>

Date: Sun, Mar 10, 2019 at 2:06 PM

Subject: Re: County Way is next to Bunker Brewing's beer garden

To: Zack Barowitz <zbarowitz@gmail.com>

Cc: <phweb@portlandmaine.gov>, Jeff Levine <JLEVINE@portlandmaine.gov>, Kristen Dow <KJD@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali At Large <pali@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Nicholas Mavodones <nmm@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Mayor <estrimling@portlandmaine.gov>, <libbytown@googlegroups.com>

Hi Zack.

Thanks for your email. I expect we'll be diving more deeply into the directly abutting uses at our 3/19 meeting, getting more information of this sort for all three sites. The committee won't be taking any action on the 19th--just listening and asking questions. We'll have a public hearing on the three sites on 3/26, 5:30pm, in Council Chambers, and there won't be a vote that evening, either. After the hearing, we'll talk about next steps, but the earliest I would expect a vote on a recommendation to the council would be at our first April meeting on 4/9.

Please spread the word about these important dates to your neighborhood group, and thanks again for your email.

Best,

Belinda  
Belinda S. Ray *(she / her / hers)*  
City Council, District 1  
389 Congress Street  
Portland, ME 04101  
BSR@portlandmaine.gov

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Thu, Mar 7, 2019 at 4:18 PM

To: Jon Jennings <jj@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

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

From: **JOHN FITZGERALD** <johnfitzgerald@fitzgeraldtile.com>  
Date: Thu, Mar 7, 2019 at 4:00 PM  
Subject: County Way  
To: <dcs@portlandmaine.gov>  
Cc: <KJD@portlandmaine.gov>

Director Stiles, My name is John Fitzgerald, I own a warehouse on Westfield Street and am concerned about the likely impact on my business should the City build a very large homeless shelter on County Way. I understand the city scored seven potential sites for the shelter in late summer of last year and judged a least five of the seven (maybe even six) to be superior to the County Way site. Nevertheless, all the alternative locations in the study have been dropped from consideration, and the Press Herald says the County Way site now "stands out among sites for new homeless shelter in Portland".

Do you share the concerns expressed in the site assessment study: 1) Location and proximity near the Cumberland County Jail is viewed by staff to be very problematic. 2) The location next to the jail is not appropriate from a public policy standpoint. 3) The City does not control a large enough area (on County Way) to site the HSC. 4) There is not a good amount of infrastructure in the area where a building would likely be located. 5) Significant portion of this area is contaminated and could present costs and issues related to necessary cleanup and amended Activity and Use Limitations.

I am concerned that the wholesale dismissal of the site assessments findings may result in an outsized shelter being tucked away on County Way, out of sight and out of mind. If so, the residents of the shelter and the Libbytown neighborhood will pay a terrible price for years to come.

---

**Fwd: county way**

1 message

---

**Dawn Stiles** <dcs@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 1:33 PM

public comment

Director, Health & Human Services  
City of Portland  
389 Congress Street  
Portland, Maine 04101  
o 207.874.8775  
c 207.956.3262  
dcs@portlandmaine.gov

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

From: **Raymond Jos Di Donato, Sr.** <kdidonato@aol.com>  
Date: Thu, Mar 7, 2019 at 12:16 PM  
Subject: county way  
To: <dcs@portlandmaine.gov>

I am writing as a resident of Libbytown most of my life. I do not feel that county way is the right location for the homeless shelter. I strongly feel the new location should be in downtown area of the city, not in residential neighborhoods. The site also has some landfill issues that could be difficult and expensive to address. thank you Mary Didonato

---

**Fwd: county way**

1 message

---

**Kristen Dow** <kjd@portlandmaine.gov>  
To: Jon Jennings <jj@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 1:20 PM

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

From: **Raymond Jos Di Donato, Sr.** <kdidonato@aol.com>  
Date: Thu, Mar 7, 2019 at 12:18 PM  
Subject: Fwd: county way  
To: <KJD@portlandmaine.gov>

---

From: kdidonato@aol.com  
To: dcs@portlandmaine.gov  
Sent: 3/7/2019 12:16:01 PM Eastern Standard Time  
Subject: county way

I am writing as a resident of Libbytown most of my life. I do not feel that county way is the right location for the homeless shelter. I strongly feel the new location should be in downtown area of the city, not in residential neighborhoods. The site also has some landfill issues that could be difficult and expensive to address. thank you Mary Didonato

---

**Fwd: From a Neighbor - County Way Site concerns**

2 messages

---

Dawn Stiles <dcs@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>

Thu, Mar 7, 2019 at 11:39 AM

Public Comment

Director, Health & Human Services  
City of Portland  
389 Congress Street  
Portland, Maine 04101  
o 207.874.8775  
c 207.966.3262  
dcs@portlandmaine.gov

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

From: **Caroline Losneck** <closneck@gmail.com>  
Date: Thu, Mar 7, 2019 at 11:40 AM  
Subject: From a Neighbor - County Way Site concerns  
To: Kristen Dow <KJD@portlandmaine.gov>, <dcs@portlandmaine.gov>

Good afternoon Dawn and Kristen,

My name is Caroline and I am a long-time (10 plus years) St John Valley/Libbytown resident. I love and use the Portland Trails near the Fore River, walk and bicycle around the area, shop in the area, and have wonderful respectful relationships with the Housing First residents and staff at Logan Place and Florence House. I have an understanding of the area on County Way where the city is considering locating a new mega-shelter, and am writing you today to express why I feel, from my heart, that this is a bad location and site. And for the record, any 150-bed mega shelter in ANY neighborhood is a bad location (as Bayside can attest.)

I share the same concerns that you/HHS raised about the County Way site as a location for a large mega homeless shelter. We have the jail, a new massive looming Maine Med garage, and Maine Med expansion and at least 2 Housing First Shelters in this area. I, and many folks I know who live here, feel that we are willing to welcome models like LOGAN PLACE and Florence House, or a smaller niche shelter (40-50 people per night, maximum) —but that the addition of a large 150 bed shelter would absolutely adversely negatively impact the St John Valley and Libbytown neighborhoods, and set us back to a neighborhood seen as a "dumping ground" for hiding away our social problems that we have begun to address.

Just as recent developments are taking place in our neighborhoods here (Thompson's Point, our Libbytown Community Garden, improvements to the Portland Trail system in the Fore River area, Westfield Street businesses like Bunker Brewing and more...), the city wants to build a mega shelter? It seems very counter-intuitive, and also deeply irresponsible to the residents at the existing Housing First developments and neighbors living here in the neighborhoods. The large shelter model is just too big, as Nason's Corner so well pointed out, and not an adequate or well-reasoned response. Housing First residents have found life-changing stability largely because of the small size and stability and care they receive from staff at both places here in Libbytown and St John Valley. My fear is this stability would be challenges by a larger shelter, and it's impacts right next door.

Also, we have in this area:

- we see needles on the street and in the bushes
- encounter vagrancy, panhandling, inebriation daily
- there numerous little 'nooks' where homeless people congregate and drink
- multiple access points to the trail network where there still are camps in the woods
- poor sidewalk conditions in winter along Congress Street that obliges people to walk in the busy road. I see this on a daily basis, the city has never been able to remove ice and snow along this city plowed school route.

I would urge you to oppose the County Way location --- it's not the right site for a mega shelter, and ask the city to look carefully and with increased attention, not decreased, to the needs and successes of other models that are smaller, well-integrated and scaled into the neighborhoods where they are located (Logan Place and Florence House, for example) and where there is a chance of success. The County Way location does not meet the City's own benchmarks.

I'd also invite you to a **Libbytown neighborhood association meeting**. We have one next week and we'd all love to be able to have a conversation, or site visit, with you about this. I'd be happy to send you the date and time of our meeting next week? Please let me know if this is of interest to you?

Thanks for reading and considering,  
Caroline Losneck  
Huntress Street, Libbytown

---

Kristen Dow <kjd@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

Thu, Mar 7, 2019 at 1:19 PM

[Quoted text hidden]

---

**Fwd: Homeless Services Center - Request for information**

1 message

Kristen Dow <kjd@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>

Tue, Mar 19, 2019 at 5:36 PM

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

From: **Lyndsey Cronin** <Lyndsey.Cronin@retailbusinessservices.com>  
Date: Tue, Mar 19, 2019 at 5:07 PM  
Subject: Homeless Services Center - Request for information  
To: Kristen Dow <kjd@portlandmaine.gov>  
Cc: lyndsey.cronin@hotmail.com <lyndsey.cronin@hotmail.com>

Hi Kristen,

I've updated the subject line.

The previous link you provided took me to a webpage that shows the meeting was scheduled for 5:30pm the second Tuesday of the month and indicated there would be no chance for public comment. Your email below confirms the discussion happened at 3:30 and did allow for public comment... As you must be aware, this is a very high profile topic that will significantly impact Portland residents. Can you please explain the timeline for when/where agendas can be located, how I can decipher if public comment is allowed, and where the meeting recap/minutes are posted for any discussions related to the homeless shelter?

The most direct, major walkway connecting the potential County Way acquisition location in Libbytown is Congress Street which would mean a significant increase in the amount of pedestrians crossing at the railroad track. There are a number of individuals benefitting from the shelter today that congregate on the streets and often are in a state of mind where they are completely unaware of cars approaching bringing them to a complete halt—I know this personally because I frequently stop by the shelter to hand out hand warmers, toiletries, clothing and other donations. If the County Way acquisition is being seriously considered, I'd like to understand what research has been done and what safety measures will be implemented to address the distance from the potential County Way Acquisition and the railroad tracks crossing Congress street. In the current state, it's not a matter of if an individual from the shelter will be hit by a train but a matter of how many individuals will be hit by a train.

Additionally, can you please advise who is replacing Dawn Stiles?

Best regards,

Lyndsey Cronin

**Demand Planning Manager II**

**Retail Business Services**

☎: 207-885-3561

[Lyndsey.Cronin@Delhaize.com](mailto:Lyndsey.Cronin@Delhaize.com)



Please consider the environment before printing this email.

From: Kristen Dow [mailto:kjd@portlandmaine.gov]  
Sent: Tuesday, March 19, 2019 1:12 PM  
To: Lyndsey Cronin <Lyndsey.Cronin@retailbusinessservices.com>  
Subject: Re: March 12th - planning board - redevelopment

Hello Lyndsey,

The HHS & PS Committee meeting this afternoon starts at 3:30 and is in room 24 of Portland City Hall. I believe the meeting will be lived streamed, so that it can be viewed online if you cannot attend. The next meeting is scheduled to be held on March 26th and unless something changes at today's meeting, there will be opportunity for public comment during that meeting. The materials and agenda for the meeting on the 26th will be posted on the Committee's website the Friday before the meeting.

Sincerely,

Kristen

On Tue, Mar 19, 2019 at 11:24 AM Lyndsey Cronin <Lyndsey.Cronin@delhaize.com> wrote:

Thank you Kristen,

Well noted the public is not able to comment. Is the public able to attend? Also, can you confirm what time the meeting is scheduled to start? I'm not sure which meeting exactly is going to cover this from the agenda listed online: <http://www.portlandmaine.gov/129/19895/Agendas-Minutes>

Can you please explain the cadence for committee meetings internally and the opportunity for the general community to be involved? When will the general public have the ability to voice their comments around the project?

Best regards,

Lyndsey Cronin

**Demand Planning Manager II**

**Retail Business Services**

☎: 207-885-3561

[Lyndsey.Cronin@Delhaize.com](mailto:Lyndsey.Cronin@Delhaize.com)

Please consider the environment before printing this email.

**From:** Kristen Dow [mailto:kjd@portlandmaine.gov]  
**Sent:** Friday, March 15, 2019 1:49 PM  
**To:** Lyndsey Cronin <Lyndsey.Cronin@delhaize.com>  
**Subject:** Re: March 12th - planning board - redevelopment

Hello Lyndsey,

Thank you for your email and I apologize for the delay in response. Dawn Stiles last day with the City was March 7th.

The Health and Human Services & Public Safety Committee will be looking at the proposed sites of the Homeless Services Center at their March 19th meeting. I do not believe there will be public comment at this meeting. The next Committee meeting is scheduled for March 26th and I believe there will be time for public comment at this meeting. All Committee meeting information, including agendas and packets, can be found here: <https://www.portlandmaine.gov/585/Health-Human-Services-and-Public-Safety>.

Sincerely,

Kristen

Kristen Dow  
Interim Director  
Health & Human Services Department  
389 Congress Street  
Portland, ME 04101  
207-874-8633

On Fri, Mar 15, 2019 at 12:21 PM Lyndsey Cronin <Lyndsey.Cronin@delhaize.com> wrote:

Good afternoon,

I wanted to follow up on my previous message. Can you please advise?

Best regards,  
Lyndsey Cronin

**Demand Planning Manager II**  
**Retail Business Services**  
☎: 207-885-3561  
[Lyndsey.Cronin@Delhaize.com](mailto:Lyndsey.Cronin@Delhaize.com)

 Please consider the environment before printing this email.

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**From:** Lyndsey Cronin  
**Sent:** Monday, March 11, 2019 11:29 AM  
**To:** [dcs@portlandmaine.gov](mailto:dcs@portlandmaine.gov)  
**Cc:** [lyndsey.cronin@hotmail.com](mailto:lyndsey.cronin@hotmail.com)  
**Subject:** RE: March 12th - planning board - redevelopment

Good morning Dawn,

Jennifer Munson recommended that I contact you regarding the proposed site for the new homeless shelter in Portland. I've seen recent articles in the news where the City Mayor had cited the County Way Acquisition as one of the final proposed locations under review for the new homeless shelter and wanted to inquire about when a public forum will be held to discuss with town residents. Is there a meeting scheduled? If not, are you able to share the current status of the project, the timeline, the locations still under review and the research that has been completed to-date?

Thank you!

Best regards,  
Lyndsey Cronin

**Demand Planning Manager II**  
**Retail Business Services**  
☎: 207-885-3561  
[Lyndsey.Cronin@Delhaize.com](mailto:Lyndsey.Cronin@Delhaize.com)

 Please consider the environment before printing this email.

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**From:** jmy [mailto:jmy@portlandmaine.gov]  
**Sent:** Monday, March 11, 2019 11:17 AM  
**To:** Planning Board <[planningboard@portlandmaine.gov](mailto:planningboard@portlandmaine.gov)>  
**Cc:** [jmy@portlandmaine.gov](mailto:jmy@portlandmaine.gov); [lyndsey.cronin@hotmail.com](mailto:lyndsey.cronin@hotmail.com); Lyndsey Cronin <[Lyndsey.Cronin@delhaize.com](mailto:Lyndsey.Cronin@delhaize.com)>  
**Subject:** Re: March 12th - planning board - redevelopment

Hi,

The 1006 Congress Street item is for a 9 residential unit building and is not the homeless shelter. You will need to check in with Dawn Stiles in Health and Human Services in regards to the shelter project.

Jennifer Munson, Office Manager  
Department of Planning and Urban Development  
City Hall, 4th Floor, 389 Congress Street, Portland ME 04101  
(207) 874-8719  
[planning@portlandmaine.gov](mailto:planning@portlandmaine.gov)  
[www.portlandmaine.gov](http://www.portlandmaine.gov)  
Office Hours are Monday - Friday 8:00 a.m. - 4:30 p.m.

On Monday, March 11, 2019 at 10:54:29 AM UTC-4, Lyndsey Cronin wrote:

Happy Monday and good morning Jennifer!

Will the proposal for the relocation of the homeless shelter with the county way acquisition also be discussed at this planning board meeting? I've seen a handful of articles online that vaguely mention this proposal is being reviewed...I'm not certain if that proposal is separate or the same as the 1006 redevelopment but would like to know when there will be an open forum for the community on the relocation of the shelter.

Best regards,  
Lyndsey Cronin

**Demand Planning Manager II**  
**Retail Business Services**  
☎: 207-885-3561  
[Lyndsey.Cronin@Delhaize.com](mailto:Lyndsey.Cronin@Delhaize.com)

 Please consider the environment before printing this email.

**From:** jmy [mailto:[jmy@portlandmaine.gov](mailto:jmy@portlandmaine.gov)]  
**Sent:** Monday, March 11, 2019 10:50 AM  
**To:** Planning Board <[planningboard@portlandmaine.gov](mailto:planningboard@portlandmaine.gov)>  
**Cc:** [lyndsey.cronin@hotmail.com](mailto:lyndsey.cronin@hotmail.com); Lyndsey Cronin <[Lyndsey.Cronin@delhaize.com](mailto:Lyndsey.Cronin@delhaize.com)>  
**Subject:** Re: March 12th - planning board - redevelopment

Good Morning,

The item, [1006 Congress Street](#), is tentatively scheduled to begin at 5:30 but I would recommend that you are there a little earlier just in case.

Jennifer Munson, Office Manager  
Department of Planning and Urban Development  
City Hall, 4th Floor, 389 Congress Street, Portland ME 04101  
(207) 874-8719  
[planning@portlandmaine.gov](mailto:planning@portlandmaine.gov)  
[www.portlandmaine.gov](http://www.portlandmaine.gov)  
Office Hours are Monday - Friday 8:00 a.m. - 4:30 p.m.

On Friday, March 8, 2019 at 2:26:01 PM UTC-5, Lyndsey Cronin wrote:

Good afternoon,

I'm a resident in Libbytown and am planning to attend the planning board meeting on March 12<sup>th</sup> to discuss the redevelopment plans for 1006 Congress street. I'm not certain if the discussions on the redevelopment start at 4:30pm or 7pm. Can you please advise?

Best regards,  
Lyndsey Cronin

**Demand Planning Manager II**  
**Retail Business Services**  
☎: 207-885-3561  
[Lyndsey.Cronin@Delhaize.com](mailto:Lyndsey.Cronin@Delhaize.com)

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**Fwd: Homeless Services Center Site**

2 messages

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**Katherine Jones** <kij@portlandmaine.gov>

Tue, Feb 26, 2019 at 8:40 AM

To: Adam Harr <ash@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>

I have a couple more testimonies for the meeting tonight.  
Katherine Jones, City Clerk, CCM, CMC, Registrar  
City of Portland  
389 Congress Street  
Portland, ME 04101  
(207) 874-8614  
(207) 874-8612 Fax

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

From: **City Clerk** <cityclerk@portlandmaine.gov>  
Date: Tue, Feb 26, 2019 at 8:03 AM  
Subject: Fwd: Homeless Services Center Site  
To: Katherine Jones <kij@portlandmaine.gov>

Forwarded for your review

Donna  
City Clerk's Office  
389 Congress St. Rm. 203  
Portland, ME 04101  
P: 207-874-8610  
F: 207-874-8612

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

From: **Bayside Neighborhood** <bnaportland@gmail.com>  
Date: Mon, Feb 25, 2019 at 4:44 PM  
Subject: Fwd: Homeless Services Center Site  
To: <cityclerk@portlandmaine.gov>  
Cc: Bayside Neighborhood <bnaportland@gmail.com>

Good Afternoon,

If it is too late for this email to be added to the packet for tomorrow's HHS meeting, would you please make sure it is placed on the councilors' desks before the meeting?

Thank you!

Sarah Michniewicz

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

From: **Bayside Neighborhood** <bnaportland@gmail.com>  
Date: Mon, Feb 25, 2019 at 4:33 PM  
Subject: Homeless Services Center Site  
To: Councilor Belinda Ray <bsr@portlandmaine.gov>, <pali@portlandmaine.gov>, <bbatson@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Nick Mavodones, Jr. <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <sthobodeau@portlandmaine.gov>, <estrimling@portlandmaine.gov>  
Cc: <rpj@portlandmaine.gov>

To Councilors Ray, Ali and Batson,

Thank you for your sustained focus on locating an appropriate site for a new homeless services center. The Bayside Neighborhood Association continues to support the necessary and overdue step of modernizing the City's delivery of services and support to people experiencing homelessness.

We appreciate that City staff is thoroughly and fairly evaluating the merits of potential locations; however, we cannot endorse any site that is located in Bayside. We urge you to eliminate 33 Portland Street from the list of potential sites at the February 26 Health and Human Services & Public Safety Committee meeting.

The 33 Portland Street parcel is too small to allow an adequate buffer from nearby residences. It would also not accommodate the preferred design of a single story structure and screened courtyard, nor the space required for security screenings, community partners, and meal delivery as stipulated by the revised conditional use standards for emergency shelters. The land would likely require the same costly remediation that makes much of the former City of Portland Public Works site undesirable for shelter or housing.

Moreover, siting a new facility so close to the location of the current shelter would do little to relieve the pressure on our neighborhood. It would do nothing to disrupt the entrenched patterns which perpetuate the difficulties faced by shelter guests and residents. It would not give the new facility, shelter staff, or people experiencing homelessness their best chance at success. These factors also make it an unsuitable location for a partner provider.

For well over two decades Bayside has done far more than its fair share to support Portland's social services network, and it's time for our neighborhood to have some balance. The recent attention to this issue has led many other neighborhood organizations and citizens to proclaim "solidarity" with Bayside (Zack Barowitz, Libbytown Neighborhood Association), to state that "the crisis should not be Bayside's burden to bear" (Maya Lena, Nason's Corner Neighborhood Association), and to express a desire to "be part of the solution". The BNA urges you to give them that opportunity so that we may all enjoy a secure, equitable, dynamic and authentic city while providing humane, effective and efficient support for the vulnerable amongst us.

Sincerely,  
Sarah Michniewicz  
President, Bayside Neighborhood Association

---

**Jon Jennings** <jpj@portlandmaine.gov>

Tue, Feb 26, 2019 at 12:16 PM

To: Adam Harr <ash@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

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

From: **Bayside Neighborhood** <bnaportland@gmail.com>  
Date: Mon, Feb 25, 2019 at 4:34 PM  
Subject: Homeless Services Center Site  
To: Councilor Belinda Ray <bsr@portlandmaine.gov>, <pali@portlandmaine.gov>, <bbatson@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>, Nick Mavodones, Jr. <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <sthobodeau@portlandmaine.gov>, <estrimling@portlandmaine.gov>  
CC: <rpj@portlandmaine.gov>

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Sincerely,  
Sarah Michniewicz  
President, Bayside Neighborhood Association

--  
Jon P. Jennings  
City Manager  
City of Portland  
389 Congress Street  
Portland, ME 04101  
(207) 874-8689 Office  
[jjp@portlandmaine.gov](mailto:jjp@portlandmaine.gov)  
[www.portlandmaine.gov](http://www.portlandmaine.gov)

**Fwd: Homeless Services Center**

6 messages

**Dawn Stiles** <dcs@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>, "Geyer, Aaron" <aeg@portlandmaine.gov>  
Cc: "Dow, Kristen" <kjd@portlandmaine.gov>

Sun, Feb 24, 2019 at 6:48 PM

Public Comment

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

From: **Maya Lena** <maya.j.lena@gmail.com>  
Date: Sun, Feb 24, 2019 at 3:33 PM  
Subject: Homeless Services Center  
To: Jon Jennings <jj@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Belinda Ray <bray0002@maine.rr.com>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, <jduson@portlandmaine.gov>  
CC: <cityclerk@portlandmaine.gov>

Dear Councilors,

Many of you know me as the President of the Nason's Corner Neighborhood Association. I am writing this letter to you as a private citizen of Portland. The writing in this letter reflects my own personal opinion.

I will be the first to admit that I had not been closely paying attention to the homelessness situation in Bayside until I received a phone call from City Manager Jon Jennings last June about the City's original proposal to relocate the shelter to Nason's Corner.

Since then, however, I have been doing the best that I can to learn about the issues surrounding homelessness in Portland by attending meetings at City Hall, engaging with other neighborhood association leaders via the Portland Alliance of Neighborhoods (PAN), and consulting with local medical providers, social workers and public health professionals.

I recently attended Portland Press Herald photographer Ben McCanna's presentation "Finding Bayside" at the Portland Public Library on February 7, 2019. According to Mr. McCanna's presentation, about 3 years ago, members of the BNA began documenting increased antisocial behavior in Bayside. The root cause, according to both BNA leaders and the homeless people whom he interviewed, was the growing opioid epidemic. BNA leaders compiled photographic evidence, which they brought to the City Council, and certain commitments were apparently made to remove the shelter from Bayside to provide relief to the neighborhood. Multiple times during his presentation, Mr. McCanna cited opiates and the lack of addiction treatment as the driver of the antisocial behavior and the increased numbers of people seeking shelter. His vivid photography and personal anecdotes made the case that the neglected addiction crisis (in Portland and elsewhere) was the story his readers should be taking away from his work rather than the supposed inadequacy of the Oxford Street Shelter facility.

Over the course of the past few months I have heard many compelling and fact-based arguments for why a large shelter situated away from downtown is NOT the best model. As this process has unfolded it has become more and more clear that the true need is not for more shelter beds, but for access to treatment, and access to housing. However, the HHS Committee and Council continue to push for a megashelter model.

I sat through the last shelter-focused HHS meeting and I was encouraged that multiple private partners are coming forward wanting to create more service locations in order to relieve some pressure from the existing city-run adult emergency shelter.

I also, however, feel that the City is struggling to find a suitable location for a large shelter. There just doesn't seem to be a place to put one that makes sense for both needing emergency shelter, and for the established neighborhoods of Portland where such shelters previously have not been permitted. Bayside "needing relief" is not reason enough to relocate the problem to another neighborhood. This would not be fair to anyone affected by this big change. The push to build a very large (150-200 bed) homeless services center is starting to feel like trying to fit a square peg into a round hole.

I would encourage the HHS Committee to reconsider the position they are presently in. I understand that a vote has been made to pursue the 150 bed model, but it does not mean that the City should continue to pursue this plan just because we are already at this stage. As I know you have heard from many Portland residents there is no model for a 150-200 bed shelter that has successfully integrated into a residential neighborhood. It baffles me that the Council is still pushing for this model without showing proven precedent as an example for what works. Why would Portland spend \$10 million on a project doomed to fail without any evidence suggesting otherwise?

I would strongly encourage you to put aside your current politics and to reflect deeply on the past 8 months of this process. This pause should enable you to consider if the current course is the best decision not just for the loudest voices or the deepest pockets, but for the entire City of Portland and everyone who resides here.

Maya Lena  
Essex Street  
--  
Director, Health & Human Services  
City of Portland  
389 Congress Street  
Portland, Maine 04101  
o 207.874.8775  
c 207.956.3262  
dcs@portlandmaine.gov

**Jon Jennings** <jj@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

Mon, Feb 25, 2019 at 6:32 AM

For the record.

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

From: **stephanie scherer** <stephanie.f.scherer@gmail.com>  
Date: Sun, Feb 24, 2019 at 7:58 PM  
Subject: Homeless Services Center  
To: Jon Jennings <jj@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, CC: <cityclerk@portlandmaine.gov>

Hello Councilors,

I am writing today to express my dismay to see that 33 Portland Street is still on the list of possible locations for the Homeless Services Center.

I understand that you need to explore all possible options, but surely, the fact that Bayside is already home to the teen shelter, the family shelter, and the Resource center which serves upwards of 300 homeless individuals a day is enough to warrant removing this location from the list. **There needs to be more equity amongst neighborhoods, and it is time to start giving Bayside some relief.**

Additionally, building a shelter in Bayside would do nothing to break up the deeply entrenched, illegal and antisocial behavior that has plagued the neighborhood and made it that much harder for those who are genuinely seeking safe shelter and an opportunity to get back on their feet to actually achieve just that. (And especially not when, Dyer's, the business adjacent to this proposed location, is one of the known Bayside "hot-spots" for calls for emergency service, which I don't need to remind you, has the disproportionately highest number of calls in the city.)

Again, I understand that you need to explore all possible options, but I hope that you recognize that Bayside is already doing much more than its fair share when it comes to housing the homeless.

Thank you,  
Stephanie Scherer  
Resident, Hanover Street

PS. One of the common arguments I've heard against having the shelter located in a particular neighborhood is that "very large" shelters should not be located in residential neighborhoods. I've never really bought that, as shelters are essentially residential housing. But if that is something that has swayed any members of the Council, I'd like to remind you that the current Oxford Street Shelter is in an incredibly residential part of Bayside, with houses all around it. And given the fact that there are no big box retailers or highways / major thoroughfares in the neighborhood, I'd argue that the OSS site is in even more residential than the Barron Center site. I just want to underscore this, as if you are going to let the argument that shelters don't belong in residential areas be disqualifier for potential locations in some neighborhoods, then again.... **Equity.** That needs to start being a disqualifier for all.

--  
Jon P. Jennings  
City Manager  
City of Portland  
389 Congress Street  
Portland, ME 04101  
(207) 874-8689 Office  
jj@portlandmaine.gov  
www.portlandmaine.gov

**Jon Jennings** <jj@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>

Mon, Feb 25, 2019 at 6:32 AM

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

From: **Maya Lena** <maya.j.lena@gmail.com>  
Date: Sun, Feb 24, 2019 at 3:33 PM

Subject: Homeless Services Center

To: Jon Jennings <jj@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Belinda Ray <bray0002@maine.rr.com>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, <jduson@portlandmaine.gov>  
CC: <cityclerk@portlandmaine.gov>

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Since then, however, I have been doing the best that I can to learn about the issues surrounding homelessness in Portland by attending meetings at City Hall, engaging with other neighborhood association leaders via the Portland Alliance of Neighborhoods (PAN), and consulting with local medical providers, social workers and public health professionals.

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I also, however, feel that the City is struggling to find a suitable location for a large shelter. There just doesn't seem to be a place to put one that makes sense for both needing emergency shelter, and for the established neighborhoods of Portland where such shelters previously have not been permitted. Bayside "needing relief" is not reason enough to relocate the problem to another neighborhood. This would not be fair to anyone affected by this big change. The push to build a very large (150-200 bed) homeless services center is starting to feel like trying to fit a square peg into a round hole.

I would encourage the HHS Committee to reconsider the position they are presently in. I understand that a vote has been made to pursue the 150 bed model, but it does not mean that the City should continue to pursue this plan just because we are already at this stage. As I know you have heard from many Portland residents there is no model for a 150-200 bed shelter that has successfully integrated into a residential neighborhood. It baffles me that the Council is still pushing for this model without showing proven precedent as an example for what works. Why would Portland spend \$10 million on a project doomed to fail without any evidence suggesting otherwise?

I would strongly encourage you to put aside your current politics and to reflect deeply on the past 8 months of this process. This pause should enable you to consider if the current course is the best decision not just for the loudest voices or the deepest pockets, but for the entire City of Portland and everyone who resides here.

Maya Lena  
Essex Street  
[Quoted text hidden]

---

**Katherine Jones** <kj@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>

Mon, Feb 25, 2019 at 11:24 AM

Katherine Jones, City Clerk, CCM, CMC, Registrar  
City of Portland  
389 Congress Street  
Portland, ME 04101  
(207) 874-8614  
(207) 874-8612 Fax

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

From: **City Clerk** <cityclerk@portlandmaine.gov>  
Date: Mon, Feb 25, 2019 at 8:42 AM  
Subject: Fwd: Homeless Services Center  
To: Katherine Jones <kj@portlandmaine.gov>

Forwarded for your review

Donna  
City Clerk's Office  
389 Congress St. Rm. 203  
Portland, ME 04101  
P: 207-874-8610  
F: 207-874-8612  
[Quoted text hidden]

---

**Dawn Stiles** <dcs@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>, "Dow, Kristen" <kjd@portlandmaine.gov>

Mon, Feb 25, 2019 at 12:37 PM

Public Comment

Director, Health & Human Services  
City of Portland  
389 Congress Street  
Portland, Maine 04101  
o 207.874.8775  
c 207.956.3262  
dcs@portlandmaine.gov

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

From: **stephanie scherer** <stephanie.f.scherer@gmail.com>  
Date: Sun, Feb 24, 2019 at 7:58 PM  
Subject: Homeless Services Center  
To: Jon Jennings <jj@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Nick Mavodones <nmm@portlandmaine.gov>, Justin Costa <jcosta@portlandmaine.gov>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, <kcook@portlandmaine.gov>, jduson <jduson@portlandmaine.gov>, CC: <cityclerk@portlandmaine.gov>  
[Quoted text hidden]

---

**Katherine Jones** <kj@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>

Tue, Feb 26, 2019 at 2:32 PM

I think this is the final one.

Kathy  
Katherine Jones, City Clerk, CCM, CMC, Registrar  
City of Portland  
389 Congress Street  
Portland, ME 04101  
(207) 874-8614  
(207) 874-8612 Fax

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

From: **City Clerk** <cityclerk@portlandmaine.gov>  
Date: Tue, Feb 26, 2019 at 2:00 PM  
Subject: Fwd: Homeless Services Center  
To: Katherine Jones <kj@portlandmaine.gov>

City Clerk's Office  
389 Congress St, Rm. 203  
Portland, ME 04101  
P: 207-874-8610  
F: 207-874-8612

[Quoted text hidden]

---

**Fwd: Homeless Shelter siting**

1 message

---

**Katherine Jones** <kij@portlandmaine.gov>

To: Adam Harr <ash@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>

Mon, Mar 4, 2019 at 10:34 AM

Written testimony for the next HHS meeting.

Kathy  
Katherine Jones, City Clerk, CCM, CMC, Registrar  
City of Portland  
389 Congress Street  
Portland, ME 04101  
(207) 874-8614  
(207) 874-8612 Fax

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

From: **City Clerk** <cityclerk@portlandmaine.gov>

Date: Mon, Mar 4, 2019 at 10:20 AM

Subject: Fwd: Homeless Shelter siting

To: Katherine Jones <kij@portlandmaine.gov>

Forwarded for your review.

Donna  
City Clerk's Office  
389 Congress St. Rm. 203  
Portland, ME 04101  
P: 207-874-8610  
F: 207-874-8612

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

From: **Maeve Pistrang** <mavee.pistrang@gmail.com>

Date: Mon, Mar 4, 2019 at 8:51 AM

Subject: Homeless Shelter siting

To: <estrimling@portlandmaine.gov>, <bsr@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <kcook@portlandmaine.gov>, <pali@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jduson@portlandmaine.gov>

Cc: <cityclerk@portlandmaine.gov>

I would like to share my concerns about the potential siting of a homeless shelter at County Way in the Libbytown neighborhood. Firstly, locating a homeless shelter next to a jail is extremely problematic. It sends the wrong message to the people being served and I believe it does not accurately reflect the values of our community. Additionally, the site reportedly is severely contaminated. What plans are there for remediation of the site to make it safe for people to stay there and for employees to be there every day?

Moreover, a 150-bed shelter does not seem to be appropriate for any neighborhood in Portland. Instead, the idea of multiple scattered shelters needs to be revisited so that the whole city can do its fair share in hosting services that can more easily integrate into neighborhoods.

The opportunity for public input has been woefully inadequate in this process thus far; a robust process that involves the public should be initiated immediately instead of a game of hot potato pitting neighborhoods against each other where the shelter lands in the most politically expedient location. The priority should be the best location and the best model of shelter for residents and the individuals being served. I am not convinced that plunking a huge shelter on a contaminated site next to a jail is the right answer at all.

Sincerely,  
Maeve Pistrang  
165 Bolton Street

--  
Maeve W. Pistrang  
mavee.pistrang@gmail.com

---

**Fwd: New Homeless Shelter Site**

1 message

---

**Katherine Jones** <kij@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>

Mon, Feb 25, 2019 at 11:25 AM

Katherine Jones, City Clerk, CCM, CMC, Registrar  
City of Portland  
389 Congress Street  
Portland, ME 04101  
(207) 874-8614  
(207) 874-8612 Fax

----- Forwarded message -----  
From: **City Clerk** <cityclerk@portlandmaine.gov>  
Date: Mon, Feb 25, 2019 at 8:45 AM  
Subject: Fwd: New Homeless Shelter Site  
To: Katherine Jones <kij@portlandmaine.gov>

Forwarded for your review

Donna  
City Clerk's Office  
389 Congress St. Rm. 203  
Portland, ME 04101  
P: 207-874-8610  
F: 207-874-8612

----- Forwarded message -----  
From: **Dennis Ferrante** <daymakerferrante@gmail.com>  
Date: Mon, Feb 25, 2019 at 12:35 AM  
Subject: New Homeless Shelter Site  
To: <cityclerk@portlandmaine.gov>

Dear City Clerk,

I wanted to write to you as a concerned Bayside resident and business owner with the upcoming site selection for a new homeless shelter. I noticed that 33 Portland Street parking lot was one of the 14 sites up for consideration. I'm surprised that the site is on the list for several reasons; the lot is very irregular, the space is at a busy intersection with close proximity to another homeless day shelter, teen shelter, also the Salvation Army Shelter and many single family homes and businesses. I was under the assumption the city was going to relocate the Oxford Street Shelter out of Bayside to alleviate the pressure of so many shelters in Bayside, and to build a larger more accommodating space to better serve the homeless population and help local residents and businesses alike.

I know the IHHS committee has been working hard and still has a lot of work ahead, however, I feel If the City Of Portland is to build a new updated homeless shelter to serve the homeless population of Portland better, 33 Portland Street would not be an appropriate choice, and most likely we would be in the same predicament we are in now.

I really hope the committee will do the right thing and make a decision to relocate the shelter in an area that is conducive for the type of facility needed.

Best Wishes,  
Dennis Ferrante  
9 Hanover Street  
Portland, Maine 04101

Sent from my iPad

**Fwd: Proposed use of County Way land**

2 messages

Kristen Dow <kjd@portlandmaine.gov>  
To: Jon Jennings <jj@portlandmaine.gov>, Adam Harr <ash@portlandmaine.gov>, Jeff Levine <jlevine@portlandmaine.gov>

Thu, Mar 7, 2019 at 5:22 PM

----- Forwarded message -----  
From: **Jennifer Packard** <jp@pkrealtymgmt.com>  
Date: Thu, Mar 7, 2019 at 5:15 PM  
Subject: Proposed use of County Way land  
To: dcs@portlandmaine.gov <dcs@portlandmaine.gov>, KJD@portlandmaine.gov <KJD@portlandmaine.gov>

Dear Dawn and Kristen,

Our family is invested in this immediate neighborhood, owning [17 Westfield St](#), 1020 Congress and [1006 Congress St](#) properties. We have renovated what used to be a run-down industrial building at [17 Westfield](#), into the new home of 4 thriving businesses, Bunker Brewing, Xpress Copy, Architectural Salvage and Red Hook Design. We are in the process of renovating 1006 Congress (Located at the corner of Westfield and Congress Sts), adding 9 market rate residential units, a café with a market and storage space in the basement for our tenant at 17 Westfield, Xpress Copy. Paulin Tire is slated for cosmetic work and in the process of us making these improvements, our neighbor Fitzgerald Tile decided to follow our lead and renovated their building to its now classy state.

In the process of improving the properties on Westfield/Congress Streets, we also looked into developing the County Way property, which led us to a number of discussions with MDOT regarding the possibilities and restrictions of that site. The upshot of our discussions with MDOT led to the understanding that the site is under VRAP, initiated in 1950 and updated in 2005/2006 and that there are concerning environmental issues with the land, causing the DEP to declare several restrictions to uses permissible for this specific piece of land. You will find these conditions excerpted below, as well as listed in the attached document Declaration of Environmental Covenant.

We currently rent land from MDOT on the County Way Property for overflow parking on our sites. We have been informed by MDOT during the planning and execution of our upgrades to the parking area on the County Way property, that we are not to disturb any soil within the bounds of the mounded soil, which is surrounded by a soil screen runoff skirt and topped with what seem to be methane chimneys. MDOT confirmed in our interaction at the time that the soil was contaminated and under no circumstances was it to be uncapped or disturbed. In addition to this, we were required to heed the setback to the wetland on the site. We also were made aware that the site is under VRAP and there are clear restrictions on the deed pertaining to the land use, the documentation of which you will find attached.

During a recent meeting on the Portland Harbor Dredging Project, we were able to learn more about the challenge of dealing with contaminated dredge material, which forms part of the backfill on the county way site – To put it mildly, there is a hefty cost and a great deal of permitting involved in getting a site like this clean again. As far as we have been able to understand, the site was first a landfill, then contaminated dredge material was dumped there along with contaminated soil from the construction of the Fore River Parkway.

After sitting in on the recent meetings regarding the shelter, we have come to understand that there is a high priority set on keeping costs to a minimum and getting this shelter built as quickly as possible. We want to be sure that the city is aware of some of the restrictions which may require additional time and financial investment to bring any development to fruition on this site. At this stage it would be helpful to get the

We look forward to clarifying the environmental situation on this site and are happy to share any information we have with you.

With warm regards,

Jen Packard

**CONDITIONS**

1. The installation of groundwater extraction wells on the Protected Property is prohibited without the written permission of MaineDEP.
2. Future development of the Protected Property for residential purposes is prohibited.
3. Removal of cover systems over contaminated materials on the Protected Property is prohibited.

**ADDITIONAL TERMS**

- A. Liberal Construction. It is intended that this Declaration shall be construed liberally to protect the health and welfare of the public and the quality of the environment from the risk of adverse effects of exposure to hazardous substances.

Assessor's Office | 209 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected.

[New Search!](#)

**Current Owner Information:**

CBL 076 AD19001  
**Land Use Type** GOVERNMENTAL  
 Verify legal use with  
**Property Location** 0 OGDENSBURG ST  
**Owner Information** STATE OF MAINE  
 16 STATE HOUSE STATION  
 AUGUSTA ME 04333  
 18587/254  
**Book and Page** 76-A-19 76-A-A-1  
**Legal Description** OGDENSBURG ST  
 COUNTY WAY 1-21  
 207726 SF

**Current Rental Registration**  
**Acres** 6.1461

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	13917	<b>OWNER OF RECORD AS OF APRIL 2018</b>	STATE OF MAINE
<b>LAND VALUE</b>	\$604,100.00		
<b>BUILDING VALUE</b>	\$0.00		
<b>STATE OF MAINE</b>	(\$604,100.00)		16 STATE HOUSE STATION AUGUSTA ME 04333
<b>NET TAXABLE - REAL ESTATE</b>	\$0.00		
<b>TAX AMOUNT</b>	\$0.00		

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mail](mailto:treasury@portlandmaine.gov)

**Building Information:**

**Building 1**

**Year Built**  
**Style/Structure Type**

**Sales Information:**

Sale Date	Type	Price	Book/Page
12/20/2002	LAND + BUILDING	\$0.00	18587/254
10/4/1995	LAND + BUILDING	\$0.00	12148/146

[New Search!](#)

Site	Site Name	Address	Program	Status Date	Status
<b>PORTLAND</b>					
REMO2024	ELDRIDGE LUMBER AND HARDWARE	165 PRESUMPCOT STREET	VRAP	2/25/2015	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REMO2318	EMERY WATERHOUSE	7 RAND ROAD	VRAP	6/27/2014	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REMO2034	ENVIROLOGIX	500 RIVERSIDE INDUSTRIA	VRAP	10/13/2011	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REMO1112	FAMILY WORKSHOP, INC.	207-217 CONGRESS ST.	VRAP	12/2/1995	REMEDY IN PLACE: CLOSED - NO (OR DE-MINIMIS) CONTAMINATION LEFT ON SITE
REMO1521	FILL IT UP, PLEASE	1185 FOREST AVENUE	VRAP	2/18/2005	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REMO1978	FJM LOT 2	201 FORE STREET	VRAP	6/9/2011	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REMO0784	FORE RIVER TRANSPORTATION	OGDENSBURG STREET	UNCONTROLLED SITES	1/1/1950	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REMO0784	FORE RIVER TRANSPORTATION	OGDENSBURG STREET	VRAP	1/1/1950	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REMO1556	FOREST AVENUE MOBIL	518 FOREST AVENUE	VRAP	7/20/2005	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REMO2458	FORMER CARQUEST	126 NORTH BOYD STREET	RCRA	11/22/2017	INVESTIGATION STAGE - NEED (AWAITING RESOURCES)
REMO2458	FORMER CARQUEST	126 NORTH BOYD STREET	VRAP	11/22/2017	INVESTIGATION STAGE - NEED (AWAITING RESOURCES)
REMO1361	FORMER FLEET CLUB		FEDERAL FACILITIES	1/1/1950	COMPLAINT INVESTIGATED - REVEIWING PRELIMINARY SITE INFORMATION
REMO1113	FORMER HOLDEN COMPANY	75 BISHOP STREET	VRAP	8/12/1994	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS
REMO1642	FORMER STECO BUILDING	46 BENEARD STREET WINDSOR	VRAP	04/27/2000	REMEDY IN PLACE: CLOSED - UNDERTAKING POST-CLOSURE OBLIGATIONS

**2 attachments**

- Declaration of Env Covenants Book 23747;pg28[3].pdf  
187K
- Release Deed 18587; page254[1].pdf  
273K

Adam Harr <ash@portlandmaine.gov>  
 Draft To: Kristen Dow <kjd@portlandmaine.gov>

Mon, Mar 25, 2019 at 4:49 PM

Adam Harr  
 Executive Assistant  
 Social Services Division  
 Health & Human Services Department  
 City of Portland  
 196 Lancaster Street  
 Portland, ME 04101  
 o: (207) 482-5144  
 f: (207) 775-7918  
[ash@portlandmaine.gov](mailto:ash@portlandmaine.gov)

[Quoted text hidden]

---

**Fwd: Riverside Industrial Parkway**

1 message

**Kristen Dow** <kjd@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>

Wed, Mar 6, 2019 at 8:04 PM

Public comment.

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

From: **Bridget Rauscher** <bnevers@portlandmaine.gov>  
Date: Wed, Mar 6, 2019 at 6:46 PM  
Subject: Fwd: Riverside Industrial Parkway  
To: Kristen Dow <kjd@portlandmaine.gov>

Forwarding an email I just received.

Thanks,  
Bridget

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

From: **Patricia Nealand** <patricianealand@gmail.com>  
Date: Wed, Mar 6, 2019 at 6:31 PM  
Subject: Riverside Industrial Parkway  
To: <bridget.rauscher@portlandmaine.gov>

I have lived in the Riverton neighborhood for 59 of my 59 years. I was born at Mercy Hospital . I went to the old Reed School on Homestead Avenue and my daughter who is now 32 went to Riverton School Which is less than a mile or two from where you proposed to put the city's homeless shelter. Please reconsider and put it down where the jails are where the police are where they won't be the residents of Riverton Portland ... Please Please Please and Thank You

--  
Bridget K Rauscher, PPS  
Chronic Disease Prevention Program  
Portland Public Health Division  
389 Congress Street  
Portland, ME 04101  
ph (207)874-8798 / fax (207)874-8913

 Image result for PHAB logo

--  
Kristen Dow  
Portland Public Health & Human Services  
389 Congress Street  
Portland, ME 04101  
207-874-8634

---

**Fwd: Shelter locations**

1 message

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**Dawn Stiles** <dcs@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>, "Dow, Kristen" <kjd@portlandmaine.gov>

Thu, Mar 7, 2019 at 11:11 AM

Public Comment

Director, Health & Human Services  
City of Portland  
389 Congress Street  
Portland, Maine 04101  
o 207.874.8775  
c 207.956.3262  
dcs@portlandmaine.gov

----- Forwarded message -----  
From: **Kate** <katesreilly@earthlink.net>  
Date: Thu, Mar 7, 2019 at 10:10 AM  
Subject: Shelter locations  
To: <dcs@portlandmaine.gov>

Dear Ms. Stiles, I am writing to add my voice to a number of others concerned about the potential of locating the new shelter in Libbytown near the County jail. This site has many problems and I am not sure how it made it through the first steps of the process. I am in favor of several smaller sites scattered around the city. Thank you.

Kate Reilly  
31 Pine Street, Portland, ME 04102  
203-554-2119 (Cell)  
katesreilly@earthlink.net

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**Fwd: shelter**

1 message

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**Jon Jennings** <jj@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>, Kristen Dow <kjd@portlandmaine.gov>, Dawn Stiles <dcs@portlandmaine.gov>

Mon, Mar 4, 2019 at 3:15 PM

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

From: **Raymond Jos Di Donato, Sr.** <kdidonato@aol.com>  
Date: Mon, Mar 4, 2019 at 1:33 PM  
Subject: shelter  
To: <jj@portlandmaine.gov>  
Cc: <kcook@portlandmaine.gov>, <bsr@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>

I am writing about the County Way location for the shelter. I really would like to reconsider this .location. I can not think of any neighborhood in Portland that could handle this large shelter. I really feel this belongs downtown and that you should reconsider the middle st location. I feel it would be a much better site. We already have the Florence House, Logan place in our neighborhood. Plus some of the land near County Way has contaminated landfill, a big expense. Count Way was at the bottom of the list for long time, how is it suddenly at top of list. it did not meet your criteria for the original list. I feel you are moving too fast to use this site without a real plan. Please reconsider this site. I feel like you do not consider Libbytown a real "neighborhood" but we are so please reconsider this idea. Thank you Mary Didonato

--  
Jon P. Jennings  
City Manager  
City of Portland  
389 Congress Street  
Portland, ME 04101  
(207) 874-8689 Office  
(207) 874-8669 Fax  
jj@portlandmaine.gov  
www.portlandmaine.gov  
Twitter: @portlandmanager

---

**Fwd: Site of Homeless Service Center**

1 message

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**Katherine Jones** <kij@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>

Mon, Feb 25, 2019 at 11:23 AM

Adam I will be sending a long several written testimonies from constituents regarding the Shelter from the City Clerk's office. City Manager asked that I send them to you for the record.

Thank you  
Kathy  
Katherine Jones, City Clerk, CCM, CMC, Registrar  
City of Portland  
389 Congress Street  
Portland, ME 04101  
(207) 874-8614  
(207) 874-8612 Fax

----- Forwarded message -----  
From: **City Clerk** <cityclerk@portlandmaine.gov>  
Date: Mon, Feb 25, 2019 at 8:45 AM  
Subject: Fwd: Site of Homeless Service Center  
To: Katherine Jones <kij@portlandmaine.gov>

Forwarded for your review

Donna  
City Clerk's Office  
389 Congress St, Rm. 203  
Portland, ME 04101  
P: 207-874-8610  
F: 207-874-8612

----- Forwarded message -----  
From: **Jim Hall** <mjimhall@gmail.com>  
Date: Sun, Feb 24, 2019 at 9:43 PM  
Subject: Site of Homeless Service Center  
To: Belinda Ray <bsr@portlandmaine.gov>, <pali@portlandmaine.gov>, <bbatson@portlandmaine.gov>  
Cc: <jduson@portlandmaine.gov>, <sthibodeau@portlandmaine.gov>, <kcook@portlandmaine.gov>, <nmm@portlandmaine.gov>, <jcosta@portlandmaine.gov>, <estrimling@portlandmaine.gov>, <cityclerk@portlandmaine.gov>

To members of HHS Committee and City Council,

I appreciate your continued efforts to inch ever closer toward taking actual action that may eventually provide adequate services for the homeless. I do wish the process could be a bit more efficient, but I guess that's not how the sausage gets made. This is an opportunity to improve how we support those in need, protect the most vulnerable among us, as well as buffer their neighbors from the same bad actors who would prey on them.

I have to admit I was ashamed of the uncivil discourse in our city that derailed the initial proposal (which I still feel had merit). The current process does appear to be narrowing down options again, and hopefully the delays will pay off with the council better able to defend its choice, which will inevitably not please every constituent.

I'm somewhat concerned about the smaller sites that are still on the truncated list – 33 Portland St. and 83 Middle St. in particular don't appear to fit the model the council has already decided to pursue. For other reasons I also believe it would be an *extremely* poor decision to consider transplanting the new center a few blocks from the current mess. The low barre on standards of behavior that was allowed to become status quo on the streets of Bayside can only be interrupted with a fresh start. I know not everyone agrees, but my personal opinion is that a shelter that's out of the fray would be much better able to help those who are trying to improve their lives.

I definitely support the partnership model that has allowed the city to reduce its plan to 150 beds, but given the long standing problems with overflow at the current shelter, any additional attenuation to fit a tiny land site just wouldn't make sense. Room for the proposed embedded services is an absolute must, and the architectural considerations for line-of-sight, a campus with contained open space, etc etc all recommend a larger block of land. And if there were still an option that's already in the city's possession, so much the better for taxpayers.

Sincerely,  
Jim Hall

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**Fwd: Subcommittee Meeting Followup: Wetlands at County Way**

1 message

Kristen Dow <kjd@portlandmaine.gov>  
To: Adam Harr <ash@portlandmaine.gov>

Wed, Mar 20, 2019 at 8:53 AM

Public comment

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

From: **Brett Gabor** <brett.gabor@gmail.com>  
Date: Tue, Mar 19, 2019 at 7:26 PM  
Subject: Subcommittee Meeting Followup: Wetlands at County Way  
To: Jeff Levine <jlevine@portlandmaine.gov>, <kjd@portlandmaine.gov>  
Cc: Pious Ali At Large <pali@portlandmaine.gov>, Brian Batson <bbatson@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>

Hello Jeff,

I wanted to follow up after observing tonight's HHS committee meeting. I noticed you referred to "topographical" features at County Way, but seemed unsure what was actually there at the site. I wanted to let you know that these are a creek and two ponds containing standing water year-round. You were pointing on the map at one pond in particular; the second pond is slightly to the south-west of where you were pointing, on the other side of the walking trail.

I've attached a boundary survey conducted of the County Way lot, a copy of which I received from the Department of Transportation. It shows two "areas of delineated wetlands" on at the site.

The boundary survey contains a lot of information about the land in addition to marking the wetlands, so perhaps it could be included in the next committee hearing packet.

Best,  
Brett Gabor  
40 Frederic Street

---

 CountyWayBoundarySurvey.pdf  
667K

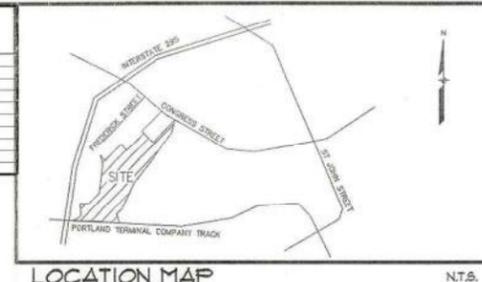
FIGURE 3 - BOUNDARY SURVEY

LINE	BEARING	LENGTH
L1	S84°49'12"E	0.42'
L2	S23°51'15"E	14.86'
L3	S05°11'10"W	62.38'
L4	S29°52'45"W	32.77'
L5	S38°39'25"W	46.00'
L6	S23°01'25"E	50.00'
L7	S04°24'55"W	83.59'
L8	N85°15'18"W	93.28'
L9	N54°30'18"W	35.83'
L10	N60°48'04"W	50.00'
L11	S41°15'39"E	77.74'
L12	N10°05'21"E	102.00'
L13	N40°15'48"E	185.47'
L14	N38°37'48"E	255.36'
L15	S84°49'12"E	136.95'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	33°28'18"	145.00'	84.71'	N21°55'17"E 83.51'
C2	28°19'10"	275.00'	135.92'	N52°49'00"E 134.54'
C3	23°08'02"	325.00'	131.22'	N17°37'55"E 130.33'

PORTLAND TERMINAL COMPANY  
TO  
STATE OF MAINE D.O.T.  
RELEASE DEED DATED: 12-19-2002  
BOOK 18587 PG 254

NO.	DATE	REVISIONS DESCRIPTION	BY
1	8-16-10	ADDED NEW AGREEMENTS AND FILE NO. ON PLAN	R.R.G.



**GENERAL NOTES:**

- CURRENT RECORD OWNER OF THE LOCUS PROPERTY IS THE PORTLAND TERMINAL COMPANY BY QUIT-CLAIM DEED RECORDED ON OCTOBER 25, 1911 IN BOOK 881 AT PAGE 318 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS FROM THE MAINE CENTRAL RAILROAD COMPANY. REFERENCE IS MADE TO THE FOLLOWING THREE DOCUMENTS RECORDED WITH THE CUMBERLAND COUNTY REGISTRY OF DEEDS:
  - PORTLAND TERMINAL COMPANY TO MAINE CENTRAL TRANSPORTATION BY DEED RECORDED ON SEPTEMBER 28, 1948 IN BOOK 1932 AT PAGE 21.
  - PORTLAND TERMINAL COMPANY TO INHABITANTS OF THE COUNTY OF CUMBERLAND BY RELEASE DEED RECORDED ON NOVEMBER 13, 1990 IN BOOK 9382 AT PAGE 61.
- THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND'S TAX MAP 76A AS LOT 19.
- PLAN REFERENCES:
  - PLAN OF A RECORDING PLAT PREPARED FOR CUMBERLAND COUNTY COMMISSIONERS DATED DECEMBER 12, 1991 BY STEVENS MORTON ROSE & THOMPSON AND RECORDED IN PLAN BOOK 191 AT PAGE 200 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
  - PLAN OF PROPERTY PREPARED FOR PORTLAND CARGO ASSOCIATES, DATED MAY 6, 1987 BY H.I. AND E.C. JORDAN AND ON FILE WITH OWEN HASKELL, INC.
  - PLAN OF RIGHT OF WAY AND TRACK MAP OF PORTLAND TERMINAL BY PORTLAND TERMINAL COMPANY, DATED JUNE 30, 1916, REVISED MARCH 1954 AND ON FILE WITH THE PORTLAND TERMINAL COMPANY.
  - PLAN OF AN H.I. AND E.C. JORDAN WORKSHEET OF THE INTERSECTIONS CONGRESS WITH FREDERICK, WESTFIELD, AND OGDENSBURG STREETS DATED THROUGH 1930 AND ON FILE WITH OWEN HASKELL, INC.
- STREET REFERENCES:
  - INTERSTATE 295 IS A PUBLIC RIGHT OF WAY OF VARIOUS WIDTH AS SHOWN ON THE PLANS BY MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, PROJECT NO. 1-295-3(24) DATED MAY 1967 AS SHOWN ON SHEETS 39, 45-47 AND ON FILE WITH THE MAINE DEPARTMENT OF TRANSPORTATION.
  - CONGRESS STREET IS A 66 FOOT WIDE PUBLIC RIGHT OF WAY AS SHOWN ON THE CITY OF PORTLAND ENGINEERING DEPARTMENT BLUE SHEETS 1, 2, & 3.
  - WESTFIELD STREET IS A 50 FOOT WIDE PUBLIC RIGHT OF WAY AS DESCRIBED IN BOOK 69 AT PAGE 108 OF THE RECORDS OF THE CITY OF PORTLAND AND ACCEPTED BY THE CITY OF PORTLAND ON SEPTEMBER 20, 1948 IN AN ORDER RECORDED IN BOOK TO BE DETERMINED AT PAGE 156 OF SAID CITY OF PORTLAND RECORDS.
  - COUNTY WAY OR NEW OGDENSBURG STREET IS A PUBLIC RIGHT OF WAY OF VARIOUS WIDTH AS DESCRIBED BOOK 12148 AT PAGE 146 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS AND ACCEPTED BY THE CITY OF PORTLAND BY BOOK AND PAGE TO BE DETERMINED.
- PRIVATE RIGHTS OF WAY
  - THE ORIGINAL OGDENSBURG STREET IS A 44.75 FOOT WIDE PRIVATE RIGHT OF WAY IN COMMON APPURTENANT TO THE ADJOINING PROPERTY LYING NORTHWESTERLY OF SAID ORIGINAL OGDENSBURG STREET AND SOUTHEASTERLY OF WESTFIELD STREET AS DESCRIBED IN BOOK 519 AT PAGE 478 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
  - CUMBERFORD PLACE IS A 30 FOOT WIDE PRIVATE RIGHT OF WAY IN COMMON APPURTENANT TO THE ADJOINING PROPERTY LYING NORTHWESTERLY OF SAID ORIGINAL OGDENSBURG STREET AND SOUTHEASTERLY OF WESTFIELD STREET AS DESCRIBED IN BOOK 638 AT PAGE 273 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

ALL MONUMENTATION SHOWN ON THE CITY OF PORTLAND BLUE SHEETS IS USED TO CONTROL THE LOCATION OF CONGRESS, FREDERICK, WESTFIELD, AND OGDENSBURG STREETS.

**5. TOGETHER WITH:**

- A RIGHT OF WAY IN COMMON RESERVED TO PORTLAND TERMINAL COMPANY AND ITS SUCCESSORS AND ASSIGNS DESCRIBED AS PARCEL 2 IN BOOK 9382 AT PAGE 61 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS AND SHOWN HEREON, SAID PARCEL 2 BENEFITS THE LOCUS PROPERTY FOR ACCESS AND EGRESS TO OTHER LAND OF SAID PORTLAND TERMINAL CO. AS IF THE ABOVE PREMISES WERE AN ACCEPTED CITY STREET, INCLUDING THE RIGHT TO INSTALL UTILITIES OVER, IN, UNDER OR THROUGH SAID PREMISES BUT WITH THE CONDITION TO RESTORE SAID STREET THEREAFTER, EXCEPT TO THE EXTENT THAT A PORTION OF SAID PREMISES MAY BE STILL A CITY STREET KNOWN AS OGDENSBURG STREET.

**6. SUBJECT TO:**

- A RIGHT OF WAY IN COMMON WITH OTHERS FOR VEHICULAR ACCESS AND EGRESS AND SURFACE AND STORM WATER DRAINAGE OVER THE SOUTHERLY AND SOUTHEASTERLY PORTIONS OF THE LOCUS PROPERTY DESCRIBED AS PARCEL 3 IN BOOK 9382 AT PAGE 61 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS AND SHOWN HEREON. SAID RIGHT OF WAY IN COMMON IS FURTHER DESCRIBED SAID BOOK 9382 AT PAGE 61 AS MEANING AND INTENDING TO CONVEY AND HEREBY CONVEYING A RIGHT OF WAY OVER AN EXTENSION OF OGDENSBURG ALONG WITH AN EASEMENT RUNNING NORTHWESTERLY FROM THE TERMINUS OF OGDENSBURG STREET DESCRIBED EXTENDED TO LAND OF THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION AT THE SOUTHWESTERLY END OF FREDERICK STREET TO BE USED FOR VEHICULAR ACCESS AND EGRESS TO PARCELS 1 AND 2 DESCRIBED ABOVE, AND PARCEL 4 DESCRIBED HEREAFTER, INCLUDING THE RIGHT TO CONSTRUCT AND MAINTAIN A SURFACE AND STORM WATER DRAINAGE SYSTEM.
- A NON-EXCLUSIVE EASEMENT FOR SURFACE AND STORM WATER DRAINAGE AND DETENTION DESCRIBED AS PARCEL 4 IN BOOK 9382 AT PAGE 61 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- AN EASEMENT GRANTED TO THE INHABITANTS OF THE COUNTY OF CUMBERLAND OF UNSPECIFIED SIZE TO INSTALL A CATCH BASIN AND ASSOCIATED FIXTURES DESCRIBED IN BOOK 11233 AT PAGE OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS AND SHOWN HEREON. THE UNDERLYING PROPERTY GRANTED BY THIS EASEMENT DEED WERE NOT HELD IN FEE BY THE GRANTOR.
- A CHAIN LINK FENCE LIES APPROXIMATELY 2 FEET SOUTHWESTERLY OF A LINE COMMON TO LOCUS PROPERTY AND THE SOUTHWESTERLY LINE OF THE PROPERTY NOW OR FORMERLY OF ERVING H. AND MARILYN P. BICKFORD. A QUIT-CLAIM DEED FROM THE HENLEY-KIMBALL COMPANY TO HERTZ REALTY CORPORATION RECORDED ON NOVEMBER 3, 1972 IN BOOK 3321 AT PAGE 126 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS DESCRIBES THIS FENCE AND CORRESPONDING 2 FOOT OVERLAP OVER THE LENGTH OF THIS LINE. NO FURTHER CONVEYANCE OF THIS STRIP WAS FOUND AND THERE IS A QUESTION AS TO THE RIGHT BY HENLEY-KIMBALL COMPANY TO CONVEY IN THE FIRST PLACE. AN ADVERSE CLAIM TO THE 2 FOOT WIDE STRIP MAY EXIST.

THE FOLLOWING RESERVATIONS, CONDITIONS, COVENANTS AND AGREEMENTS DESCRIBED BY RELEASE DEED FROM PORTLAND TERMINAL COMPANY TO THE INHABITANTS OF THE COUNTY OF CUMBERLAND, STATE OF MAINE IN BOOK 9382 AT PAGE OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS ARE TO RUN WITH THE LAND AND BE BINDING FOREVER.

- ITEM 3: GRANTEE HEREBY ASSUMES ANY AND ALL AGREEMENTS, COVENANTS, OBLIGATIONS AND LIABILITIES OF THE GRANTOR IN RESPECT TO ANY UNDERGROUND FACILITIES, DRAINAGE CULVERTS, WALLS, CROSSINGS AND/OR OTHER STRUCTURES OF ANY NATURE AND DESCRIPTION LOCATED IN WHOLE OR IN PART WITHIN THE PREMISES
- ITEM 4: GRANTEE WILL HOLD HARMLESS THE GRANTOR FOR HAZARDOUS MATERIALS THAT MAY EXIST ON THE PREMISES AND DAMAGES THAT MAY RESULT DUE TO SAID HAZARDOUS MATERIALS
- ITEM 5: GRANTEE AGREES TO BUILD OR HAVE BUILT AND FOREVER MAINTAIN FENCES ALONG THE BOUNDARY OF THE PREMISES WHICH ARE COMMON TO REMAINING LAND OR LOCATION OF THE GRANTOR IN ORDER TO PREVENT ENCROACHMENTS OR UNAUTHORIZED ENTRY.
- ITEM 7: THE GRANTEE AGREES TO MAKE NO USE OF THE PREMISES THAT WILL INCREASES OR DECREASES DRAINAGE TO, FROM, UPON OR IN ANY REMAINING LAND OF THE GRANTOR.

7. SEBAGO TECHNICS, INC. SUGGESTS THAT LEGAL COUNSEL BE SOUGHT TO VERIFY MATTERS PERTAINING TO RIGHTS AND TITLE PERTINENT TO THE LOCUS PROPERTY.

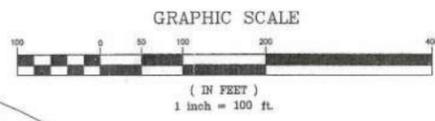
- THE MOST NORTHERLY PORTION OF THE LOCUS ALONG THE ORIGINAL OGDENSBURG STREET IS BEING USED AS VEHICULAR PARKING BY THE OCCUPANTS OF THE PROPERTY LYING NORTHWESTERLY OF SAID ORIGINAL OGDENSBURG STREET.
- A PORTION OF THE LOCUS PROPERTY ADJOINING THE PROPERTY NOW OR FORMERLY OWNED BY ERVING H. & MARILYN P. BICKFORD HAS BEEN FILLED WITH CONSTRUCTION DEBRIS AND IS BEING USED AS AN STORAGE AREA BY THE OCCUPANTS OF SAID BICKFORD PROPERTY.

9. THE BASIS OF BEARING FOR THE SURVEY SHOWN HEREON IS SOUTH 84°49'12" EAST BETWEEN THE PORTLAND CITY MONUMENTS ALONG THE SOUTHERLY SIDE OF CONGRESS STREET PER THE PLAN OF A RECORDING PLAT PREPARED FOR CUMBERLAND COUNTY COMMISSIONERS DATED DECEMBER 12, 1991 BY STEVENS MORTON ROSE & THOMPSON AND RECORDED IN PLAN BOOK 191 AT PAGE 200 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

10. WETLANDS DELINEATED HEREON WERE DELINEATED BY OTHERS AND HAVE BEEN VERIFIED BY SEBAGO TECHNICS, INC. USING THE 1987 ARMY CORPS OF ENGINEERS MANUAL FOR DELINEATING JURISDICTIONAL WETLANDS.

DECLARATION OF ENVIRONMENTAL COVENANTS  
DATED: 2-15-2006  
BK 23747 PG 28

DEED OF EASEMENTS  
RE: CONNECTOR WITH P.T.C.  
DATED: 12-19-2002  
BK 18606 PG 277



EXISTING	DESCRIPTION
---	PROPERTY/ROW
---	EASEMENT
---	MONUMENT
---	IRON PIPE/ROD
---	CURVE/LINE NO.
---	BUILDING
---	WETLANDS
---	EDGE WETLAND
---	EDGE PAVEMENT
---	GRAVEL ROAD
---	CURBLINE
---	WATER
---	SEWER
---	STORM DRAIN
---	OVERHEAD
---	ELEC. & TEL
---	UNDERGROUND
---	ELEC. & TEL
---	GATE VALVE
---	UTILITY POLE
---	CATCH BASIN
---	MANHOLE
---	POTABLE WELL
---	CULVERT
---	SPOT GRADE
---	CHAIN LINK FENCE
---	PORTLAND TERMINAL COMPANY TRACK

FOR OFFICE USE ONLY  
PLANS NOT TO BE RECORDED

STATE OF MAINE  
COUNTY SS REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ AND RECORDED IN  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_ REGISTER

DETAIL "A"  
1" = 60'

9/10/02

NO.	DATE	DESCRIPTION	BY
1	09/10/02	ADD PARCEL 3 & OGDENSBURG STREET TO LOCUS PARCEL	BAM
2	08/13/02	ADD WELANDS S.F. AND MDOOT CONNECTOR	BAM
3	05/22/02	ADD GENERAL NOTE 6D. & DETAIL "A"	BAM

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PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN  
02060 772 02060 02060

BOUNDARY SURVEY  
OF: PORTLAND TERMINAL Co. PROPERTY  
COUNTY WAY  
PORTLAND, MAINE  
FOR: PORTLAND TERMINAL COMPANY  
IRON HORSE PARK  
NORTH BILLERICA, MA 01862

DATE SCALE  
05/20/02 1"=100'

SHEET 1 OF 1

D.O.T. FILE NO. 3-483B