Susan Redmond

From: Linda Labbe <linda.m.labbe@gmail.com>
Sent: Wednesday, August 06, 2014 11:38 AM
To: Susan Redmond
Subject: Change of use at 2110 No. Belfast ave. Augusta,ME.

Sent from my iPadTo the Augusta Planning Board . Regarding a change to a nonconforming use by Bret Larrabee,at 2110 No. Belfast Ave. Proposing the site be used for an automobile business.

As the property owner at 2116 North Belfast Ave. that directly abuts this lot I have some concerns.

The Easterly boundary line , No. Belfast Ave.corner, of the lot has been missing its marker for some years. This side of the property,according to the sketch submitted by Mr. Larrabee shows his intent to park cars next to the utility pole at the corner. Depending where Mr Ramsey's boundary is,as the line running North to my next marker runs at an angle,the area between my property and the stream on Mr. Ramsey's side may be too narrow to drive a car as shown on the FFA sketch with out encroaching on my property,and my front lawn which is bordered on my property by mature Pine trees,that due to age have no lower limbs and provide no buffer.

I feel that the actual boundary needs to be respected. Several years ago Hicks Road intersection with No. Belfast Ave. was widened. It is my understanding that the City took several feet of that corner lot at that time,making the measurement for frontage less. My understanding is to get an accurate measurement of everyone's frontage along No. Belfast Ave. from Hicks Rd. And to prevent all the land owners from loosing frontage,and for markers to be accurate,measurements should be done from East to West,not West to East.

I feel that when a property is rented the renter needs to be clear as to what his property entails.

This being said,I would also hope Mr Larrabee's hours of operation are compatible with a residential neighborhood,no evenings or Sundays.He stated in his application most auto work will be done off site. I hope this is a fact. I would request that noise generated by engines and repair equipment be contained within the building,as we have had this issue when the property was used as an auto repair place in the past.

I also have concern that auto parts,large empty containers,tires and assorted cast of material not be allowed to be piled outside the building ,over time becoming a"mini junk yard". We also had this happen with an auto business on the site. I am hoping for the best .

Thank you for your time,
Linda M. Labbe