

**Subject:** Comments on 416 Longshore planning approval

---

**From:** Mary LeDuc  
**Sent:** Monday, April 1, 2024 9:38 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Cc:** Disch, Lisa <[LDisch@a2gov.org](mailto:LDisch@a2gov.org)>  
**Subject:** Comments on 416 Longshore planning approval

Planning and Lisa;

I live directly across the street (415 Longshore) from the proposed development and have the following questions/comments:

1. I know the City will require silt fences, but what about all of the heavy equipment coming in and out and the dirt/debris that will be left on the Longshore roadway, which will wash downhill and into the watershed, since there are no storm sewers?
2. What is the staging plan for the project? Where will materials be stored and what's the method of ingress and egress to the site for material delivery, construction equipment, etc. This is a very tight site and Longshore is very narrow and not equipped for this volume of heavy equipment and activity especially during High Season when the Argo traffic is at its peak.
3. Does this site plan expire if no work is started by a certain date? I don't see that in the Development Agreement.
- 4 I also note that neither I nor my neighbors recall receiving the alleged postcard about Community Engagement. I was unable to call up the "attachment" from the communication in STREAM stating that it had been sent. The first we heard about this project was from the article in MLive in early November 2023, then we received a notice about the ZBA petition that was later withdrawn, a notice of the Public Hearing that was to be March 5th 2024, and now the most recent notice for the Public Hearing on April 2, 2024. None of us have met the Developer. He has had his building and this property across the street for many years, and each of my neighbors have lived in their house for 50 years. I have been in mine for 2 1/2. I know there aren't many of us, but we are residents who pay property taxes, and will be considerably inconvenienced and affected by this Development. While he will most likely get his plan approved "by right", I would urge him to reach out and communicate with us regularly about the development timeline, construction start date, etc. It's as simple as having our names and emails and just sending a notice so we're not blindsided. It's the considerate, neighborly and right thing to do.

Thank you for your time and attention.