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## Fwd: Listening Session - inquiry on comment

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Jeff Levine <jlevine@portlandmaine.gov>  
To: Jennifer Munson <jmy@portlandmaine.gov>

Tue, Feb 27, 2018 at 3:55 PM

For Munjoy Hill.

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

From: **Jean McManamy** <ninimaine@aol.com>  
Date: Tue, Feb 27, 2018 at 3:19 PM  
Subject: Re: Listening Session - inquiry on comment  
To: Caitlin Cameron <ccameron@portlandmaine.gov>  
Cc: "Levine, Jeff" <jlevine@portlandmaine.gov>, Deb Andrews <dga@portlandmaine.gov>

Thanks for following up. I was referring to the sections in the neighborhood of 14-436 which restrict bulk and spell out provisions for decks and setback waivers. I am convinced that Ch 14 incentivizes tear downs. It effectively makes the profits available from tear downs much greater than the profits from renovations. All of this hastens the conversion from rentals to condos, accelerates real estate price growth, and prices middle class home buyers who are not investors—we still have fixer upper buyers up here--out of the market. And by the way, real estate price growth is not particularly to our benefit—if we sold, we would need to buy a place to live, and the looming prospect of revaluation has everyone up here concerned about carrying costs increasing due to the runaway real estate market. Just another reason to shift development incentives away from the peninsula.

On Feb 27, 2018, at 11:57 AM, Caitlin Cameron <ccameron@portlandmaine.gov> wrote:

Ms. McManamy,

last night at the Listening Session you mentioned "renovation standards" and we weren't quite sure which standards you meant. Could you clarify or send me a copy of what you were referring to that is different from the zoning or the design standards? Feel free to call me to discuss if that is easier.

Thanks for the clarification,

Caitlin

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