
Fwd: Response To Residents" For Responsible R-6 Reform

1 message

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

Wed, Mar 14, 2018 at 9:05 AM

Munjoy Hill file

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

From: **Wayne Valzania** <Wayne@redhookdesignalliance.com>
Date: Wed, Mar 14, 2018 at 8:50 AM
Subject: Response To Residents" For Responsible R-6 Reform
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Cc: Wayne Valzania <Wayne@redhookdesignalliance.com>, jay.norris@munjoyhill.org, Karen Snyder
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Portland City Councilors

In response to the recently published article by Residents For Responsible R-6 Reform (<https://www.responsibler6.com/our-view/>) suggesting that densely packed high-rise condominiums are the housing solution for our Munjoy Hill neighborhoods, and for that matter, the peninsula.

As in all opinions, rationalization comes easiest to those drinking the cool-aid. As I read through "their view" the description of the homes ripe for tear-down describe almost every charming New England house that I have ever lived in, worked on, or restored, including a couple of beautiful historically significant houses in Portsmouth's Strawberry Banke. As one travels through and lives in the New England housing stock, it takes only appreciation of things real and hand wrought to counter most of their argument. The rest is typically a matter of simple math and accepted science and procedure. There are many methods and products used for encapsulation of lead paint, and the cost for asbestos remediation is pennies on the dollar compared to the cost and upheaval resulting from mass relocation of a general population of residents who are content to live where they do, in the houses they own. While owning and living in a one-hundred-year-old house that isn't dead plumb and level may seem primitive and contrary to the public good for some, I question the right of anyone or any organization to deem it in my best interest that they all be destroyed and replaced. It's interesting to note that the "Residents" For Responsible R-6 Reform" are typically developers who wouldn't reside on The Hill on a bet.

I'll close on the issue of setbacks. In the city (NYC), the solution "Residents For Responsible R-6 Reform" seek to set-back restriction is referred to as a party-wall, on the other side of which sits your neighbor. There are no windows, sunlight, fresh air, or breezes blowing across the bay in party-walls. Your view, if any, is of someone's Lego block condo stack. You have lost the sense of sunrise and sunsets, a space for oxygen regenerating vegetation, and the ability to walk to your back yard without your shoulder being on someone else's property. While a three-foot setback isn't quite a party-

wall it is a close approximation. With space being nicked away with every iteration and variance of a deteriorating R-6, green space will continue to be lost in our neighborhood, resulting in a dense packed cityscape rather than green and vibrant neighborhood. Not acceptable !!!!!

As a Merrill Street Resident, I sincerely believe that if one were in fact seeking Responsible R-6 Reform that the goal would be to enhance and nourish the charm of Munjoy Hill rather than exploit and destroy it.

Thank you for considering my concerns,

Wayne

Wayne Valzania MS CPM

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