
Fwd: Munjoy: Historical Designation Question

1 message

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

Fri, Mar 23, 2018 at 11:50 AM

For the Munjoy Hill file.

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From: **Carle Henry** <cdhenry3@yahoo.com>
Date: Fri, Mar 23, 2018 at 11:48 AM
Subject: Munjoy: Historical Designation Question
To: "jlevine@portlandmaine.gov" <jlevine@portlandmaine.gov>

Jeff,

My name is Carle Henry and I live on Saint Lawrence Street. My wife and I have seen you at all of the public hearings and look forward to Saturday's session.

After listening to many opinions on the matter and doing some research myself, I wanted to share our perspective with you.

From where I sit, I think the public is conflating two different topics

1. Some people don't like modern homes; and
2. Some people don't like large multi unit condo buildings (sub issue is demo to stand condos up)

As it relates to #1, boo hoo. One cannot regulate taste. If some are worried that the quality of some new homes is poor, that's yet another matter for your team and the 9 pages of requirements....has nothing to do with historical designation. Many homes on the hill are of poor quality (new and old)

As it relates to #2, creating historical districts across areas of the hill is overkill when the issue is really about addressing multi unit condos. Adding the designation is a serious overreach that will result in

- more pressure than ever on the city to build in other neighborhoods because building on the hill will quickly become more challenging (the city will put themselves into a corner & probably stifle growth)
- less affordable housing (city priority) on the hill which results in more affluent owners and less diversity
- the city having to fight off 5th Amendment/Takings Clause law suits

How to address the concerns re condos?

I'm not sure but alternatives exist without having to bring in the historic designation team that will unintentionally hurt many residents (added fees, more review processes with the city, etc.) Having only 1% of buildings demo'd in 2.5 years is not a problem that requires a fix.

How did we get here?

1. misuse of a moratorium (good for the park project last year but misused this time by BR) -
[the stories of those already impacted negatively by the moratorium are heartbreaking]

2. the mhno is using the concerns about condos to resurrect their NIMBY philosophy defined during the 'no on 2'/Soul of Portland days a few years ago (same people, same story but they've taken over the MHNO) - they do not represent the hill and should not act as activists pushing their agenda without regard for the gen'l population here but, while you can't fix that, you can acknowledge it and not fall for their tactics

Help the hill address the larger condo complex opportunities. Move away from impacting private homes and their owners, the citizens.

Thank you,

Carle Henry