

Google Groups

25 Monument New Development Plan- Opposition to another Teardown

Karen Snyder <karsny@yahoo.com>

Oct 30, 2017 1:33 PM

Posted in group: **Planning Board**

Hi,

I am voicing my opposition of yet another property on Munjoy Hill being torn down due to the following reasons:

- The scale of the proposed structure does not fit the scale of the surrounding buildings.
- The architecture is not compatible with the architecture style of surrounding buildings on Munjoy Hill
- More affordable rental units being removed from the housing market to replace with hi luxury condos.

I am very concerned that the Planning Board and Planning Department do not ensure that these developers are adhering to Chapter 14 Land Usage Zoning Ordinance. It is not that complicated.

It clearly states multiple times in the Chapter 14 Land Usage Zoning Ordinance that the new developments "shall be designed to be compatible with the architecture style of the building and preserve the single-family appearance of the building"

Section 14-66 page 51 section e, d...

Section 14-78 page 66, section d

etc

Please see attached photo of 25 Monument After pic.

Does that seem in scale and has a compatible architecture style?

This is just another reason why the R6 Zone change needs to be changed back.

Regards,

Karen Snyder

Attachment:

Monument_25_Before.JPG

Monument_25_After.jpg







Jennifer Munson <jmy@portlandmaine.gov>

11/7/2017 Week - Efforts for Saving Munjoy Hill Neighborhood

Karen Snyder <karsny@yahoo.com>

Tue, Nov 7, 2017 at 8:02 AM

Reply-To: Karen Snyder <karsny@yahoo.com>

To: Mary Casale <dirtgirl1@aol.com>, Douglas Martica <tica1529@gmail.com>, "Maggy W." <mawnola@gmail.com>, Pa Ag <pagopian1@yahoo.com>, Pamela Day <pday2304@gmail.com>, Pam Macomber <pam@nimestonespa.com>, Barbara Vestal <vestal@chesterandvestal.com>, Ian Jacob <iancasperjacob@gmail.com>, Rob Whitten <rob@whittenarchitects.com>, Berry Manter <berrymanter@yahoo.com>, Peter Macomber <pbm@macomber.com>, Carol and Richard Stillwell <rstillwell@maine.rr.com>, Peter Murray <pmurray@gwi.net>, Jayne Hurley <jhurley@cspinet.org>, Stacy Mitchell <stacy.ilsr@gmail.com>

Cc: Jmy <jmy@portlandmaine.gov>

Hi All,

Since all of you were either at the Neighborhood Meetings for 25 Monument and/or 24 St. Lawrence last week, you realized that not one of us surrounding property owners was happy with both or either proposed development designs.

We ALL need to be consistent and voice our opinions to the city this week the following ways:

Action #1: Please send email to City-Planning Board/Planning Dept regarding 25 Monument and/or 24 St. Lawrence Neighborhood meeting (separate emails if you do both)

Send to: planningboard@portlandmaine.gov, jlevine@portlandmaine.gov, sgo@portlandmaine.gov; jmy@portlandmaine.gov

Copy: Anyone you wish and if you want Councilor Belinda Ray bsr@portlandmaine.gov

Action #2: Attend and voice your concern at the District 1 Meeting this Wednesday, 11/8/2017 at 6:30pm at East End Community School

- Please voice your concern at this meeting.

Action #3: Please send this email to anyone else you know that needs to get involved with this. The more of us Munjoy Hill property owners/tenants that group together to voice our concern, the more they will take notice.

If there are any questions, concerns or issues, please do not hesitate to contact me.

Regards,
Karen Snyder
72 Waterville

Google Groups

24 St.Lawrence St, 25 Monument Street

Rob Whitten <rob@whittenarchitects.com>

Nov 20, 2017 9:54 AM

Posted in group: **Planning Board**

Hello,

My wife, Robin F. Whitten, and I live at 23 St. Lawrence Street on Munjoy Hill. We are very concerned about the proposed demolition of 24 St. Lawrence Street and 25 Monument Street. Both are viable structures that could be renovated and improved. They are part of the fabric of our neighborhood.

Please include us in the public notification list for the pending Planning Board Workshops for both structures.

Thank you.

Sincerely, Rob.



Rob Whitten / AIA

Whitten Architects

207.774.0111 x101

37 Silver Street

Portland, Maine 04101

www.whittenarchitects.com



24 st Lawrence/25 monument objections

Matt Dodge <mdodge18@gmail.com>

Mar 27, 2018 5:52 PM

Posted in group: **Planning Board**

Hello there,

I am just writing to share my objection to the two proposed developments at the addresses listed in this emails subject line. These are both completely out of scale to their surroundings and will have the effect of lowering, not raising, building values in the neighborhood. As a decade long resident of the hill, I am a little pretended every time I turn a corner in my once idyllic neighborhood to find one of these towering monstrosities glaring back. They are not only out of scale for their surroundings, but both proposed developments used the same currently en vogue condo architecture that in no way fits with the unique character of this neighborhood.

I'll leave the specific design and scale criticisms to rest and just pose this question instead: how little self-confidence do you, the planning board, have in this city? It seems to me that over the last decade or so, you've willing jumped into business with every developer who bats an eye at this once-struggling port city. The thing is: we're not that city anymore. We're on the way up, with a increasingly national profile on the quality of our food, culture and way of life. We can afford to be choose about who we choose to let reshape the face of this city, do it OUR way, and not just lift our skirts for every developer who rolls in town towns with a MA or NY plate. Why risk those implacable charms by going the same route as every other city in America? Condo-fuming at a breakneck pace in the race for...what exactly... making sure every American city looks exactly alike? Portland has the chance to retain some of the charm, the authenticity, that put it on the map in the first place, yet at every turn you seem to go the easy route, take the money and give very little thought about the lasting impact it has on a community. Please, once again, just approach these sorts of developments with the knowledge that YOU (elected officials who should be reflecting the will of their constituents) have the power here. YOU can decide what this city is going to look like and you don't have to take every offer that comes across the table. For once, just say enough is enough, and take a stand. Your kids won't thank you for your part in the homogenizing of America cities, and neither will we, those who are watching it happen.

Thanks,
Matt Dodge
67 North St

Sent from my iPhone

25 Monument St

Laurence Gross <laurence.gross@icloud.com>

Apr 14, 2018 5:45 PM

Posted in group: **Planning Board**

To: Planning Board

From: Laurence Gross, owner of 89/91 & 93/95 St Lawrence St (Abutter to proposed 25 Monument St development)

RE: Comments on proposed redevelopment of 25 Monument St.

I am writing after reading the staff memo prepared on March 23, 2018 by Matthew Grooms, City Planner to clarify statements made in the memo describing the Proposed Development (Section V of the memo) . In the this section and under the Landscaping and Landscape Preservation section later in the memo, Mr. Grooms mentions a six foot cedar fences to the north and west of the property. I want to make clear to the Planning Board that the new section of cedar fence (approximately 100 feet in length) to the west of 25 Monument St. belongs to me. I am responsible for maintaining it. It is not on the subject property, and therefore should not be considered as part of this development.

However, there is a dilapidated section of old fencing that abuts my fence that needs to be replaced. As an abutter, **I would ask that the fencing chosen to replace the dilapidated section match the style and height of my newer existing cedar fence for aesthetic purposes.**

In this same section the memo notes that at least 30% of trees 10" DBH or greater are being preserved on-site along the rear of the property. This means two Norway maples, considered an invasive species, will be preserved. At the same time, four large (35-50' high) oak and maple trees located along the western property line that abut my two St Lawrence St properties and provide shade and shielding from the existing and proposed building will be removed. **I would like at least one of these four trees, a white oak, to be preserved to maintain existing shielding and shade.** The tree is located almost on the property line and should survive any construction related disturbances. An additional benefit of preserve more of the large trees along the western property line would be to offer a sense of scale and proportion that helps to minimize the height and mass impact of the proposed new building, which may help it to integrate better with the streetscape and neighborhood .

Thank you for considering my comments and concerns.