



Jennifer Munson <jmy@portlandmaine.gov>

Fwd: Current Proposals May Limit Munjoy Hill Property Owner Rights

1 message

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

Mon, Feb 26, 2018 at 4:41 PM

Munjoy Hill comment for the file.

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

From: **Blue Pine** <bluepinepropertiesllc@gmail.com>
Date: Fri, Feb 23, 2018 at 4:12 PM
Subject: Current Proposals May Limit Munjoy Hill Property Owner Rights
To: Tom Landry <tomlandry@benchmarkmaine.com>
Cc: bsr@portlandmaine.gov, jduson@portlandmaine.gov, pali@portlandmaine.gov, kcook@portlandmaine.gov,
nmm@portlandmaine.gov, bbatson@portlandmaine.gov, sthibodeau@portlandmaine.gov,
estrimling@portlandmaine.gov, jlevine@portlandmaine.gov

Hi Tom,

I have all ready been impacted by out of control development and over inflated property values on Munjoy Hill.

As a Munjoy Hill long term resident, property owner, and landlord, it is essential that local residents should have a say in efforts to reform R-6 Zoning, create new demolition standards, and, yes, even possibly a Historic preservation district to preserve Munjoy Hill history before it is erased.

Regards,
Janet Parks
Blue Pine Properties, LLC

On Feb 23, 2018, at 10:49 AM, Tom Landry <tomlandry@benchmarkmaine.com> wrote:tomlandry@benchmarkmaine.com

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Current Proposals Could Limit Munjoy Hill Property Owner Rights

Make Your Voice Heard Before Decisions Are Made

**February 26th, 7-9pm
East End Community School**

Dear Fellow Realtors,

Through my relationships working on the East End in Portland, I learned of efforts to reform R6 Zoning on the hill, and later to enact a historic preservation district. Through my research and outreach, it became clear that those effected the most, the long-time area residents, had no idea this movement was well under way and the dramatic impact it would have on their lives. **It was on behalf of this less vocal significant majority that I got involved and now I ask you to as well.**

I am a preservationist at heart and truly appreciate the varied architecture of the East End. And like many of you, I'm also a long-time supporter of [Greater Portland Landmarks](#).

All this said, I believe **dramatic changes to R6 zoning and designating the East End as a historic district are the wrong solutions** to address the concerns that sparked these efforts. **If you have clients buying or selling on the East End, you should care.**

See below for more information and please share with your clients! We are looked to as experts on this stuff, and I encourage you to make this your

own and share widely. I will keep you informed as things further develop.

Thank you for your time!

Tom

What's Going On?

Responding to concerns from a group of Munjoy Hill residents, the City Council temporarily halted any tear-downs and placed restrictions on building on the Hill this past year. Since then, [Greater Portland Landmarks](#) has also proposed making the majority of the area a historic district. **Permanent changes to R6 zoning laws will be voted on by the City Council on June 4th, and NOW is the time to best influence this process.**

Why it's Important

If proposed changes are put in place, they would dramatically limit new developments and additional housing, and significantly restrict renovations to existing properties.

Preserving Portland's historic architecture is very important, but these proposals go too far.

If passed they could lead to a **lowering of Munjoy Hill property values**, and **prevent property owners from making many renovations** needed to support contemporary living or even address safety concerns.

These changes, and namely the creation of a historic district, would negatively impact many of the long-term residents of Munjoy Hill. The families who remember the old Munjoy Hill, and have welcomed the revitalization, could see their property values slide. In contrast, many of the proponents moved in more recently, or are non-residents simply with a professional or general interest in preservation.

This process deserves better awareness and a mix of voices at the table.

How Are You Impacted?

If you live on Munjoy Hill:

- Your property value will decrease.
- Housing in your neighborhood will be more scarce, with less new properties built, including affordable housing.
- Any parking hassles you experience could get worse with less opportunities to build off-street parking.
- This limits how you and future owners can remodel, renovate, expand, partially demolish, and rebuild, no matter the condition of the property.

If you DON'T live on Munjoy Hill:

- This process has had very limited public awareness, received little comment or input, and been driven by a very small group of people.
- This type of effort could spread and impact zoning rules across the city.

How to Get Involved

First and foremost, **attend and speak out at the [Listening Session this coming Monday](#)**, February 26th from 7-9PM at East End Community School. **This meeting is critical and is when city planning staff will take input before drafting edits.**

Other ways to get involved:

- Attend the second session on Saturday, March 24th 11-1PM at East End Community School where final proposed changes will be presented by City Planning staff.
- Send your thoughts to:
 - Jeff Levine, City of Portland Director of Planning & UD
jlevine@portlandmaine.gov
 - Belinda Ray, City Councilor District 1 (Munjoy Hill)
bsr@portlandmaine.gov
 - The Mayor and all other City Councilors:
estrimling@portlandmaine.gov, sthibodeau@portlandmaine.gov,
bbatson@portlandmaine.gov, jcosta@portlandmaine.gov,
kcook@portlandmaine.gov, pali@portlandmaine.gov,

nmm@portlandmaine.gov, jduson@portlandmaine.gov

- o Hilary Bassett, Executive Director of Greater Portland Landmarks
hbassett@portlandlandmarks.org

There is a group forming and a website will be created in the very near future to include more.

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