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## Fwd: preliminary review

1 message

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

Mon, Mar 19, 2018 at 8:28 AM

For the Munjoy Hill file.

Jeff Levine, AICP  
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----- Forwarded message -----

From: **Lauren Reiter** <laurenreiter@yahoo.com>  
Date: Fri, Mar 16, 2018 at 3:57 PM  
Subject: Re: preliminary review  
To: Christine Grimando <cdg@portlandmaine.gov>  
Cc: Mark Burns <mark.burns@onsemi.com>, Alison Leavitt <aleavitt@wssa.com>, Ann Machado <amachado@portlandmaine.gov>, Jeff Levine <jlevine@portlandmaine.gov>, Shukria Wiar <shukriaw@portlandmaine.gov>, "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "sthibodeau@portlandmaine.gov" <sthibodeau@portlandmaine.gov>, "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "jcosta@portlandmaine.gov" <jcosta@portlandmaine.gov>, "kcook@portlandmaine.gov" <kcook@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "hbassett@portlandlandmarks.org" <hbassett@portlandlandmarks.org>

Thank you for replying, Christine. I am following this review process quite closely -- as are my clients, who bought their property on Sheridan Street early in 2017 with the intention of demolishing the very derelict house on the property and building a new house that would conform to the zoning stipulations in place at that time. The current/temporary code in place for the IPOD is so limiting in terms of design, that they are very concerned that they will be forced into a building which would not reflect their intentions when they bought the property.

To share some of my opinions on what is now being considered for Munjoy Hill, I'd note the following:

**The east end of Portland has its own special character, unique from other parts of downtown and the west end of Portland. Houses were built on much smaller lots in the East End, with a much more "cheek by jowl" approach to both construction and to building form. This is the true nature of Munjoy Hill: diversity.**

**All of us who have worked in this part of Portland have found buildings which were built using random and often under-sized framing systems and waste materials- to the point where one wonders how these buildings are still standing. These buildings are often beyond repair, and importantly often cannot be brought up to current energy or safety codes— never mind being high performance. Some buildings are truly not worth saving.**

**If Portland wants to revise its code, then surely a false historicism ( e.g. steeply pitched roofs or pseudo-historic building entrances !!) should be of less concern than high performance matrices such as energy performance and storm water management. *Let Munjoy Hill be a leader in the use of vegetated roofs- not mansart roofs!!***

**Furthermore, cars are an integral part of this urban landscape - for better or for worse— and to insist that cars be tucked behind buildings is not only inconsistent with existing patterns, but will only serve to increase the amount of paved area and decrease areas that could be used for yards and vegetation. This would be a disaster for stormwater management.**

.....and one more thing... **FLAT roofs have been a mainstay of the Portland architectural vocabulary FOREVER.**

thank you for considering the above-noted opinions,  
Lauren

**Reiter Architecture & Design** Lauren J. Reiter, RA, LEED AP  
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On Thursday, March 15, 2018, 10:40:25 AM EDT, Christine Grimando <[cdg@portlandmaine.gov](mailto:cdg@portlandmaine.gov)> wrote:

Hi Lauren,

Applying now only makes sense if you plan on meeting the IPOD (interim) standards, as we would have to review an application submitted between now and June 4th under them. Since we don't know what the final standards will be, we can't review it against future regulations, either. We're aware the IPOD has added uncertainty for some projects, and we'll make every effort to review the project - and any other projects that have waited out this interim period - as quickly as we can.

I don't yet know which of the interim standards will be made permanent, but feel free to check-in between now and June. The City Council implements all zoning and land use code changes, but Planning staff will be making recommendations in the coming months.

Hope that helps.

Best,

Christine

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**Portland's Plan 2030**

On Thu, Mar 15, 2018 at 8:34 AM, Ann Machado <[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)> wrote:

Lauren -

Once again, sorry for my delay in responding. When the interim overlay zone expires in June, a revised R-6 zone will go into effect. I don't think that it will have the same requirements as the old R-6 zone. I would imagine that it would be similar to the interim requirements but I don't know. Christine Grimando in the Planning Division is overseeing the rewrite. I would reach out to her. Her email is [cdg@portlandmaine.gov](mailto:cdg@portlandmaine.gov) .

Ann

Ann Machado  
Zoning Administrator  
Permitting and Inspections Department  
City of Portland, Maine  
(207) 874-8709

On Wed, Feb 21, 2018 at 5:01 PM, Lauren Reiter <[laurenjreiter@yahoo.com](mailto:laurenjreiter@yahoo.com)> wrote:

thanks Ann. My most pressing question at this point is: if a project is submitted that does not conform to the interim Munjoy Hill zoning regulations, will it automatically be thrown out? My concern is that waiting until June when the

permanent zoning

regs are to be enacted may mean that the project would not even get reviewed until late summer or fall at best. So I am wondering if, just to get a "place in line" if I should go ahead and submit our project which does not conform to the new temporary regs, but rather the previous regs, to get the process rolling.

I'm sure that you, at this point, would not dream of suggesting which of the new regs may actually become permanent (would you??). It's a nightmare for clients and architects: what to do, what to design.

thanks, Lauren

**Reiter Architecture & Design**

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On Wednesday, February 21, 2018, 4:17:51 PM EST, Ann Machado <[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)> wrote:

Lauren -

I'm sorry that I didn't get back to you sooner. We are experiencing such a high demand for our services by the public that it can take awhile to get back to people. Because of the high demand our supervisor has told us to try to answer any questions by email or telephone. If the questions can't be resolved then the last resort is to schedule a face to face meeting. Unfortunately I cannot do a preliminary review of your project. You can email me specific questions about the interim ordinance which I will answer. To get your project reviewed you will need to submit the New one and two family building permit / Level I Minor Residential Site Plan application.

Thanks.

Ann

Ann Machado

Zoning Administrator

Permitting and Inspections Department

City of Portland, Maine

(207) 874-8709

On Fri, Feb 9, 2018 at 8:33 AM, Lauren Reiter <[laurenjreiter@yahoo.com](mailto:laurenjreiter@yahoo.com)> wrote:

Ann, would you be willing to have a brief meeting with me to do a preliminary review of my project at [110 Sheridan St.](#)? I just read the new Munjoy Hill section of R6 and have some specific questions, re the project that I am developing.

I'm hoping you might be available to meet either Tuesday or Wednesday Feb 20-21st.

thanks, Lauren

**Reiter Architecture & Design**

Lauren J. Reiter, RA, LEED AP

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