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## Fwd: Munjoy Moratorium Listening Sessions

1 message

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

Fri, Mar 9, 2018 at 9:16 AM

For the Munjoy Hill file.

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

From: **Pamela Day** <pday2304@gmail.com>  
Date: Thu, Mar 8, 2018 at 7:04 PM  
Subject: Munjoy Moratorium Listening Sessions  
To: "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "kcook@portlandmaine.gov" <kcook@portlandmaine.gov>, "jcosta@portlandmaine.gov" <jcosta@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "jlevine@portlandmaine.gov" <jlevine@portlandmaine.gov>, "ccameron@portlandmaine.gov" <ccameron@portlandmaine.gov>, "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>

Thank you for hosting Listening Sessions on the Munjoy Hill Moratorium and R-6 code revision. It is so important that Munjoy residents have an opportunity to share our concerns and hopes for the revised code. Since we were not able to attend the first Listening Session, we would like to submit the following comments.

We ask that the Council and Staff enact and implement the following:

1) Regulate DEMOLITION of existing buildings.

The 2015 code revision provided an incentive to tear down existing homes, including those with historic value and those 2-and 3-unit properties that provide affordable rental housing on the hill. Demolition standards should guide decision making regarding demolitions in the Munjoy Hill R-6 Overlay. Further, the revised code should support and encourage the maintenance and restoration of both historic and affordable housing.

2) Create DIMENSION guidelines/standards that address scale and mass of buildings in relation to their immediate surroundings.

Create a Munjoy Hill R-6 Overlay and use the same boundary and dimension recommendations as those outlined in the IPOD, including the IPOD's R-6 language on rooftop appurtenances.

3) Establish DESIGN & BUILDING standards and guidelines that:

- eliminate the Alternate Design Review as an option and

- insure that the R-6 infill standards apply to lots over 10,000 SF as well as smaller lots.

Thank you for your attention to our comments. We look forward to participating in the next Listening Session.

Sincerely,

Pamela Day & Michael Petit

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Sent from [Mail](#) for Windows 10