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## Fwd: Munjoy Hill We the People Who Are the Community

1 message

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

Wed, Mar 28, 2018 at 11:08 AM

For the Munjoy Hill file.

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From: **Carol Connor** <balsamique@live.com>  
Date: Mon, Mar 26, 2018 at 10:56 AM  
Subject: Munjoy Hill We the People Who Are the Community  
To: "jlevine@portlandmaine.gov" <jlevine@portlandmaine.gov>  
Cc: Carol Connor <balsamique@live.com>, Candy Poore <moe4545@aol.com>

Dear Mayor and City Councilors,

As a longtime resident of Munjoy Hill I embrace and appreciate the history and culture of this unique and valuable asset. I own and occupy an 1880 cape that has been in my family since 1946. It is situated in a way that allows daily inspiration from the view of the Promenade and the Bay. I am an invested resident who wants to be heard and counted IN as supporting whatever zoning, regulation, moratorium or defining of historic preservation areas needs to occur to preserve the character, architecture and quintessential essence of the Hill.

In particular, I ask that you give first consideration to those of us who actually live on the hill rather than to those who wish to capitalize on its assets by destroying neighborhood homes that could in most cases be restored and lived in.

It is shocking and shameful that building permits have been issued that allow construction of structures that most assuredly are not "affordable or compatible with existing buildings, and do not improve or enrich community life. How did they pass the planning board's scrutiny if the guidelines that monitor such construction were actually followed?

I learned in a recent community meeting that for new construction the planning board must consider the following within a 2 block radius : Architectural compatibility, Scale, Mass, Height? None of these aspects seem to have been considered with recent box style construction or with the 4 story condominium planned for Montreal St.

## My Requests

- Extend the moratorium for one year
- Require the planning board to adhere to the guidelines that monitor construction including consideration for scale, mass and architectural compatibility...
- require the planning board to adhere to the stated R6 building guidelines and restrict the plans for constructing a 4 story condo at 33 Montreal St. THERE ARE NO 4 STORY BUILDINGS on Montreal St! It violates the guideline of scale.
- Strictly adhere to appurtenances being contained within the height limits NOT TO EXTEND ABOVE that limit
- Adopt Design and Building Standards that preserve the Architectural integrity of the Hill and require construction to be compatible with neighbors' dwellings. Eliminate the Alternative Design Option entirely
- Return zoning to pre 2015-R6 or IPOD R6 change.

Regards,

Carol M. Connor

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