

Proposed revisions to R-6

Pamela Day <pday2304@gmail.com>

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Posted in group: **Planning Board**

Members of the Planning Board:

We purchased our two-family home on Waterville Street in 2005. The property, an 1860 Greek Revival which survived the Great Fire, needed extensive rehabilitation. Over the years we have made significant improvements, including major work to shore up the foundation and rock walls, rid the property of vermin, make both units livable, and improve the grounds. We are proud to say that many who pass by our home remark upon its attractiveness and historic appeal.

We appreciate the efforts of the City Planning Staff in preparing the IPOD and the draft revised R-6 rules. These are a step in the right direction in preserving the historic character and livability of Munjoy Hill which has been threatened by outsized development since the 2015 zoning changes. In considering the proposed staff recommendations on April 10 we urge the Planning Board to 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 discourage demolition of homes with historic value and the revised code should support and encourage the maintenance and restoration of both historic and affordable housing.

2) Ensure DIMENSION guidelines/standards properly regulate scale and mass of buildings in relation to their immediate surroundings.

Newer, bulky condominium buildings detract from the social interaction typical of the Hill and reduce light and space enjoyed by all residents from the street scape. The revised code should 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 and enforce 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.

4) Create a Munjoy Hill Neighborhood Conservation Overlay District that provides additional protections to the Hill's historic neighborhoods, including matching side setbacks to the neighborhood when possible, discouraging additions on existing nonconforming buildings, and adding some flexibility for smaller lots.

Thank you for your consideration of our request.

Sincerely,

Pamela Day & Michael Petit

25 Waterville Street

Portland 04101

Sent from Mail for Windows 10