

Written comments on Munjoy Hill neighborhood conservation overlay district

Joshua Broder <joshua.broder@gmail.com>

Apr 29, 2018 8:35 PM

Posted in group: **Planning Board**

I'm a resident of Munjoy Hill at 96 St. Lawrence Street, along with my wife and two young children. We own our condo, which pre-dates the recent boom in condo construction. I also own a business and it's office condos located at 16 Middle Street.

I recently became aware of the effort on the Munjoy Hill neighborhood conservation overlay district.

I think it's a bad idea. Much of the older housing stock on Munjoy Hill was uninteresting and poorly constructed when it was built, and decades of economic hardship has left it poor shape, and in many places, a hodgepodge of design styles.

I think that there is a lot of concern about housing costs driving the effort to freeze the current state of housing units in place. There are several special properties on the hill that should be protected. A blanket district is a blunt instrument that will slow down much needed improvements, without much impact to housing costs. The harm seems to outweigh the good. Historic districts have been great for our city, it just does not seem appropriate in this case.

Respectfully,

Joshua Broder

Joshua.broder@gmail.com