
Fwd: Munjoy Hill Neighborhood Conservation Overlay District

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

Wed, May 2, 2018 at 11:20 AM

For the Munjoy Hill file.

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From: **Pamela Day** <pday2304@gmail.com>
Date: Wed, May 2, 2018 at 10:58 AM
Subject: Munjoy Hill Neighborhood Conservation Overlay District
To: "Planningboard@portlandmaine.gov" <Planningboard@portlandmaine.gov>, "jlevine@portlandmaine.gov" <jlevine@portlandmaine.gov>, "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>, "info@munjoyhill.org" <info@munjoyhill.org>

We appreciate the good work that has been done by Planning Staff to address the concerns that brought about the moratorium on Munjoy Hill. However, we are concerned that the proposed text amendments will not prevent continued speculation, unnecessary teardowns, and construction of more big box buildings that dwarf the streetscapes and further reduce affordable housing on the Hill.

We urge the Planning Board to amend the proposed codes as follows:

1: Strengthen the Demolition Language by:

- a. Adding the requirement of public signage to announce proposed demolitions
- b. Adding the requirement of a public hearing on proposed demolitions
- c. Adding the requirement of affordable housing units to new construction
- d. Providing the option for proactive Planning Department review of properties proposed for demolition to identify those with landmark/contributing status
- e. Providing clarification and a description of the term, "preferable preservation"

2: Providing additional language to ensure that the Design Standards will be enforced so that more out-of-context and neighborhood dwarfing buildings are not built on the hill.

3: Providing a specific time line for proposed historic district designation, initially using the Greater Portland Landmarks two proposed districts.

Thank you for your consideration of these needed enhancements to the code revision. Without them we fear it will be business as usual.

Respectfully,

Pamela Day & Michael Petit

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