
Fwd: Planning Department Zoning proposal for Munjoy Hill

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

Thu, May 3, 2018 at 2:53 PM

For the Munjoy Hill file.

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From: **EJ Koch** <ejkoch@gmail.com>
Date: Thu, May 3, 2018 at 2:52 PM
Subject: Planning Department Zoning proposal for Munjoy Hill
To: planningboard@portlandmaine.gov, jlevine@portlandmaine.gov, Belinda Ray <bsr@portlandmaine.gov>

Hello and thank you,

I support responsible and clear zoning regulation that will adequately preserve the historic character of Munjoy Hill. While the Hill has traditionally been a place where working people have lived and raised families, that historic character is rapidly being compromised by speculative development of “big box” condo-type housing. The housing thus added is far out of the financial reach of most Maine residents. It is opposed by most property owners and residents of Munjoy Hill for this reason, and because it is not compatible or consistent with the type, design, and scale of housing here.

The Planning Dept Recommendations are a good start, but are not yet specific enough to provide adequate protection for our neighborhoods, and clear guidance to redevelopers.

Specifically, I support measures, including but not limited to the following:

Stronger language regarding demolition incorporating:

- a) addition of required public signage noticing teardown application,
- b) addition of public hearing on each demolition proposal,
- d) proactive review by the planning dept for landmark/contributing status on each,
- e) Clarification and a clear description of "preferable preservation"

Specific design standards incorporated as part of the Zoning ordinance that ensure and clarify compatible scale/mass and architecture. Redevelopers should be clearly on notice of what is and is not permissible, without “discretionary” application of zoning. The design standards that have been in place recently have failed to accomplish these goals, and have led to erection of incongruous developments now permanently standing on the Hill.

Specific timeline for designation of proposed historic district(s) *initially* using the two districts outlined by Greater Portland Landmarks. (Fall 2018 or later)

Yours Truly,

Erna Koch