

## Munjoy Hill for Munjoy Hill residents

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Posted in group: **Planning Board**

I am writing to ask you to please accept the changes that our Munjoy Hill Conservation Collaborative as well as the MHNO is suggesting.

I live on the corner of Quebec and Lafayette Streets in a house that is being considered for Historic Preservation, and I am all for it. In my thirteen years on the Hill, I have seen appalling changes. I am not against change itself, and I am not against modern architecture. But I am against willy-nilly tearing down of old houses and replacing them with unimaginative, soul killing monoliths. And I am against tiny green spaces being taken over by developers for so-called in-fill. At the moment, on Quebec, I can count three monoliths, disproportionate and ill-suited to the neighborhood, that are either sited on properties where older buildings were demolished or that took advantage of the R-6 zoning change that allowed tiny green spaces to be built on. On Lafayette there are two more.

What is particularly distressing about the Hill's takeover by developers is the dwindling of families with small children. They can no longer afford to stay here. When I first moved in, the single-family house next door was home to a family with four children. They moved, and a young couple moved in who eventually had three daughters. But when they sold, prices had soared, and the next residents were doctors. Now it's for sale again, and my fingers are crossed that it doesn't fall prey to the current trend of demolition and quick replacement.

We need specific design standards in the zoning ordinance, and developers need to be held accountable for following those standards. We need housing affordable for young families, and we need specific demolition procedures and strengthening of the language in the zoning. No more "discretionary" application of zoning!

Please consider the residents of Munjoy Hill when making your decisions.

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Sent from my iPad