

May 8th public hearing on Munjoy Hill R-6 zoning

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Posted in group: **Planning Board**

Jeff, Chair Dundon, and Members of the Planning Board,

After reviewing the report and attached materials posted by the city on May 5th Greater Portland Landmarks has a couple of additional questions and comments on the R-6 changes.

1) 14-140.5.5.(b). *Definitions*

Reducing the number of definitions helps make the document clearer, but we were concerned about the removal of language defining a preferably preserved building as a building significant to social, cultural or other areas of history. The removal of this language also seems to be in conflict with 14-140.5.5.(d).f. *Final Determination of Preferably Preserved Building* where the “architectural, cultural, or social heritage of Munjoy Hill” would be considered in a final determination. Particularly in the absence of any historic districts on the hill to protect vernacular resources associated with minority communities or significant persons, we urge you to reintroduce language into a fourth bullet point within the definition of a *Preferably Preserved Building*:

4. It is associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic, or social history of Munjoy Hill or the City of Portland.

2) 2) R-6 Infill Development Design Standards, Section IV Alternative Design Review

Does the use of “building type” or “type” in the first two paragraphs of the section refer to use (apartment house e.g.) or form (rowhouse e.g.)?

3) 3) R-6 Infill Development Design Standards, Section IV Alternative Design Review

At the end of the fourth paragraph it states “The final decision whether to issue an Alternative Design Review Certificate is at the discretion of the review authority and may only be appealed to the Historic Preservation Board.” The previous draft stated a HPB decision may not be appealed. What is the proposed appeals procedure for the HPB to reconsider a previous decision on whether to issue an Alternative Design Review Certificate?

Thank you.

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