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## Fwd: Munjoy Hill housing development

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

Tue, May 8, 2018 at 4:38 PM

For the Munjoy Hill file.

----- Forwarded message -----

From: Lisa Morris <lisa.morris@maine.edu>  
Date: Tue, May 8, 2018 at 4:17 PM  
Subject: Munjoy Hill housing development  
To: Belinda Ray <bsr@portlandmaine.gov>, Jeff Levine <jlevine@portlandmaine.gov>

Hi Belinda, Hi Jeff

I can't come to planning board meeting tonight but I want to weigh in....I share the concerns of many Munjoy Hill residents and would like to see the City make some tweaks to the zoning and design standards. I'm not sure what I think of the historic conservation idea - it sounds too complicated for the Hill given its make-up of housing types - but I definitely think changes to set-backs and building to plot ratio and some design stipulations would be a really good idea. The oversized box-like condominium complexes - and, frankly, even some of the oversized nonconforming single family buildings - are really changing the look and feel of the neighborhood. Their design and size is decidedly unneighborly. Their over-size, flat facades and lack of porches make them look fortresses. The condo complex proposed for St. Lawrence is particularly awful going up on Merrill and Cumberland. I think those kinds of buildings belong on main thoroughfares like Congress and India, not on smaller side streets where their size dwarfs everything else. I also support ways (incentives via tax breaks) that encourage rehabilitation of existing buildings where feasible, especially if its a multi-unit and owner-occupied. Too many multi-units with more affordable rentals units are being torn down and replaced with high-priced condos. We really want the Hill to remain a neighborhood where all types of people live, not just rich retirees and part-time residents.

After I read the notes from tonight's meeting, I'll probably have more information and more opinions ;)

Thanks.  
Lisa

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