
Fwd: R-6 zoning changes and historic district designation

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

Tue, May 8, 2018 at 5:55 PM

For the Munjoy Hill file.

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From: **Stephen Gaal** <steve@gaal.com>
Date: Tue, May 8, 2018 at 4:42 PM
Subject: R-6 zoning changes and historic district designation
To: planningboard@portlandmaine.gov
Cc: Jeff Levine <jlevine@portlandmaine.gov>

To the Portland, ME Planning Board:

I had hoped to attend this evening's meeting and speak on the issue of zoning changes and historic district designation but I am unable to attend and wanted to communicate my feelings on the issues.

1. Although the proposed changes to R-6 zoning to correct the misstep of the 2015 changes is a step in the right direction, it does not go far enough. Demolitions are still too easy to do and the dimensional standards need to be amended so that the scale and mass of a project is in keeping with its neighbors when determining the maximum dimensions.
2. The alternative design review process needs to be strengthened and loopholes closed. I support review by the Historic Preservation Board.
3. I support an 18 month delay on demolitions that includes public notice and comment.
4. Whatever changes you are contemplating re non-conforming building expansion should be city-wide, not just Munjoy Hill. I know you want to increase density on the peninsula, particularly the East End, but there are many other neighborhoods that should also be included in any changes to increase density.
5. Finally, as a home owner in what is the proposed historic district overlay (176 Eastern Promenade), I strongly support the creation of such an historic district and would like to see a date certain for such a designation and to have the process begin now.

Thank you for including my thoughts in your decision making process.

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The Russian dissident and chess grandmaster Garry Kasparov drew upon long familiarity with that process when he tweeted: "The point of modern propaganda isn't only to misinform or push an agenda. It is to exhaust your critical thinking, to annihilate truth."