

From: [Private General](#)
To: [Planning Info](#)
Subject: For TAC Work Session Dec 8th
Date: Monday, December 7, 2020 10:18:20 PM

Dear Planning Dept,
(1) RE: 31 Raynes, 1 Raynes, 203 Maplewood Ave
(2) RE: 238 Deer St

I did not have time to review these plans carefully yet. I realize this is work session therefore I'm not sure if public comment is allowed at this point. If it is I would like to submit the following notes.

RE: 31 Raynes Ave

Dear Members of TAC,

Here are the things I immediately noticed about this proposal, which should be addressed right away. According to design plan C-102 there aren't enough parking spaces, if I'm reading it correctly. The Community space being provided is in the 25' wetland buffer and shows a path there. The 25' buffer is pretty much a don't do anything area per Article 10 of Portsmouth Zoning and per NHDES, especially along an impaired pond. **It should not count as community space if the city can't use it!** Part of their parking lot is in the 50' wetland buffer. Seems like a bit much for such a small area, even with downtown zoning.

Thank you,

Elizabeth Bratter
159 McDonough St
Portsmouth Property Owner

RE: 238 Deer St.

Dear Members of TAC,

It is wonderful 238 Deer St is proposing micro apartments. However, the Islington Creek neighborhood has a terrible parking issue which is well known by the Parking Department and DPW. Every development or business that goes in which is walking distance to the Islington Creek neighborhood just adds to the problem. The new building at 181 Hill St/89 Foundry Place will be short parking. Right now the lot at the Heinemann Building is being used for free public parking and it is full. That lot is for sale and those spaces will disappear. Although it is a nice idea to think that people who live in micro apartments will not own cars and those who do will walk to the Foundry Garage, unless spaces are provided for free somewhere, they will park in the neighborhood which is free! This idea needs to be revamped to include enough parking by the standards that exist which are already very meager or provide a parking permits for free to all tenants who need them! Some kind of agreement should be written up by their legal team.

Thank you

Elizabeth Bratter
159 McDonough St
Portsmouth Property Owner