

From: [Joe Famularo](mailto:Joe.Famularo@cityofportsmouth.com)
To: [Planning Info](mailto:Planning@cityofportsmouth.com)
Cc: bethpjefferson@gmail.com; madbarrister@aol.com
Subject: Fwd: 105 Bartlett Development Appeal
Date: Monday, June 14, 2021 12:44:03 PM

Just a quick note to inform the Planning Board that I, as an abutter to 105 Bartlett, wish to be put on the record as concurring 100% with Beth Jefferson's email below.

Kind regards,
Joe

Joe Famularo
141 Mill Pond Way Unit 3, Portsmouth, NH 03801

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

From: **Beth Jefferson** <bethpjefferson@gmail.com>
Date: Mon, Jun 14, 2021 at 10:32 AM
Subject: 105 Bartlett Development Appeal
To: <planning@cityofportsmouth.com>
Cc: bethpjefferson@aol.com <bethpjefferson@gmail.com>, Duncan Maccallum <madbarrister@aol.com>

As a concerned 20- year Portsmouth resident who lives on Sparhawk Street, in the Christian Shore neighborhood, I am writing to request your serious re-consideration regarding the large-scale housing project that recently received an exception to a very important rule that has governed the North Mill Pond area for many years.

Many who have lived in this area for many years have served as custodians of the mill pond and worked hard to help improve the health of the pond and the surrounding banks, vegetation and wildlife. Many of us belong to a community non-profit called Advocates for the North Mill Pond, and have invested our time and money in preserving and stewarding our beautiful but fragile pond. We respect the rules that have been established and adhere to the protective standards. We hold our neighbors to these standards if we see non-compliance.

We ask that all who develop here comply with the laws and standards by which we comply. Portsmouth's rapid development and developers are not justification for overlooking the protections that keep our pond healthy and our community intact..

I "attended" the planning meeting where the exception was granted to allow building within the buffer zone. I listened to the citizens who called in, mostly opposed to the exception. I observed the shift of those who were ready to support the protection of the pond and oppose the encroachment in the buffer zone, after staff at the meeting instilled fear that the developer would walk away from the project if the exception wasn't granted. This was highly speculative, and frankly sad to see our Planning Board leadership playing the fear card to sway the board.

Many developers are investing in Portsmouth, some without regard for the aesthetic, historical and environmental balance that we need to preserve the spirit and commitment of the city

during such a growth period. Asking the developer to reduce footprint and comply with our standards should not be overlooked as the city oversees this development.

Please consider our appeal - it reflects the majority of the residents' wishes who have spoken and written. The developers will find a way to comply as long as we adhere to the boundaries that have been established.

Sincerely,

Beth Jefferson
111 Sparhawk Street
Portsmouth, NH

--

Joe Famularo
Portsmouth, NH

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From: [Mary Lou McElwain](#)
To: [Planning Info](#)
Subject: 105 Bartlett St
Date: Monday, July 19, 2021 2:24:43 PM

To Members of the Portsmouth ZBA,

We have joined many other Portsmouth residents in opposition to the development designated as 105 Bartlett Street, Portsmouth.

There are several reasons listed by Atty Duncan McCallum in the appeal to your board that we agree with and have signed onto.

Specifically we are opposed to the size and density of this massive development and most importantly the impact it will have on the neighborhood on all sides of the North Mill Pond. That approval was given for a significant encroachment on wetlands in the immediate area goes against any wetland ordinances of this city. Is no-one paying attention to the rising tide! This concern may not be under your actual jurisdiction but it is part of the development and we strongly oppose any approval that affects the wetlands around the North Mill Pond.

We ask that you all consider every aspect of this appeal and carefully listen to resident concerns.

Thank you.

MaryLou and Bob McElwain
259 South Street

Sent from my iPad

From: [Lenore Bronson](#)
To: [Planning Info](#)
Subject: Bartlett project
Date: Monday, June 7, 2021 10:42:18 PM

Please think of residents and the environment and make your decision accordingly. Longterm considerations need to be primary. We ask you to make a decision you and our community can live with and leave as a legacy.

From: [William Gindele](#)
To: [Planning Info](#)
Subject: letter to ZBA re: 105 Bartlett St proposal
Date: Tuesday, July 6, 2021 12:51:26 PM

Dear Members,

I am writing to ask you to reverse the Planning Board decision regarding the 105 Bartlett St development proposal.

The property's wetlands buffer zone, and the land that supports it, is a very important ecosystem. It will no doubt play an increasing role in climate change protection for the area. I don't understand how we would be relaxing rules and allowing the destruction of this valuable entity, especially at this point in time, when things will only continue to get worse, and the surrounding properties will become more vulnerable.

As well, the beauty and spiritual tranquility of the pond is meaningful and restorative for many who live, walk, drive, or bicycle nearby. It has only been able to remain this way because of very strict adherence to development restrictions. Why aren't we now honoring these longstanding rules?

This massive development proposal will have many negative ramifications to those around it. I hope you will consider these detrimental effects in your decision.

Please rectify a situation that will otherwise be an irreversible destruction of our important wetlands buffer zone and all the surrounding plant life, mature trees, and diverse species that protect and enhance land (and people) way beyond its square footage.

Please find the two attached North Mill Pond photos that illustrate my points.

Thank you for your consideration.

Respectfully,
Julia Gindele
229 Clinton St.





From: [Abigail Gindele](#)
To: [Planning Info](#)
Subject: letter to ZBA re: 105 Bartlett St proposal
Date: Monday, June 7, 2021 4:43:25 PM

Dear Board members,

The vote from the April meeting about the 105 Bartlett St proposal has brought us to this point. So, I'd like to highlight one "inconsistency" from that meeting.

Ed Hayes said to everyone that he has been an advocate of the North Mill Pond and that his project would improve the shoreline. However, I'd like to point out that he used his own, neglected shoreline and property to illustrate the most egregious areas. He, as landlord and business owner, has not been cleaning up after his own business or of his tenants. Emptying the Play All Day doggy daycare space is what filled that dumpster he spoke of and the pile of debris in the photo he showed had been there for years from his own tenants, Pepperell Cove Marine. He hasn't been cleaning up after himself and he's twisting it to sway committee members. To drive that point further, it's the Mill Pond loving residents who voluntarily go out and pick up the accumulating litter on his shoreline, as they do with their own properties and streets.

You may be wondering I am bringing up litter when the major violations of this project are:

- Building in, what is supposed to be protected by law, the 100' buffer zone, and
- The completely out-of-scale height, excessive population density, and non-historic architecture of the proposed buildings -- especially if "comparable architecture" stipulations are applied.

This is why: The disingenuousness of the garbage issue illustrates the whole project. The property was purchased knowing they would have to manipulate the law to get the design they wanted in order to reap the highest profit. They banked on it and it started with the rezoning. They have no desire to protect or preserve the North Mill Pond; otherwise they would move the buildings out of the buffer zone and give them a lower profile. Further proof they don't care, they hired a landscaping firm that has a dismal knowledge of native ecosystems, thus sealing the environmental destruction of the North Mill Pond shoreline.

They are dishing up a buffet of personal profit-grabbing to the City, calling it beautification, and using that as the rationale for City representatives to bend the law in their favor. If this proposal goes through, their new tenants get to look across the Pond to a pastoral scene maintained by caring landowners. Whereas, those caring landowners will see their view turn from a delightful and soul-refreshing pocket of nature into a towering pile of modern abomination.

With hope,
Abigail Gindele
229 Clinton St.

6/14/2021

To Members of the Zoning Board of Adjustment,

My name is Kate Harris. I am one of the city residents that signed on to the 105 Bartlett Street development appeal.

As I once again address the reasons why we felt compelled to take this particular action, I would hope that your board has the time to look over the correspondence of the last three plus years to the various city departments by scores of residents. You'll find the same few recurrent themes and the same ardent pleas and petitions:

1. - Build something that fits the character and size of the surrounding neighborhoods, not enormous boxes that dwarf all that surrounds them. You have only to look at what's been done on Cate Street to get a clear sense of how inappropriate it would be in this case and what a slap in the face it is to every resident living in this part of town who has begged for better. What started out as a plan for a townhouse style development, when it was first presented to us by Ed Hayes 3+ years ago has morphed into something completely different. It's now become a massive project driven

by big development interests with the goal of maximum profits. The principals of this project admitted that they could indeed build outside the 100' buffer, but doing so would cut into their profit margins because it would mean something smaller.

2. - Uphold and enforce the city's 100' Wetlands Setback to offer a measure of buffer protection to The North Mill Pond. We are concerned about water quality, harmful effects of runoff, loss of rapidly diminishing coastal areas to support wildlife habitat, harmful pollution from light, noise, traffic etc...

I would strongly urge everyone on your board to take a drive down Dennett St. to Mill Pond Way for a closer look at what's at stake before you meet on this issue. Stand in the newly named McEachern Park and imagine the utter destruction across the pond when that land is completely leveled. The current plans addressing habitat restoration are a joke. Wildflowers, grasses and a couple of trees will not mitigate the loss of critical shoreline protection that is provided by what's there now - only the 100' setback can do that.

I believe that the misery that's about to be unleashed on the residents living on both sides of the pond at hands of developers who care nothing for the people of these neighborhoods is appalling.

And do date, after more than 3 years of writing letters, gathering signatures, attending meetings and petitioning the boards, our city planners have actively

chosen to ignore their own residents. Instead, they're kneeling before the big money interests, aiding and abetting a poorly conceived project and calling it "character" development.

I beg your members to rule in favor of the hundreds of city residents who have spoken up and out for years in an effort to protect the valuable resource that is the North Mill Pond. We can and must do better for our city.

Sincerely,
Catherine(Kate) Harris
166 Clinton Street, Portsmouth, NH

From: [Beth Jefferson](#)
To: [Planning Info](#)
Cc: bethpjefferson@aol.com; [Duncan Maccallum](#)
Subject: 105 Bartlett Development Appeal
Date: Monday, June 14, 2021 10:32:59 AM

As a concerned 20- year Portsmouth resident who lives on Sparhawk Street, in the Christian Shore neighborhood, I am writing to request your serious re-consideration regarding the large-scale housing project that recently received an exception to a very important rule that has governed the North Mill Pond area for many years.

Many who have lived in this area for many years have served as custodians of the mill pond and worked hard to help improve the health of the pond and the surrounding banks, vegetation and wildlife. Many of us belong to a community non-profit called Advocates for the North Mill Pond, and have invested our time and money in preserving and stewarding our beautiful but fragile pond. We respect the rules that have been established and adhere to the protective standards. We hold our neighbors to these standards if we see non-compliance.

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I "attended" the planning meeting where the exception was granted to allow building within the buffer zone. I listened to the citizens who called in, mostly opposed to the exception. I observed the shift of those who were ready to support the protection of the pond and oppose the encroachment in the buffer zone, after staff at the meeting instilled fear that the developer would walk away from the project if the exception wasn't granted. This was highly speculative, and frankly sad to see our Planning Board leadership playing the fear card to sway the board.

Many developers are investing in Portsmouth, some without regard for the aesthetic, historical and environmental balance that we need to preserve the spirit and commitment of the city during such a growth period. Asking the developer to reduce footprint and comply with our standards should not be overlooked as the city oversees this development.

Please consider our appeal - it reflects the majority of the residents' wishes who have spoken and written. The developers will find a way to comply as long as we adhere to the boundaries that have been established.

Sincerely,

Beth Jefferson
111 Sparhawk Street
Portsmouth, NH

From: [Cate](#)
To: [Planning Info](#)
Subject: 105 Bartlett Street
Date: Monday, June 14, 2021 1:39:08 PM

To Whom,

As a homeowner and longtime seacoast resident (1983), I am writing to beg you to reconsider the allowed change in environmental restrictions regarding the distance from the North Mill Pond. Why cave to a developer? The restriction has been in place for many years FOR A VERY GOOD REASON. Surely, you folks care about the fragile flora and fauna surrounding the pond. The developers motivation is to make money, plain and simple. They do not care about the environment, or they wouldn't have proposed this monstrosity in the first place. Hopefully, you have not been "persuaded" by money to approve this development. Environmental regulations need to be stricter, not eased for the sake of greed.

Sincerely,
Cate Jones
catej@comcast.net

May 31, 2021

Sarah Kelly
69 Stark St
Portsmouth, NH
03801

To Members of the Zoning Board of Adjustment Regarding the Appeal of the 105 Bartlett Street Project,

My name is Sarah Kelly, and I was born and raised in Portsmouth, NH. I am not a member of the appeal group; however, I am writing to request that you consider the appeal to limit the development on the North Mill Pond, specifically the 105 Bartlett St. housing development, and that you adhere to the 100-foot buffer. For many of us who live here, and for many of us who visit, Portsmouth's waterways are incredibly important. This remaining wild waterfront is a haven in the city for many of us: humans, birds, horseshoe crabs, and others. We share our neighborhood with great blue herons, mallards, and turkey vultures among other species throughout the year.

Born and raised in the Creek neighborhood, I've been walking the tracks with my family since as long as I can remember. Today, when I walk this trail with my son and husband, we relax after facing the busy corner of Islington and Bartlett. We stop to watch the ducks, take a deep breath among the plants, and appreciate the soft ground of urban forest under our feet. Often with our mugs of coffee, we greet many Portsmouth residents of all ages on the path. Some of the people we salute are houseless people in the area, who also seek refuge in this place.

Today I write not only as a Portsmouth resident but also as a Geographer who studies water and energy issues in North and South America. With more than half of the world's population in cities, we are sharing a global moment where we are defining how to live well in urban spaces. Portsmouth's unprecedented growth is not unique to this place. But we need to define the terms of how to conserve what makes our town unique amidst this rapid change. For this change to be equitable and sustainable, we the citizens must also have a voice – our town's future cannot only be determined by developers and the economic bottom line. I worry that the 5-story construction of 105 Bartlett Street which maximizes units does so at the expense of the North Mill Pond and its residents.

Taking all this in consideration, I humbly request the following:

- First and most importantly, please consider saving this wild swath of land in Portsmouth. For many of us long-time Portsmouth residents, this place is a haven for us as much of Portsmouth rapidly urbanizes. I understand there is at least one proposal submitted by Julie and Abigail Gindele to have the city purchase this land. Sometimes, the most innovative proposal comes later in the consultation process as the public gets more

involved. These proposals deserve full consideration and I hope it is not too late for this proposal to be considered.

- Second, if the current plan is to be approved, please enforce the 100 feet buffer in city regulation for the 105 Bartlett construction adjacent to the North Mill Pond. Not doing so would be incongruent with Portsmouth's recent commitment to limit nutrient discharge in the Piscataqua-Great Bay watershed and it would set a worrying precedent for future development. The regulation is clear regarding the terms of the buffer and the current proposal infringes unnecessarily in the buffer zone.
- Third, please consider working with this development to make it more congruent with the landscape. For many of us, the parking garage on North Mill Pond is an example of a construction that is invasive in terms of light and form next to our pond. The current size of the proposed development would constitute a radical change to the waterfront and the local neighborhoods.

In economic terms, protecting our green spaces and our waterways is an investment in our future, especially for a town as touristic as Portsmouth. We are at a critical point in a changing Portsmouth. I hope you all will help shepherd growth that is inclusive of all residents and follow existing town regulation for protecting our waterways.

Thank you in advance for taking the time to read this letter and consider its requests.

Kind regards,



Dr. Sarah Kelly
Portsmouth resident

From: [Peter M. Stith](mailto:Peter.M.Stith)
To: kmboduch@gmail.com
Cc: [Kimberli Kienia](mailto:Kimberli.Kienia)
Subject: RE: Shed at 39 Pickering St
Date: Wednesday, June 16, 2021 8:34:10 AM

Hi Kathleen,

This petition was postponed last night to the July meeting. We will provide a copy of your comments to the Board in advance. Thank you.

Peter Stith, AICP
Principal Planner
Planning Department
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801
603.610.4188
www.cityofportsmouth.com

-----Original Message-----

From: kmboduch@gmail.com [<mailto:kmboduch@gmail.com>]
Sent: Tuesday, June 15, 2021 6:56 PM
To: Peter M. Stith <pmstith@cityofportsmouth.com>
Subject: Shed at 39 Pickering St

Questions:

1. Is the intended purpose of the shed just storage or will it be used as an office or additional entertainment space. 10' x12' feet is large enough to be a den or even a bedroom.
2. What is the finished roof height relative to the abutting fences which are 5 1/2 -6 ft. No mention is made of full height in the proposal.
3. Why does a storage shed for a mower, smoker, plants and a generator have to be that large?
4. The exterior finishing, while lovely, makes it into more of an unattached addition than a shed. Should that be modified to be more like the adjacent walls?

Kathleen Boduch

Sent from my iPhone

From: Peter M. Stith
To: [Kimberl Kienia](#)
Subject: FW: 39 Pickering Street
Date: Monday, June 21, 2021 8:23:22 AM

Kim,

Will you print this for public comment as well? Thanks

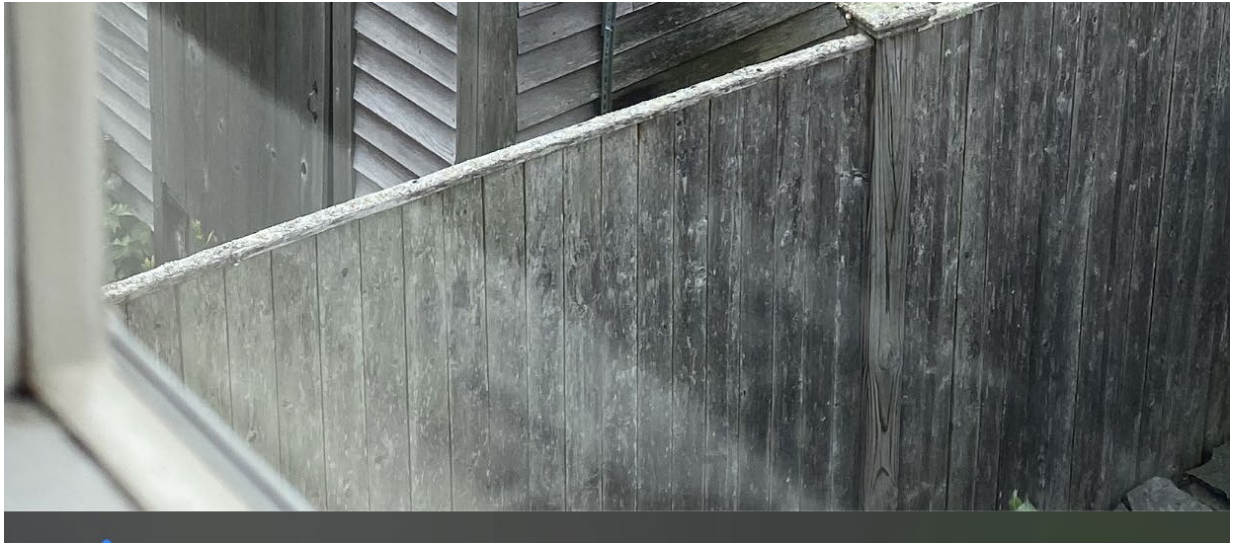
Peter Stith, AICP
Principal Planner
Planning Department
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801
603.610.4188
www.cityofportsmouth.com

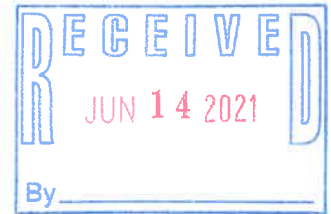
From: Linda McVay [mailto:lindamcvay95@gmail.com]
Sent: Saturday, June 19, 2021 3:44 PM
To: Peter M. Stith <pmsstith@cityofportsmouth.com>
Subject: Re: 39 Pickering Street

On Sat, Jun 19, 2021 at 3:42 PM Linda McVay <lindamcvay95@gmail.com> wrote:

Bill Southworth's newest threat to his neighbors: a flag indicating the height of his proposed new shed.







June 16, 2021

Dear Board of Adjustment,

I am an abutter to the property at 39 Pickering Street. I'm writing to oppose the request by the owners William and Barbara Southworth to install a new shed as currently presented.

The application for storage sheds in the South End is certainly nothing new, as most homes have applied for and been granted these requests. Given the design, and size constraints of a historic home, storage sheds are almost a necessity.

The proposed shed by the Southworth's at 39 Pickering Street, however, totally misses the spirit and design considerations appropriate to the South End. Many of us have put considerable time, effort and expense in the custom design, proper sizing and siting of our sheds. The Southworth proposal completely misses this mark. The shed is way too large for this location and is out of proportion with the existing house and neighboring properties.

The design of the shed is also inappropriate for this neighborhood. The manufactured "cookie-cutter" design has no historic relevance and is quite cheap looking. Painting the shed to match the color of the house is a weak attempt to disguise this shortcoming.

I hope the Board will consider this letter, and that granting this application as is will be a detriment to our neighborhood.

Sincerely,

Kyle Engle
24 Hunking Street

From: [Peter M. Stith](#)
To: [Linda McVay](#)
Cc: [Kimberli Kienia](#)
Subject: RE: 39 Pickering Shed
Date: Wednesday, June 16, 2021 3:47:13 PM

Thank you Linda. We will make sure the Board gets a copy of your comments in advance of the meeting in July. Thanks,

Peter Stith, AICP
Principal Planner
Planning Department
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801
603.610.4188
www.cityofportsmouth.com

From: Linda McVay [mailto:lindamcvay95@gmail.com]
Sent: Wednesday, June 16, 2021 3:37 PM
To: Peter M. Stith <pmstith@cityofportsmouth.com>
Subject: 39 Pickering Shed

I am writing because I am upset over the attempted fraud concerning the proposed “shed” to be located at 39 Pickering Street. I am an abutter, living at 42 Hunking Street. Bill Southworth gave me a copy of the proposal and two large photographs. His proposal said that he wanted a shed. It did not tell his real intentions to build a large structure that he will occupy as an office and man cave. He tried to deceive all of us. It is like he is saying in his bullying way he can build the shed as big as he wants, use it any way he wants, lie about it, and put it right smack on two property lines.

I understand that he is going to revise his proposal. Please have the committee grill him on his intended use of the structure. If it is going to be inhabited, should it be allowed to be built on property lines? If it is going to be occupied, do other rules apply such as a safe, quiet way to heat it, safe supply of electricity, etc.?

I think that the way he has gone about this is an indication of what he will try to get away with and how little disregard he has for his neighbors. We are a close, quiet neighborhood. We would like it to stay that way, with everyone following the rules.

Linda McVay

June 10, 2021

Board of Adjustments

City of Portsmouth



RE: 39 Pickering Street, Section 10.23 of the Zoning Ordinance

When I requested to add an addition to my home for medical reasons, the committee expressed the importance of not exceeding the percentage of coverage allowed within the property lines. In fact, someone came to our property to make sure our plans would be within the allowed amount. I object to the request to increase the amount of coverage of the property in question. The property at 39 Pickering is already over the allowed amount before the requested increase. Furthermore, the immediate area already has a density that is higher than other areas in the neighborhood. I ask that the same standard applied to us be applied to this request. (10.233.23 Substantial justice will be done)

Also, I object to a larger and higher structure on a two-foot setback from my property line. (10.233.24 The values of surrounding properties will not be diminished)

Thank you for your consideration.

John F. McVay

42 Hunking Street

Immediate abutter



June 10, 2021

Board of Adjustments

City of Portsmouth

RE: 39 Pickering Street, Section 10.23 of the Zoning Ordinance

When I requested to add an addition to my home for medical reasons, the committee expressed the importance of not exceeding the percentage of coverage allowed within the property lines. In fact, someone came to our property to make sure our plans would be within the allowed amount. I object to the request to increase the amount of coverage of the property in question. The property at 39 Pickering is already over the allowed amount before the requested increase. Furthermore, the immediate area already has a density that is higher than other areas in the neighborhood. I ask that the same standard applied to us be applied to this request. (10.233.23 Substantial justice will be done)

Also, I object to a larger and higher structure on a two-foot setback from my property line. (10.233.24 The values of surrounding properties will not be diminished)

Thank you for your consideration.

John F. McVay

42 Hunking Street

Immediate abutter

A handwritten signature in blue ink that reads "John McVay". The signature is written over the typed name and address.

From: [Peter M. Stith](#)
To: [John McVay](#)
Cc: [Kimberli Kienia](#)
Subject: RE: 39 Pickering Street structure
Date: Friday, June 18, 2021 12:48:17 PM

Thank you Mr. McVay. We will provide a copy of your comments to the Board.

Peter Stith, AICP
Principal Planner
Planning Department
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801
603.610.4188
www.cityofportsmouth.com

From: John McVay [mailto:mcvayjf414@gmail.com]
Sent: Friday, June 18, 2021 12:46 PM
To: Peter M. Stith <pmstith@cityofportsmouth.com>
Subject: 39 Pickering Street structure

Hi Peter,
I wanted to put on file my objection to any structure, recreational vehicle, etc. constructed or parked on the property line between our property at 42 Hunking Street and the Southworth's property. In addition. I object to any structure or vehicle used a dwelling unit, or unattached addition to his house being constructed in such tight quarters. If the Southworths would like to replace the existing shed with one that is similar in size to house their larger tools, I have no objection.
Thank you,
John McVay

From: [Harrison Brown](#)
To: [Planning Info](#)
Subject: 650 Maplewood Avenue Abutter Concern
Date: Tuesday, June 22, 2021 7:01:55 PM

As a resident of the neighborhood on Myrtle Avenue I have a few concerns regarding an exception to the zoning variance for this property that I hope you will take into consideration.

I am chiefly concerned with the potential for excess noise and traffic that this will add to the neighborhood. The street is a quiet family neighborhood with a school at the end of the street and having a motorcycle shop nearby will add to the noise and disruption of the neighborhood. By allowing a motorcycle shop next door, it opens the door to the potential that they may sell motorcycles and equipment far louder than their current inventory suggests.

I am also concerned about the additional traffic that this may cause. Already people intentionally use our street as an on/off ramp to the bypass even though there is a main off-ramp just down the road. By having a business that attracts more customers, there is the very real possibility that the customers' GPS will route them through our neighborhood and further increase the amount of traffic on our street and present further danger to kids in the neighborhood.

There is also the very real possibility customer's will use our street when taking the motorcycles out for a test ride increasing traffic and noise even further in our neighborhood.

I appreciate you taking my concerns into consideration.

-Harrison Brown

From: [Anna Howard](#)
To: [Planning Info](#)
Cc: [Steven Howard](#)
Subject: Re: APPLICATION OF MOTORBIKES PLUS, LLC650 MAPLEWOOD AVENUEMap 220, Lot 88
Date: Saturday, July 17, 2021 5:12:57 PM

Dear planning board members,

The owner of Motorbikes Plus, Jon Thompspon, stopped by our house last night. Per our discussion and the letter he left with us, the dealership is not is not going to alter the soundscape of the neighborhood or risk the safety of our children. In addition, he promised to beautify the property. Taking into account the nature of the business and Jon's statements, we would like to withdraw our opposition to Jon's zoning request.

Thank you for your consideration.

Respectfully,

Anna and Steven Howard.

On Fri, Jun 18, 2021 at 11:12 AM Anna Howard <aehoward13@gmail.com> wrote:

Dear Planning Board members,

We recently purchased the house at 553 Maplewood Ave in order to keep our 9-year-old son at New Franklin Elementary School, the one we started when we were renting. We are very grateful to live within walking distance to school.

We are writing to express our opposition to the change of the zoning ordinance to allow a motorcycle store at 650 Maplewood Ave. We cannot attend the zoning meeting on June 22 because both of us serve on the PTO Board of the New Franklin School and their meeting is at the same time. We would like to outline the reasons for our opposition in writing.

- Soundscape of the neighborhood: the application states that "The proposed sale of motorcycles does not produce excessive noise". We strongly disagree with that statement. As our house is on the road, we can attest that the motorcycle noise is much louder and much more disruptive than regular cars and trucks. With the store and repair shop down the street, the traffic of motorcycles will increase. That business will be testing out the motorcycles when a repair is done and allowing test drives for customers. One of us works from home full time and the noise will be disruptive not only on the weekend but during the working hours as well. Additionally, as frequent pedestrians that walk along Maplewood Avenue among many others with our child and dog, we are nervous that a revving motorcycle is going to be disruptive and frightening.

- Safety: we frequently walk to school with our boy and we see other parents in the neighborhood doing the same with their little ones. The crosswalk is located right off the sidewalk of that property. This is a potential safety hazard in our view.

We implore the members of the planning board to consider the detrimental effects such an addition would have on the neighborhood. Please vote as if you and your loved ones lived in here.

Respectfully,

Anna and Steve Howard

553 Maplewood Ave, Portsmouth NH.

From: [Kevin Perkins](#)
To: [Planning Info](#)
Cc: jon@motorbikesplus.com
Subject: 650 Maplewood Ave.
Date: Tuesday, July 20, 2021 1:14:14 PM

To the Planning Board-

I have been informed that my neighbors, Motorbikes Plus, would like to move to 650 Maplewood Ave. and would like to offer my comments.

My name is Kevin Perkins and my wife and I reside in condo Unit #19 at 30 Cate Street (West End Landing). We moved here in late October 2019 and live directly across the street from Motorbikes Plus. We ourselves do not own motorcycles and are not customers of Motorbikes Plus.

We are acquainted with the staff of Motorbikes Plus and have found them to be friendly and cooperative.

The staff keeps the facility clean and tidy. The outside is well maintained and they police the property regularly to ensure that there is no litter.

In my observation, the Motorbikes Plus clientele is predominantly younger men and families seeking new, or repairs for, dirt bikes - all of whom also appear to be friendly. There is no issue with customers or others loitering on the premises. The customer vehicle traffic to/from the facility is not heavy during the week and the facility is closed on Sunday and Monday. We have had no traffic or parking problems with Motorbikes Plus' clientele.

In short, Motorbikes Plus is, and has been, a good neighbor and we will be sorry to see it move but we understand its need for more space. I am pleased to answer any questions that anyone may have.

Thank you for considering my comments.

Kevin Perkins
30 Cate Street, Unit 19
Portsmouth

Sent from my iPhone

From: [Stephen Chaloner](#)
To: [Planning Info](#)
Subject: 650 Maplewood Avenue
Date: Tuesday, June 22, 2021 1:48:55 PM

Hello,

I'm writing to express my concern about approving the change of use of 650 Maplewood Ave to a motorcycle dealership. Living in close proximity to this location, I am concerned about an increase in sound pollution, as well as traffic through our and other surrounding neighborhoods for test riding of motorcycles.

Our neighborhood is low traffic and includes many families with young children as well as the New Franklin elementary school less than a quarter of a mile away from this proposed location. Maplewood Ave and Emery Street are a primary route for kids to walk to and from school each weekday morning and afternoon, taking them right by this location.

I don't think even motorcycle enthusiasts would want a dealer within such close proximity to their residence. This seems like a nonstarter for me and most of the neighbors I've discussed with. Nestling a motorcycle dealer into a residential area and abutting a school zone is not ideal.

Stephen & Meghan Chaloner
217 Myrtle Ave

From: dinanroom
To: [Planning Info](#); jon@motorbikesplus.com; jeff@motorbikesplus.com
Subject: Letter in support of BOA application
Date: Thursday, June 17, 2021 11:19:02 AM

To members of the Portsmouth Board of Adjustment,

This letter is in support of an application before you on June 22 pertaining to 650 Maplewood Avenue.

As a direct abutter, I would be pleased to welcome two lifelong members of the community (Jon Thompson and Jeff Staples) to the neighborhood with their established business Motorbikes Plus. My only concern was about additional lighting and Jon assured me today there will be none. They've operated in Portsmouth on Cate Street as flawless members of the community. I hope you approve their application.

Thank you,
Elizabeth Dinan
639 Maplewood Ave.,
Portsmouth

From: jeffh4322@gmail.com
To: [Planning Info](#)
Cc: jon@motorbikesplus.com
Subject: Support for Motorbikes Plus Project
Date: Tuesday, July 20, 2021 1:07:24 PM

Hello my name is Jeff Heinz
I am a former college athlete and lifelong member of the Portsmouth Community

I am emailing today to show my support for the Motorbikes Plus Project

Thank you

--

Jeff Heinz
Merrimack College '19- M.A. Health and Wellness Management
Lesley University '18- B.A. Mathematics Minors: Education and Psychology
Portsmouth High School Alumni '13
2013 NHIAA Portsmouth Baseball State Champion

From: [Emily LeBlanc](#)
To: [Planning Info](#)
Subject: 650 Maplewood Ave project
Date: Tuesday, July 20, 2021 2:27:22 PM

Hello,

I'm writing here in support of the above project. This is one of the fun family activities we enjoy and I fully support it!

Thank you,
Emily LeBlanc
603-997-9596

From: [J Heinz](#)
To: [Planning Info](#)
Subject: 650 Maplewood Ave
Date: Tuesday, July 20, 2021 1:42:39 PM

I am writing in strong support of the Motorbikes Plus project on Maplewood Ave. Motorcycling is an excellent family activity as well as an economic driver to the city. The owners are homegrown Portsmouth boys and I believe this is exactly the type of small family business the COP needs!
James Heinz

From: [Stephen Chaloner](#)
To: [Planning Info](#)
Subject: 650 Maplewood Avenue
Date: Tuesday, June 22, 2021 1:48:55 PM

Hello,

I'm writing to express my concern about approving the change of use of 650 Maplewood Ave to a motorcycle dealership. Living in close proximity to this location, I am concerned about an increase in sound pollution, as well as traffic through our and other surrounding neighborhoods for test riding of motorcycles.

Our neighborhood is low traffic and includes many families with young children as well as the New Franklin elementary school less than a quarter of a mile away from this proposed location. Maplewood Ave and Emery Street are a primary route for kids to walk to and from school each weekday morning and afternoon, taking them right by this location.

I don't think even motorcycle enthusiasts would want a dealer within such close proximity to their residence. This seems like a nonstarter for me and most of the neighbors I've discussed with. Nestling a motorcycle dealer into a residential area and abutting a school zone is not ideal.

Stephen & Meghan Chaloner
217 Myrtle Ave

From: [Kimberli Kienia](#)
To: [Kimberli Kienia](#)
Subject: FW: ZBA meeting
Date: Tuesday, July 20, 2021 9:45:05 AM

-----Original Message-----

From: patricia Bagley [<mailto:patbagley@aol.com>]
Sent: Monday, July 19, 2021 10:09 AM
To: bmargeson@myfairpoint.net
Cc: Peter M. Stith <pmstith@cityofportsmouth.com>
Subject: ZBA meeting

Hi Beth,

Congratulations on your appointment to the ZBA. It is truly a significant board.

It may be inappropriate to email you since Juliet Walker prefers that all correspondence go through her department, but with Summer vacations and short staff, want to be sure someone on the ZBA receives my thoughts. Feel free to share. I will be at my grandson's baseball game tomorrow night and unable to attend the meeting.

Cate Street signage variance. Forgive the lack of technical language, but this request falls under the Are You Kidding Me category. Does the developer think no one can see West End Yards? The signage requested is startling being almost four times the maximum size allowed.

The signage as requested is definitely contrary to the public interest, at least mine. IMHO

Thank you for listening and for your contribution to Portsmouth's government.

Sincerely,
Pat Bagley

July 17, 2021

David Rheume, Chair
Portsmouth Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

Re: 960 Sagamore Avenue

Dear. Mr. Rheume:

I am the owner of the real estate located at the corner of Sagamore Avenue and Wentworth Road. I am writing this letter in opposition of the proposal to build 8 condominium units at the former Golden Egg site.

I have reviewed the zoning application and do not believe the Applicant has any demonstrated hardship to justify building 8 condominium units. Considering zoning and other potential uses for this site, 8 condominium units will detract from the character of the neighbor and will also have a negative impact on the daily traffic coming in and out of the site. Sagamore Road is already a busy road so to intensify the use is not in the best interest of the neighborhood.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'CB' followed by a wavy line.

Charles Beynon

From: [Kimberli Kienia](#)
To: [Kimberli Kienia](#)
Subject: FW: Application of Wentworth Corner LLC, owners for property located at 960 Sagamore Avenue.
Date: Tuesday, July 20, 2021 8:27:05 AM

From: WALTER J ALLEN [mailto:walter_allen@comcast.net]
Sent: Monday, July 19, 2021 7:42 PM
To: Peter M. Stith <pmstith@cityofportsmouth.com>
Subject: Fwd: Application of Wentworth Corner LLC, owners for property located at 960 Sagamore Avenue.

----- Original Message -----

From: WALTER J ALLEN <walter_allen@comcast.net>
To:
Date: 06/21/2021 8:11 PM
Subject: Application of Wentworth Corner LLC, owners for property located at 960 Sagamore Avenue.

I am strongly against the proposed overdevelopment of 960 Sagamore Avenue that is before you tonight. It would seriously and dangerously compromise access to our properties, and reduce the road to the equivalent of a back alley where it passes thru their property. This proposed plan is clearly designed to maximize profit regardless of the effect on Sagamore Grove residents. I cant tell from info provided if the concrete leach field under Sagamore Grove road, (full width of road), is planned to be removed (as it should be) but that also would seriously compromise access. It is almost impossible to visualize access for Grove residents while this monstrous construction project is going on, much less after completion. The fact that they do not plan on removing the ledge extending into the road behind their property,(essentially leaving this section about one and a half lanes wide), in the area where the maximum (if not all) of their parking will be seems to be typical of the overall scope of this project.

Walter J Allen 1

Sagamore Grove Road, Portsmouth N.H. 03801

July 16, 2021

Portsmouth Zoning Board of Adjustment,

My name is Martha Baroody and I work at ReMax on the Move in Hampton, New Hampshire. I am writing this letter on behalf of the owners at 1, 3, 4, 5 and 6 Sagamore Grove, Portsmouth, NH. I have been selling real estate on the seacoast of New Hampshire for 19 years and have sold many homes in Portsmouth that follow the coastline. I have been asked for my professional opinion regarding the proposed 8-unit condominium development at the former site of the Golden Egg.

Historically, Sagamore Grove was zoned Waterfront Business and consisted of small fishing shacks on Sagamore Creek. However, over the past decade, the zoning was changed, and the real estate values of waterfront homes has escalated. The homes abutting the waterfront on Sagamore Grove are now considered premier waterfront property. As each home changes ownership, the properties are being refurbished and retain high real estate values. According to the City's assessor's office five (5) of the seven (7) homes that have been built or renovated are now assessed at:

\$ 853,000
\$1,276,700
\$1,044,500
\$1,309,900
\$ 839,900

These are significant property values, and, in my opinion, a large 8-unit complex will diminish the value of these properties.

Sagamore Grove is a quiet street comprised of only seven single-family dwellings. The introduction of eight condominium units at the entrance will negatively impact the density and overall character of this neighborhood. A smaller development of two to four units would be more appropriate at this location.

Sincerely,



Martha Baroody
ReMax On the Move
Licensed in NH, ME & MA
C. 603.817.1289 O. 603.964.3300
marthabarood@gmail.com

July 19, 2021

Zoning Board of Adjustments
City of Portsmouth
1 Junkins Avenue
Portsmouth, New Hampshire 03801

RE: Board of Adjustments Hearing July 20, 2021

Petitioners: Wentworth Corner, LLC

Property: 960 Sagamore Avenue

Assessors Map 201, Lot 2

Zoning District: Mixed Residential Business (MRB)

Description: 8 residential units

Request: Variance to allow lot area per dwelling unit of 5,360 square feet where 7,500 square feet is required, variance to allow two driveways on a lot where one driveway is permitted.

Dear Board of Adjustment Members:

The neighborhood members of Sagamore Grove oppose the development of 8 residential units at the former Golden Egg on the following grounds:

- 1. Granting the requested variances will be contrary to the spirit and intent of the ordinance and will be contrary to the public interest.** Sagamore Grove is a small, “campy” road that serves 7 single family homes. The introduction of a large, box-style building containing 8 condominiums at the entrance of the road to this quiet, self-contained neighborhood of single-family homes will alter the essential characteristics of the neighborhood in a fairly obvious way. It will more than double the number of households in the neighborhood. Further, Sagamore Grove is a narrow, dead end street that is not designed to accommodate an influx of traffic associated with 8 additional residences. Traffic exiting onto Sagamore Road at this location is already difficult given existing sight lines and traffic speeds. Therefore, public health, welfare and safety will be threatened by this project.
- 2. Substantial Justice will be done by denying the variances.** Five residential units would be permitted on this site by right. There is no loss to the applicant from the denial of his request to increase that permissible number of units by more than 50% that is not vastly outweighed by the gain to the general public if the ordinance is adhered to. The only justification for this increase is the economic return to the developer. In addition, the property is zoned MRB and there are many uses available by right that can be utilized for the Property. The creation of 8 condominiums in this location will harm the general public more than it will benefit the developer.
- 3. The value of surrounding properties will be diminished by granting the variances.** Despite what the developer’s expert says, the development of 8 residential condominiums at the entrance to this small residential development consisting of 7 single family homes will most certainly negatively impact property values. Please see the letter of Marth Baroody of Remax On the Move in support of this objection.
- 4. There is no demonstration of hardship.** There are no special conditions of this property that require the board to permit 8 residential units instead of five. The only factor driving this proposed increase is the economic return to the developer.

5. **The use is not reasonable.** The proposed 8-unit complex is not a reasonable use of the land given that it exceeds what is allowed by zoning and will overwhelm the neighborhood consisting of 7 single family homes.
6. **The development is at odds with the purpose of the Ordinance.** The purpose of the MRB zone is to provide areas where limited range of business establishments, including live/work units can be located near or adjacent to residential developments providing a transition between residential neighborhoods and commercial districts. There is nothing about an 8-unit condominium development that serves this purpose.

Thank you for your time and consideration.

Sincerely,

Jason and Lisa Goulemas
Tina D. Bosen
Craig and Molly Sieve
Brian Neste
Walter Allen

July 20, 2021

City of Portsmouth
City Hall - Planning Dept
Board of Adjustment
1 Junkins Ave
Portsmouth, NH 03801



Re: **145 Cabot Street Condos, Jason Stringer**

To The Board of Adjustment:

As an abutter, I am writing in SUPPORT of the petition to construct a new shed on the property located at 145 Cabot St and encourage the Board of Adjustment to approve this variance.

Sincerely,



Jason Chute