

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

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

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

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**From:** WALTER J ALLEN [[mailto:walter\\_allen@comcast.net](mailto:walter_allen@comcast.net)]  
**Sent:** Monday, July 19, 2021 7:42 PM  
**To:** Peter M. Stith <[pmstith@cityofportsmouth.com](mailto: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](mailto: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

**From:** [Kelly Cioe](#)  
**To:** [Planning Info](#)  
**Subject:** July 27 Board of Adjustment Hearing  
**Date:** Tuesday, July 20, 2021 2:29:07 PM

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Dear Portsmouth Planning Board,

We are writing you today in strong opposition to the Petition Jeremy James Conte, owner of 0 Islington Street has submitted to the City of Portsmouth Board of Adjustment. We greatly feel the variances he is requesting are dramatically out of line with the property and the neighborhood. The lot in question is extremely small and way too close to its neighbors to even consider building a new single family dwelling.

In fact, the square footage of the lot is only 1/3 of the required square footage set in Section 10.521. The zoning ordinances are in place for exactly this reason, this is a gross misuse of the land, infringes upon its immediate neighbors, and is out of character for our neighborhood. While we do not have large lots in our neighborhood, our homes are adequately spaced, so as we are not right on top of one another. This would not be the case if this request is allowed to go through.

I urge you to oppose the proposed variance request, and from recent discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our community.

Best regards,

Kelly & Scott Cioe

44 Melbourne Street



**From:** [Lindsay beadsley](#)  
**To:** [Planning Info](#)  
**Subject:** Comments for 7-27-21 meeting, 0 Islington St  
**Date:** Wednesday, July 21, 2021 4:39:49 PM

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To the members of the Portsmouth Planning Board:

I am the owner and resident of 1220 Islington Street and a direct abutter to the proposed new lot at 0 Islington Street. I am writing on behalf of my husband, Peter, and myself in strong opposition to Mr. Conte's petition for variances in the size and street frontage of this lot.

I will concede that many of the lots in the neighborhood do not conform to the current ordinances for lot size and street frontage because our house, and those surrounding us, were built a hundred years ago, before such ordinances were in place. But, the ordinances do exist now, and although I'm certainly not a city planning expert, I can only assume they exist because a lot of 15,000 square feet, with 100 feet of frontage, is the optimal minimum size for building a new property. So if this is the best size lot for a neighborhood, I can only ask why you would possibly grant these variances and allow a dwelling to be built on a lot that is only 35% of the optimal size dictated by the current ordinances?

I understand that there are parties, including Mr. Conte and whoever plans to build and sell this property, who stand to make money from this small slice of land. But, all of us who already live here, and particularly the owners of the three properties which immediately border the 0 Islington Street parcel, could likely see a reduction in our property values to have a 2,500 square foot house looming over our properties. In addition to a reduction in property values, we will all also face a reduction in quality of life. My family and I, including my two school-age children, spend a great deal of time in our backyard, and I would not relish living right next to a construction zone or having neighbors looking down on us as we play and relax in our own yard

This Islington Street neighborhood is a well established collection of moderately spaced homes. The ordinances that now exist are in place for the betterment of all in Portsmouth and I certainly hope that you will uphold the guidelines established by the ordinances and deny Mr. Conte's petition to build a new structure on his severely undersized plot of land.

Thank you for your consideration,

Lindsay Bunting Beardsley and Peter Beardsley  
1220 Islington Street  
[saylindsay@gmail.com](mailto:saylindsay@gmail.com)  
603-969-3650



July 20, 2024

Dear people of The Board of Adjustment,  
Hello, my name is Elia Lee Beardsley. I live at 1220  
Irlington St. I live next to the house that they would  
like to build a house on the other side of the lot.  
I would like to protest against it. Also I am 9 and 3  
quarters. I think that they should not build a house  
because it will be loud. My bedroom window is very close  
to the place where they would build it. I like  
to play dolls and listen to music in my room. I think  
that would be very disruptive. It also could be  
loud if I was trying to sleep. Also I bet lots of  
animals like chipmunks and squirrels live in the area  
where they would like to build the house. They could  
lose their home. That would be very sad for them.  
And us. It is very important to take care of animals.  
I also love to play outside with my brother and  
my neighbor Estie and her brother. We think it could be  
very loud and the house could block the sun light.  
That could make us colder if it was a chilly day.

We also have people over a lot. that could disrupt them a lot. Also if it was an air

band there could be noise from the people at the air band. If it was a house, they

could have a dog that barked a lot. they also could play loud music. they

also could have a party at night which would be hard for me to sleep. In summary,

I think that they should not build a house

because they could be loud and disruptive, could make animals lose their home and many other reasons. I hope you valued my opinion.

from, Elia Beardley.



To: The Zoning Board of Adjustment  
Re: Petition of Jeremy James Conte  
Date: July 22, 2021

Submitted by: Abutters to the proposed home to be built by Mr Conte

We the undersigned abutters are not opposed to a home being built on the lot in question on Islington Street.

We do, however, have significant reservations about the plan of the proposed home, and are asking the Zoning Board of Adjustment not to approve the variance relief asked for at this time, based on the abutters' concerns.

We recognize that the availability of a new lot in Portsmouth is a rare occurrence, but building on such a lot comes with the responsibility to put the most appropriate and fitting home on that lot. We have several issues with the house plan, the biggest being the height of the home.

By topping the house with a double hip roof with dormers all around, the house tops out at 2580 square feet. This tall monolith will be sandwiched between two existing homes of approximately 2000 square feet. Many neighborhood homes are much wider than the proposed home. At 28 feet wide, and rising three stories, it is certainly not proportioned to fit in with the early 1900 homes surrounding it.

The lot is only 5,225 sq feet, where 15,000 is required, and relief from that rule is being requested. We feel that cramming a tall, skinny home on the lot for the purpose of gaining some square footage is not appropriate. We also feel that the home as designed does not fit with its surrounding homes, and indeed, could affect valuations.

Mr Pelech's comment that "granting the variances will not substantially alter the characteristics of the neighborhood", is his opinion. We disagree, because this tall house squeezed onto its lot and rising high will not fit in with the neighborhood. Most of the houses on either side have a porch. While some of the houses may reach the height of this house, they are certainly wider than 28 feet. No homes in the area have the massive look of this house which is created by the double hip roof with dormers all around.

This precious lot should have a more appropriate home for its location. Two floors total 1980 in square footage, certainly enough to create a lovely home. This plan lacks proportion, compatibility with its surroundings and architectural details. While its height might be allowable, it certainly is not appropriate for this lot. The house would be improved by sidelights on the front door and a small porch or overhang.

To: The Zoning Board of Adjustment  
Re: Petition of Jeremy James Conte  
From: Abutters  
Date: July 24, 2021


**Supporters of the attached letter by abutters of the Jeremy  
Conte property**


Abutter list:		
<b>Islington St</b>		
	1239	
	1231	
	1223	<del>1223</del>
	1180	
	1200	
	1210	
	1262	
	1281	
	1273	
	1253	
	1137	
	1220	
	1240	
	1207	
<b>Melbourne</b>		
	105	
	85	
	45	
	25	
	3	
	4	
	24	
	44	
	65 64	
<b>Sheffield</b>		
	11	
	24	
	14	
<b>Hampshire Rd</b>		
	34	

We are requesting the board reject the petition for variance relief until the suggested revisions outlined above have been made to the architectural plans submitted for approval.



Respectfully,


Abutters

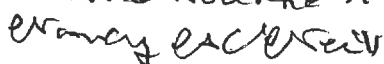
Name: JOHN TURNAGE  
Address: 1262/1264 ISLINGTON ST  
Signature: 


Name: Lindsay Beardsley  
Address: 1220 Islington St.  
Signature: 


Name: Christa Riah Zarenba  
Address: 1225 Islington Street  
Signature: 


Name:  CAMERON GUNN  
Address: 1210 ISLINGTON ST  
Signature: 

Name: Patti / Rick Fransoso  
Address: 3 Melbourne  
Signature: 

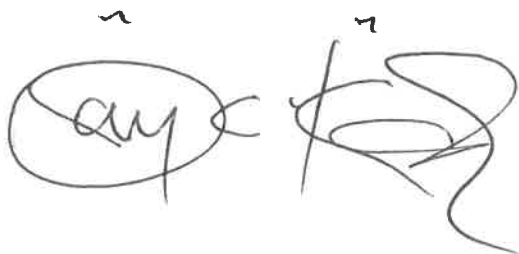
Name: NANCY A O'NEILL  
Address: 24 MELBOURNE ST  
Signature: 

Name: Kelly Ciol  
Address: 44 Melbourne St  
Signature: 


Name Nicole Nickerson  
Address 45 Melbourne St.  
Signature 


Name: Meredith M. Kobzik  
address: 1240 Islington Street  
Signature: 

JAY A. KOBZIK



Name: Denise Chamberlin  
Address: 105 Melbourne St  
Signature Denise Chamberlin

Name: GEORGE PENDLETON  
Address 65 MELBOURNE ST  
Signature 

Name: Ginger B. Kelso  
Address: 1273 Islington St.  
Signature: 



Name: Chelsea Chapin

Address: 1281 Islington Street

Signature: Chelsea Chapin

~~W~~  
~~W~~  
~~W~~

Name: John Chapin

Address: 1281 Islington St

Signature:



Name David R. Miller

Address 24 Sheffield Rd

Signature: D R Miller

Name KATE BECKETT

Address 24 Sheffield Rd.

Signature: Kate Beckett

Name: JOHANNA SORIS

Address: 14 Sheffield Rd

Signature: Johanna Soris

To: The Zoning Board of Adjustment  
Re: Petition of Jeremy James Conte  
Date: July 22, 2021

Submitted by: Abutters to the proposed home to be built by Mr Conte

To the Board,

I was not able to sign, in person, the petition presented to you regarding the above matter.

Please except this copy which attests I agree in totality with the petition.

I have also submitted a letter on my own to the Board.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy E. Yarmac".

Nancy E Yarmac

Owner of 1205/1207 Islington Street



To: The Zoning Board of Adjustment  
Re: Petition of Jeremy James Conte  
Date: July 22,2021

Submitted by: Abutters to the proposed home to be built by Mr Conte

To the Board,

I was not able to sign, in person, the petition presented to you regarding the above matter.

Please except this copy which attests I agree in totality with the petition.

I have also submitted a letter on my own to the Board.

Sincerely,

Nancy E Yarmac

Owner of 1205/1207 Islington Street

To: The Zoning Board of Adjustment  
RE: Petition of Jeremy James Conte  
From: Nancy E Yarmac, owner of 1205/1207 Islington St since 1993  
Date: July 21, 2021

I am not opposed to a home being built on the lot being discussed. What I am strongly opposed to is the plan of the proposed home.

Mr Pelech makes this statement I disagree with:

“The proposed use is reasonable and in keeping with surrounding properties”

The plan for this lot, which will allow a small footprint of 28X35 (with variances), shows the design efforts were concentrated on maximizing square footage by building up, rather than trying to create a home that has any proportion or commonality with the older homes in the section of Islington St the lot is on. The fact that the height limit is 35 feet, and this house did not quite get there is no reason for applause. The house is too tall for its width and presents an ill proportioned façade to the neighbors and public.

Atty Pelech also states “granting the variances will not substantially alter the characteristics of the neighborhood.” I take exception to that, because this tall house squeezed in across the street from my house will not fit in with the neighborhood. Most of the houses on either side have a porch. While some of the houses may reach the height of this house, they are certainly wider than 28 feet. No homes in the area have the massive look of this house which is created by the double hip roof with dormers all around.

The variance is asking that the 5,225 square foot lot be allowed for a house, where 15,000 square feet are required. Again, cramming a tall skinny house on a small lot is certainly not fitting with the neighborhood.

The appellant, Jeremy Conte, never contacted me to discuss this project.

I would suggest that a quite nice two story home of 1960 square feet could be built on that lot. Adding an overhang to protect the entry way, and putting sidelights on the front door would go a long way to helping this house fit the lot and the character of Islington Street.

I would further suggest that the person planning to live in the house should seriously consider the interior layout, which could be much improved by following the information found in books by architect Sarah Susanka. This house plan is missing details and proper proportions.

I ask the members of the Board to reject this petition for variance relief pending modifications to the home plans.

Sincerely



Nancy E. Yarmac

**To: The Zoning Board of Adjustment**  
**RE: Petition of Jeremy James Conte**  
**From: Nancy E Yarmac, owner of 1205/1207 Islington St since 1993**  
**Date: July 22, 2021**

**I have already submitted my detailed memo regarding the house plan of Jeremy Conte who has a BOA request being discussed on July 27.**

**I want to add something I found interesting and hope the Board will as well.**

**The house plan in question shows 50 feet of lot frontage and a home 28 feet wide on the front.**

**The picture below is of my house, which has 53 feet of frontage and the house front is 30 feet wide. It has a peaked front roof but has an addition that rises to two full stories in the back.**



**I would ask the Board members to take a ride down Islington and bring the proposed house plan frontal elevation drawing with them. Observe my house at 1207/1205. Then look at the proposed house plan and visualize how the house, on a lot with 3 feet less frontage than mine and a house two feet narrower, but rising up to nearly 35 feet, will look. I challenge anyone to think that the proposed house fits the lot or fits in with the area.**

To: The Zoning Board of Adjustment  
RE: Petition of Jeremy James Conte  
From: Nancy E Yarmac, owner of 1205/1207 Islington St since 1993  
Date: July 24, 2021

Please accept my apology for submitting two letters and a comparison of size to the Board. I have spent quite a lot of time tracking the history behind Mr Conte's request, and learning what options I have as an abutter.

12/23/2019 Mr. Conte bought 1240 Islington for \$432,000.

4/21/2020 Mr. Conte asked for separation of the lot that had been merged involuntarily by the City many years ago.

9/28/20 Mr. Conte was told by the City that the lots were unmerged. A key statement in the City's letter is:

"NOTE: The restoration of these lots to their premerger status shall not be deemed to cure any non-conformity with the City's Zoning Ordinance or other existing local land use ordinances. Any development or re-development of either lot shall conform to land use ordinances unless relief has been granted in accordance with such ordinances and State law."

12/21/20 Mr. Conte sold the renovated home on the newly unmerged lot for \$800,000.

6/29/21 Mr. Conte asks for relief to build a house on the other unmerged lot.

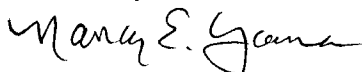
It is my understanding that the home plan presented to us is a house to be built on spec, and sold by Mr. Zachary Leavitt, a real estate agent.

I submit to the Board that Mr. Conte suffers no hardship here. He has no hardship to qualify him for relief. He bought a property for \$432,000 and sold it after renovations for \$800,000.

Myself, and many abutters, are not against a house on this lot, but it needs to be smaller and fit the lot and the neighborhood.

I ask the members of the Board to reject this petition for variance.

Sincerely,



Nancy E. Yarmac

Encl: Chart comparing left and right abutters to proposed plan.

Comparison of left and right abutters to proposed home

	#1220	0	#1240
<b>Lot size</b>	<b>.23 acre</b>	<b>.12 acre</b>	<b>.12 acre</b>
<b>Width</b>	<b>26'</b>	<b>28'</b>	<b>26'</b>
<b>Depth</b>	<b>29'</b>	<b>35'</b>	<b>31'</b>
<b>Front Porch Depth</b>	<b>6'</b>	<b>0</b>	<b>7'</b>
<b>Foot print – sq ft</b>	<b>883</b>	<b>980</b>	<b>806</b>
<b>Living area sq ft</b>	<b>1,589</b>	<b>2,580</b>	<b>1,894</b>