

From: [Private General](#)
To: [Planning Info](#)
Subject: submission for the PB Oct 21 meeting
Date: Wednesday, October 20, 2021 6:30:40 AM

Please submit this e-mail as soon as possible to the Planning Board for this **Thursday's Meeting October 21, 2021**. Thank you, Liz

Dear Members of the Planning Board,

This was brought to the attention of the Planning Department, barring no response at this time, it is being brought to the attention of this board.

181 Hill Street is on the agenda for Design Review Application Acceptance for the October 21, 2021 meeting. The owner of 181 Hill Street and Hill Hanover Group LLC is Bruce Sommer who lives in Illinois. The LLC is currently "not in good standing" with the State of New Hampshire.

*Can a technically non-existing LLC give permission to be represented by a LLC which is in good standing (JPK Properties LLC)?
Does the current application have to be revised to show the "legal" parties presenting this application?*

The State of New Hampshire advanced search was repeated October 20, 2021 and Hill Hanover Group, LLC was still found "not in good standing". It is possible the appropriate paperwork has been filed and not yet entered onto the website. *Wouldn't the Planning Board need some paperwork to show this to review, accept or deny this application?* This was taken directly from the State of New Hampshire business "quickstart.sos.nh.gov"

Business Name: HILL-HANOVER GROUP, LLC	Business ID: 484331
Business Type: Domestic Limited Liability Company	Business Status: Not In Good Standing
Management Style: Member Managed	
Business Creation Date: 08/09/2004	Name in State of Formation: Not Available
Date of Formation in Jurisdiction: 08/09/2004	
Principal Office Address: 2301 W Jefferson Street, Springfield, IL, 62702, USA	Mailing Address: 2301 W Jefferson Street, Springfield, IL, 62702, USA
Citizenship / State of Formation: Domestic/New Hampshire	
	Last Annual Report Year: 2020
	Next Report Year: 2021
Duration: Perpetual	
Business Email: basommer@gmail.com	Phone #: NONE
Notification Email: basommer@gmail.com	Fiscal Year End Date: NONE

After reviewing both the Portsmouth Site Plan Review section 2.4.3 (and extended sections) and The

Planning Board Handbook Chapter 5 this aspect was not discussed in these sections, therefore it is merely being brought to your attention for discussion.

Respectfully,

Elizabeth Bratter
159 McDonough St
Property Owner

From: [Joel Conley](#)
To: [Planning Info](#)
Subject: Proposed building on Hanover street
Date: Monday, October 18, 2021 8:18:14 PM

My name is Joel Conley, I have lived at 339 Hanover street for ten years.

I understand that it is inevitable that these three buildings will be changed or knocked down.

I am completely against the proposed plan to turn these three beautiful and historic buildings into the hideous monstrosity that has been proposed.

This new building will completely ruin the feel of the neighborhood even more than the new parking garage has.

The proposed building also violates many building codes in Portsmouth.

We don't need another ugly building with no character in Portsmouth.

Take your time and do something nice, the city deserves it to be beautiful if it can't be affordable for regular people like me.

I will be moving out of town when this change happens because I have been priced out.

I will be happy to leave because of the

knee-jerk reaction developments and money grabs that have gone on in the last five years in this town.

Maybe you should also let the potential developer and future residents know about the cancerous diesel fumes from the Pan Am rail line that will be blowing through their homes and ruining their quality of life.

This town needs to readjust their priorities away from money and toward the residents that make this place great.

Do the right thing,

Joel Conley

From: [Robin Husslage](#)
To: [Planning Info](#)
Subject: October 21st Planning Board Mtg: 181 Hill Street Design Review Neighbor Input
Date: Sunday, October 17, 2021 11:39:06 AM
Attachments: [Proposed Building.png](#)

Dear Planning Board,

I would like to comment on the 181 Hill Street design proposal submitted to this board to be presented on October 21st. Please include this as part of the public record.

As a neighborhood resident, I have serious concerns over the proposed conversion of 181 Hill Street (Lot 125-14), which currently consists of 3 2-story buildings, into 1 huge 3-story building covering nearly an entire block in a neighborhood comprised of single-family homes and smaller multi-unit buildings. See below for the view of the 3 current buildings:



These buildings currently have a large amount of open space between the buildings, allowing a great deal of light and air into the neighborhood and maintaining the small, walkable neighborhood feel and character in this area:



This is the neighborhood – across the street with single-family homes and small, multi-family buildings:



As you know, CD4-L1 is the least intense character district in Portsmouth, limiting buildings to a maximum of 8 units/lot. This lot is comprised of 3 buildings and if one didn't know it was a large single lot, one would assume they were 3 separate lots, each with a neighborhood-sized apartment building on it in keeping with the neighborhood character. What is being proposed is totally out of character and scale for this neighborhood with CD4-L1 zoning and is out of compliance with many of the building codes (see graphic in next paragraph), most notably they are proposing a 140 FT building length where 80 FT is the maximum allowed, which is nearly 2 times the length allowed. In addition, the maximum footprint for a building is 2,500 SQ FT and they are proposing a building footprint of 9,760 SQ FT, nearly 4 times the amount allowed! Compare the first photo of the 3 4-unit apartment buildings with this huge monolithic building being proposed:



Minimally, this proposal is out of compliance with 8 major building codes for CD4-L1, making it less in compliance than the existing buildings on this lot:

Character District Dimensions & Uses	ZONING/CODE REQUIREMENTS CD4-L1: LEAST Intense Development	EXISTING CONDITIONS	181 HILL STREET PROPOSAL	In Compliance or OUT OF COMPLIANCE?
Principal MAX Front Yard	15 FT	10 FT	10.1 FT	OUT OF COMPLIANCE (Existing & Proposed)
Secondary MAX Front Yard	12 FT	5 FT	12 FT	Proposed: in Compliance
SIDE Yard	5 FT min. to 20 FT max.	7 FT	8.4 FT	In Compliance
REAR Yard	Greater of 5' from rear lot line or 10' from centerline of alley	26 FT	18.1 FT	In Compliance
Front Lot Line Buildout	60% Minimum to 80% Maximum	76%	89%	Proposed: OUT OF COMPLIANCE
MAX Bldg Block Length	80 FT	3 separate buildings with open space on either side of each (<80 FT/BLDG)	140 FT	Proposed: OUT OF COMPLIANCE
MAX Façade Mod. Length	50 FT	3 separate buildings (<50 FT/BLDG)	60 FT	Proposed: OUT OF COMPLIANCE
MAX Bldg Coverage	60%	43.4%	60%	In Compliance
MAX Bldg Footprint	2,500 SQ FT	2,342 SQ FT	9,760 SQ FT	Proposed: OUT OF COMPLIANCE
MIN Lot Area per Dwelling Unit	3,000 SQ FT	1,344 SQ FT	1,344 SQ FT	OUT OF COMPLIANCE (Existing & Proposed)
Minimum Open Space	25%	6.2%	13.7%	OUT OF COMPLIANCE (Existing & Proposed)
Maximum Height Allowed	40 FT HEIGHT (2 to 3 Stories)	2 1/2 Stories < 40 FT	40 FT	In Compliance
USES Summary of what is added as intensity is increased	CD4-L1: (1) Single family dwelling (2) 2-family dwelling (3) Townhouses (4) Multi-family up to 8 dwellings (5) Historic preservation building (6) Museum (7) City park and related activities (8) Professional office, business office, financial services (9) Family day care (10) Laundry drop off and pick up Etc...	3 buildings X 4 Units/ea = 12 Units	1 Building = 12 Units	OUT OF COMPLIANCE (Existing & Proposed)
TOTAL BUILDING CODES OUT OF COMPLIANCE		5 CODES CURRENTLY OUT OF COMPLIANCE	8 PROPOSED CODES OUT OF COMPLIANCE	

Please guide these developers to change their proposed building design to be more in compliance with the CD4-L1 character district codes not less, especially regarding the proposed building length (80FT MAX vs. 140 FT Proposed) and building footprint (2,500 SQ FT MAX vs. 9,760 Proposed) which are way out of compliance and not in keeping with the neighborhood that this lot resides in.

There are many good examples of how other developers have constructed new buildings or renovated old buildings and added on new buildings which maintain the desired

neighborhood character that Portsmouth is known and loved for.

Thanks for your consideration of my concerns for maintaining our residential neighborhood's character.

With regards,

Robin Husslage

From: [Karina Quintans](#)
To: [Planning Info](#)
Subject: 181 Hill Street
Date: Tuesday, October 19, 2021 6:02:42 PM

To the Planning Board,
I am submitting this email regarding the following project as shown on the agenda for this week's Planning Board meeting:

The proposed project is the application of Hill Hanover Group, LLC (Applicant), for the property located at 181 Hill Street, for the demolition of three existing buildings and the construction of one three story building containing 12 units with basement level parking accessed from Autumn Street. Said property is shown on Assessor Map 125 Lot 14 and lies within the Character District 4-L1 (CD4-L1) (LUPD-21-9)

My comments:

- The size and scale of the proposed project is not in line with the character of this neighborhood that is largely comprised of single-family homes and smaller multi unit buildings.
- The buildings as they exist currently have a large amount of open space between the buildings, allowing a great deal of light and air into the neighborhood and maintaining the small, walkable neighborhood feel and character. This would all be taken away with the proposed project.
- This lot is located in the character district of CD4-L1, which is the least intense character district in Portsmouth, limiting buildings to a maximum of 8 units/lot.
- What is being proposed is out of compliance with many of the building codes, most notably they are proposing a 140 FT building length where 80 FT is the maximum allowed, which is nearly 2 times the length allowed.
- The maximum footprint for a building is 2,500 SQ FT in this character district, and they are proposing a building footprint of 9,760 SQ FT, nearly 4 times the amount allowed.
- At minimum, this proposal is out of compliance with 8 major building codes for CD4-L1, making it less compliant than the existing buildings on this lot.

I realize this project is in front of the Planning Board for design review, but it is important to state my comments early in the process, rather than later.

I do not support the project as proposed for the above listed reasons. I ask that you give this due attention and request changes that will keep the character of our neighborhood intact.

Respectfully,
Karina Quintans
51 McDonough Street