

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

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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](https://quickstart.sos.nh.gov)"

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

RE: 181 Hill St  
Meeting: PB 11-18-21

Dear Planning Board,

November 15, 2021

Please vote NOT to accept the design plans as presented for 181 Hill St but instead ask Hill-Hanover Group LLC to elaborate on the "Concept Plan" presented as plan C-6 in their application.

The Concept Plan shows 3 separate building lots, as 2 story with 4 units in each, allowed by zoning. It seems some variances will be needed. It should be noted the original structures were built prior to zoning.

Each building will need a minimum of 6.4 parking spaces for the proposed 4 units. A total of 19 spaces for all 3 buildings. Hill-Hanover Group LLC stated there are currently 14 deeded spaces at 89 Foundry Place (DSA Lot 6) and they have 6 on-site spaces. The parking minimum will be met with 1 extra space. *It should be noted that this property owns most of the upper portion of Hill Street.*

Thank you for your consideration of the "Concept Plan".

Respectfully,

Elizabeth Bratter  
Property Owner

**From:** [Martin Burns](#)  
**To:** [Planning Info](#)  
**Subject:** Hill Hanover Group. 181 Hill St Demolition of Three Buildings  
**Date:** Tuesday, November 16, 2021 9:20:58 PM

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I am not in favor of the destruction of the three buildings on Hanover St and the building of a new three story building....the size and mass of the building will dwarf the single family houses near the project...surely out of the character of the neighborhood....the project then claims they will all exit the new building on Autumn St. witch is a narrow street connecting Hanover and Hill St...then how many parking spaces will be provided under the new building.... how many cars will need to park on Hanover St.....I have also noticed the new building will require variances because is out of compliance, for many reasons including building length and footprint.

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

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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:** [Joel Conley](#)  
**To:** [Planning Info](#)  
**Subject:** Joel Conley from 339 Hanover Street  
**Date:** Wednesday, November 10, 2021 7:50:21 PM

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Dear Planning Board,

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

You may remember me from an email I sent to you a couple weeks ago regarding the proposed development of the three apartment buildings on Hanover street.

I have since had the opportunity to meet with people that are close to the development proposal.

I had originally assumed that the development was being proposed by a random developer. I was not correct in that assumption.

I have learned that the developer proposing the plan is Bruce Sommer. Bruce is the current owner of the properties and my landlord of almost ten years.

Bruce has always been great to me as an owner/landlord over the years. He has always been socially conscious and compassionate with regard to maintaining these apartments as affordable housing for myself and my fellow renters.

He has given us the opportunity to live in a beautiful building with a great downtown location for many years at a very affordable rate. For that I am grateful.

I know that as his development proposal moves forward, Bruce will maintain his amazing record and moral ground within the community. I am confident he will have the same mission and compassion with the future renters/owners of this property.

The city of Portsmouth is lucky to have a developer like Bruce Sommer that fully understands this neighborhood and truly cares about the people that live here, past and present. I'm sure he will do the right thing.

Sincerely,  
Joel Conley

**From:** [DeLorenzo, Mark A.](#)  
**To:** [Planning Info](#)  
**Subject:** Upcoming proposal for new construction and site alteration at 181 Hill Street.  
**Date:** Thursday, October 21, 2021 11:23:50 AM

Dear Planning Board members,

I have reviewed the Design Review Application of Hill Hanover Group, LLC & JPK Properties, LLC on pages 1048-1059 of the 1010-21-21\_PB\_Packet.pdf, and have some strong concerns. Mainly my concern is that their proposed single structure does not come close to meeting most of the criteria requirements for a building in CD4-L1, which would drastically change the character of our neighborhood. I would hope and expect new development to be further IN compliance, and not further OUT OF compliance to the existing structures. As we live directly adjacent to this property, I have real concerns.

What is being proposed is totally out of character and scale for this neighborhood with CD4-L1 zoning, and as I mentioned above, is out of compliance with many of the building codes (see graphic below).

Most notably they are proposing a 140 FT building length where 80 FT is the maximum allowed, which is nearly twice the allowed length. Of even greater concern, the maximum footprint for a building in CD4-L1 is **2,500 SQ FT** and they are proposing a building footprint of **9,760 SQ FT**, which is nearly 4 times the amount allowed! The size of the discrepancy in this request is simply ludicrous.

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
<b>USES</b> 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)
<b>TOTAL BUILDING CODES OUT OF COMPLIANCE</b>		<b>5 CODES</b> CURRENTLY OUT OF COMPLIANCE	<b>8 PROPOSED CODES</b> OUT OF COMPLIANCE	

It is my strong hope that you do not allow this proposal to move forward as it currently stands, until they bring the scope of the project far closer to meeting compliance in this Character District. Thank you for taking the time to read and consider this.

Sincerely,

Mark DeLorenzo  
 349 Hanover Street Apt. 1  
 Portsmouth, NH 03801

**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](#)

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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:

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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
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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:** [Robin Husslage](#)  
**To:** [Planning Info](#)  
**Subject:** 181 Hill Street Proposal for November 18th Meeting  
**Date:** Saturday, November 13, 2021 11:25:30 AM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)

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Dear Planning Board,

I would like to comment on the original 181 Hill Street design proposal submitted to this board as well as the new C-6 Design Concept. Please include this as part of the public record.

**Original Design Proposal Concerns**

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 one 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 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!



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:

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### C-6 Design Concept Proposal Feedback

The C-6 Design Concept newly submitted to the planning board with 3 separate 4-unit 2-Story buildings (30' height) is a huge improvement over a huge single 3-story building (40' height) which is not in keeping with the character of the neighborhood and violates more building codes than the existing buildings do. Conceptually it appears that they are replacing each of the 3 existing 4-unit buildings with similar 4-unit buildings with light and space between the buildings which is much more in keeping with the houses and small-scale multi-unit buildings in the neighborhood. Hopefully the style of these new 4-unit buildings will retain the style/character of the existing buildings and will foster a connection to the neighborhood with balconies and decks.

The C-6 Design Concept would be a project embraced by the neighborhood in contrast to the single 3-story monstrosity originally proposed. Please urge the applicant to fully flush out the proposal for the C-6 Design Concept and abandon their original 3-story single building design plans.

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

With regards,

Robin Husslage  
27 Rock Street  
Portsmouth



**From:** [Sally Minkow](#)  
**To:** [Planning Info](#)  
**Subject:** 181 Hill Street  
**Date:** Monday, November 15, 2021 9:00:30 PM

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To: Planning City of Portsmouth  
From: Sally Minkow  
Re: 181 Hill Street

Thank you for considering my comments on the proposal for new construction on Hill Street. I am writing in support of the C-6 Design Concept.

I have been a resident of the West End of Portsmouth for the past four years. I honestly have been deeply shocked by what I perceive as the lack of respect for the need for green space and parks as well as the maintenance of a sense of community, in the pursuit of building on every square inch available.

Hill Street is an area of family homes and apartments. It would be such a boost to the neighborhood to see that maintained and I think the new proposal C-6 Design Concept is in line with the style of the current neighborhood and would foster a connection to the Portsmouth community.

Again, thank you for your consideration.

Best regards,

Sally Minkow  
18 McDonough Street

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

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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

**From:** Mike Petrin <mike.petrin@googlemail.com>  
**Sent:** Thursday, November 18, 2021 1:20 PM  
**To:** Planning Info  
**Subject:** 137 Northwest St Consideration

Dear Mr. Legg and Planning Board Members,

My wife (Katie Laverriere) and I are the property owners of 239 Northwest St, neighbors to 137 Northwest St.

**Our main concern is the impact to the area within the buffer zone. In particular, the water runoff associated with proposed turnaround near our property. During the winter months, there is potential for snow embankment thaw to increase waterflow near or into our property.**

Over the past year and a half, we have met with the BOA, HDC, Conservation Committee and Planning Board to minimize our own impact to the buffer – while also planning and executing a complete renovation of a neglected 1830s home. Some of the contractors we spoke with advised complete demolition of the property. Our home remodel is well underway, but water runoff remains a real concern since our foundation sits at low point near the proposed turnaround. Mitigation of the proposed construction could be helpful during three seasons of the year, but our concern remains snow embankments which could thaw onto our property – causing unnecessary flooding of our basement.

**Our secondary concern is public safety with concern to the proposed area of the turnaround. Northwest St reduces from 40 ft to 18ft at our property line. In addition, our main entrance to our property is located facing towards the proposed turnaround. Our concern is based on our growing family and intent of lifelong ownership in this area.**

During our short time as owners of the property, we witnessed passerbys use the turnaround immediately upon noticing that the road narrows leading into our residence and 250 Northwest St. This also includes DPW trucks, post office and other delivery vehicles. We have concerns with the safety of increased traffic which would involve these vehicles backing their vehicles towards our front door. Especially delivery vehicles which are often in a hurry from destination to destination (Amazon). Additionally, this past August we witnessed a fire response at 250 Northwest St involving multiple fire vehicles. The proposed turnaround has potential to impact secondary calls for an emergency vehicle to quickly navigate from one call to the next.

**We do feel the city should provide some relief/exception for our neighbor's land use as a municipal access point – however, not at the cost of the impact to our property and safety.**

Respectfully submitted,

Mike Petrin & Katie Laverriere