

Izak Gilbo

From: Peter Brooks <pbrooks@ansonlane.com>
Sent: Tuesday, July 6, 2021 12:42 PM
To: Planning Info
Subject: Written Comments: HDC Meeting July 07, 2021 - 8. Petition of LAXMI Re

Dear Historic District Commission Members,

My name is Peter Brooks. My wife Virna and I own and reside at 27 Gardner Street. This is our response to the #8 Petition of LAXMI Realty, LLC for the property located at 33 Gardner Street.

We are in support of the rebuilding of the west chimney which was removed on Memorial Day. We trust that the rebuilt west chimney will match the original chimney as well as the remaining east chimney in historic brick, mortar and design as designated by the members of this commission. We also trust that the work will be carried out by a qualified, licensed and insured contractor as approved by the city and that the appropriate permits will be obtained and posted in advance of any work being carried out. We also trust that replacement roof tiles match as closely as possible the tiles on the remainder of the roof. The work carried out on Memorial Day used completely the wrong color tiles which simply added to the eyesore of the missing chimney.

It is unfortunate that such an historic structure has been allowed to decay so badly but it is hoped that with oversight from this commission the structure can be protected for the future.

Sincerely,

Peter and Virna Brooks
27 Gardner Street
Portsmouth, NH 03801

Izak Gilbo

From: Katie Miller <magjkd@gmail.com>
Sent: Saturday, July 3, 2021 11:52 AM
To: Planning Info
Subject: Written Comments: HDC Meeting July 07, 2021 - 8. Petition of LAXMI Realty

Dear Historic District Commission Members,

My name is Katherine Miller. My husband, John Magane, and I own and reside at 51 Gardner Street. This is our response to the #8 Petition of LAXMI Realty, LLC for the property located at 33 Gardner Street.

We are in support of the renovations to the chimney which was removed on Memorial Day. However we hope that the replacement matches the remaining chimney in brick and mortar and design as designated by the members of this commission. We also hope that the project is monitored by the city to be certain the plans that are approved are followed in order to maintain the historical integrity of this beautiful 1740 Federal style house.

We are hoping that other desperately needed exterior repairs and improvements will be made in the near future as sadly the previous owner neglected to properly maintain the building. We expect that these will be done by qualified craftsmen and with approval of the Historic District Commission.

Sincerely,

Katherine Miller
John Magane

Izak Gilbo

From: ericspearportsmouth@gmail.com
Sent: Tuesday, July 6, 2021 9:47 AM
To: Planning Info
Subject: 50 Mt Vernon St for July 15 2021

To whom it may concern,

My name is Eric Spear and I reside at 49 Mt Vernon St across the street from the applicant, Susan Alex of 50 Mt Vernon St. I'm writing to express my support for the conditional use permit as advertised. Please approve this request.

Eric

Izak Gilbo

From: Donald Hare <donaldehyare@gmail.com>
Sent: Saturday, July 3, 2021 3:28 PM
To: Planning Info
Subject: Re: Martingale, LLC, owner for property located at 99 Bow Street

Bow St. 113
Box 268 P. O.
outh, NH 03802 Portsm
2021 July 3,

Historic District Commission
Portsmouth City Hall
Portsmouth, NH

Gentlemen:

We have been residents of a condominium at 113 Bow St. for many years and as neighbors we feel it imperative that we express our strong objections to the proposed enlargement of the deck and dock on Bow St. by Martingale, LLC, just up the riverfront from us, as undesirable and unacceptable for the reasons stated below.

Noise/Light. Enlargement of the deck and dock will unquestionably lead to more activity at the site and even more noise and light than at present; noise that we all know travels well over water. (Will the City enforce the existing noise ordinance?) The light at night, already a nuisance in the neighborhood will become even more objectionable.

Congestion. Currently the Martingale location is one of the most congested in the city, not only with pedestrians but private vehicles, food and service deliveries, trash removal trucks, both the latter parked in the street. The proposed enlargement will without doubt bring even more activity and carry negative results from a safety standpoint. Nearby "on street" and "off street" parking opportunities are virtually non-existent. It is interesting to note that when the City allowed Martingale to tear down the old Martingale apartment building, they were allowed to eliminate several off street parking spaces.

Cooperation. For years Martingale has allowed members of its kitchen staff to congregate and smoke on the pavement against the retaining wall at the cemetery directly across Bow Street from our condo building. On most days the city sends out a truck and an employee to sweepup the litter and cigarette butts -- at taxpayer expense. Despite many requests to Martingale to stop this nuisance

it still continues. It also might be noted that their trash/garbage management (at the sidewalk) is less than well done. Will more make the situation better or worse?

Marine Issues. Does the proposed extension of the dock and deck into the river require any approvals from City, State or Federal agencies? If so have they been approved? If not, at what point do these agencies become involved? Certainly docks can not be allowed to extend without limits into the waterway.

Right of Quiet Enjoyment. One of the most treasured of our fundamental rights as home owners in this country is our right to enjoy our property without interference, including noise,etc, from others. We believe that this proposal, if allowed, would be a reduction in those rights.

Yours truly,

Donald E. Hare

Ann F. Hare

City of Portsmouth, NH Historic District Commission
Abutter memo about 420 Pleasant Street, Portsmouth

June 15, 2021

Dear HDC members;

I am writing to support Charles Neal's proposed alterations to 420 Pleasant Street. As an abutter and owner of 25-27 Franklin Street, I live across from the back of 420 Pleasant Street. What happens there affects me in many ways—aesthetic, parking, traffic, crowding and quality of life.

So I am glad that it is being restored with care for both the inside (which I understand you have no jurisdiction over) and the exterior of the building (which you do)—and with consideration for our small, fragile neighborhood.

I am in favor of the improvements Charles wants to make to the back entrance. I understand his need for major foundation work. I also support the roof deck to offer open space to the third floor. This proposed deck looks much like other decks in the neighborhood, but happily, it will sit atop an existing building that is lower and discreetly set back from neighboring structures.

In stark contrast, the next door property known as the Pink House was developed a few years ago without any apparent care for our neighborhood. The city and a previously configured HDC allowed a one-family house to be effectively demolished, converted to three condos, enormously enlarged, and its backyard replaced by a parking lot. The trees that once gave our tiny street privacy from busy Pleasant Street were clear-cut. The Federal house -- whose roofline once aligned with Charles' house—was visibly expanded and gutted (neighbors photographed its original lumber being loaded onto trucks for unknown destinations). To get their approvals, the developers vowed that their cars would not park on our street. Despite this, owners of the new condos now constantly feel entitled to park on our tiny street, putting it under more pressure.

At a time when professional developers appear to want to fill the city's unbuilt spaces and parking lots with ever more units in distressingly monotonous, curb-to-curb structures, I must add that I am impressed by the modesty of Charles Neal's proposal (five units going to three) that leaves his parking lot to actual parking and green garden space. I like the idea of varied roof lines reflecting the personality of an interesting-looking old building that evolved in an eccentric manner over centuries. I appreciate the personal TLC Charles Neal is putting into this project.

Last, I thank the HDC for all your critically important but often challenging work. I really appreciate any efforts you put into making sure new construction and remodels across Portsmouth's endangered Historic District have at least a rudiment of charm and aesthetic appeal.

Clare Kittredge,
27 Franklin Street,
Portsmouth, NH 03801
603-431-4246

July 4, 2021

To the members of the Historic District Commission:

We are unable to attend the meeting of the Historic District Commission on July 7th and so are writing this letter to support the application of Neal Pleasant Street Properties, LLC, for the proposed changes to the property at 420 Pleasant Street.

We have lived directly across Franklin Street from this property for 35 years and have seen it slowly be improved from a somewhat neglected building with green asphalt shingles and two over two window sash to one that better reflects the appearance of the Federal period in which it was built. The rear façade is the one most visible to us and we feel that the treatment of the new stair tower with its arch window and the extension of the first floor bump out are compatible with the existing building and the rest of the neighborhood. In fact, the mass and modulation is reminiscent of the rear of the once nearby Ichabod Rollins house seen in the photographs taken before it was unfortunately torn down and replaced with the current senior housing complex.

The intent of current proposal is not only to improve the appearance of the rear of the building but more importantly to make it code compliant. We applaud the plan to reduce the number of units from five to three.

It is refreshing to see a project like this where the owner appreciates the original fabric of the building and to know it will not be gutted like so many historic houses have been recently.

Jane and Richard Nylander

17 Franklin Street

Portsmouth, New Hampshire 03801

Izak Gilbo

From: Mike Beagen <mike.beagen@nninc.com>
Sent: Thursday, July 1, 2021 12:01 PM
To: Planning Info
Subject: Written Comments: HDC Meeting July 07, 2021 - 8. Petition of LAXMI Realty
Attachments: 30 Gardner Street.pdf; received_989673765217948.jpeg

Dear Historic District Commission:

My name is Michael Beagen, owner of 30 Gardner Street. I would like to add comments for the subject petition.

There is no street parking on Gardner Street, signs are posted. The primary reason is safety, an emergency vehicle needs to get through and the road is narrow.

I am concerned that the new owners of 33 Gardner Street do not have a parking plan for their construction workers when they rebuild the chimney they dismantled on Memorial Day and remodel their apartments. It appears they have rented one or more of the apartment already so some of their parking is already being utilized. Their available parking is limited on the side of the house on Walton's Alley, on a grassy patch of land.

This is not a new issue. I notified the previous owner that tenants and maintenance workers should not be parking on the street. One option they take is to park on our brick sidewalk right in front of our window. Parking on the bricks that the city installed will accelerate the wear of the sidewalk needlessly and deteriorate the value of the street. This should be obvious to anyone, plus it is just rude behavior.

I have parking concerns beyond this petition, when all 4 units are occupied but for the sake of this petition I would like to make it clear there is no street parking on Gardner Street and parking on a sidewalk is not acceptable. I have written to LAXMI Realty, Rita Patel, voicing my concern but I have not heard back from her addressing the issue.

10.1112.31 Parking Requirements for Residential Uses

10.1112.311 The required minimum number of off-street parking spaces for uses 1.10 through 1.90, including dwelling units in mixed-use developments, shall be based on the gross floor area of each dwelling unit, as follows:

Dwelling Unit Floor Area Required Parking Spaces

Less than 500 sq. ft. 0.5 spaces per unit

500-750 sq. ft. 1.0 space per unit

Over 750 sq. ft. 1.3 spaces per unit

10.1114.24 Parking areas and access drives shall be surfaced with a durable surface

that meets the load bearing maximum occupancy of the project; minimizes dust, material tracking and erosion; and facilitates snow removal. Examples of such materials include, but are not limited to, bituminous binder, concrete, asphalt, compacted gravel and crushed stone.

Regards,

Michael Beagen
603-343-7655



THANKSGIVING DAY 1900, AT THE HOME OF MR & MRS ISAAC E NEWTON
GARDNER STREET, PORTSMOUTH, N H

1/ISAAC ELVIN NEWTON & 2/MARY JANE (ROBINSON) NEWTON and their family:
3/IDA MAE NEWTON & 3A/ALONZO SMITH, 3B/son FRED & 3C/wife ETHEL, 3D/grandson
4/ELVIN SCOTT NEWTON (family not present)
5/CARRIDEL NEWTON & 5A/THOMAS WARD, sons 5B/SHERMAN & 5C/WILLIAM WARD.
6/SHERMAN T NEWTON & 6A/HARRIET, 6B/dau MOLLY & 6C/son SHERMAN P NEWTON.
7/FRANK S NEWTON & 7A/MARY ANN, 7B/son SHAW NEWTON & daughters 7C/FRANCES,
7D/MARTHA & 7E MARY FLORENCE NEWTON.
8/FRED G NEWTON & 8A/MOLLY. (MABEL NEWTON WARD & family not present)
9/RALPH NEWTON & 9A/SUSAN, 9B/dau JANE & 9C/son/ELVIN NEWTON

Courtesy of the Portsmouth Athenaeum, Portsmouth, N.H.



Izak Gilbo

From: Effie Malley <effie.malley@gmail.com>
Sent: Wednesday, May 19, 2021 5:35 AM
To: Nicholas J. Cracknell; Izak Gilbo
Cc: charlesneal201@comcast.net
Subject: HDC abutter comments re 420 Pleasant Street

Hello Nick and Izak,

I would like to comment on a proposal that was at a recent work session. I live next door to 420 Pleasant Street, and generally think that Charles Neal and his architectural team have developed a good plan that is suitable for the neighborhood. However, I have concerns about the size and placement of the proposed deck, which I have discussed with Charles.

The deck is huge, with potential for large gatherings. With its large scale, it is open, reducing privacy and potentially increasing noise. It comes far forward, replacing the entire roof area. I respectfully recommend that Charles and the HDC consider a reduction in the deck's size and the addition of a roof, screen, or other structure that would offer some privacy.

Could you let me know if I need to send these comments to the Commission members directly? I appreciate your help.

Best,
Effie Malley
428 Pleasant Street
Portsmouth NH 03801

Sent from my iPad

Izak Gilbo

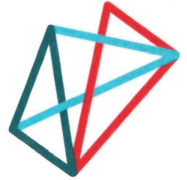
From: GARY LAURASH <glaurash@aol.com>
Sent: Tuesday, July 6, 2021 6:15 PM
To: Planning Info
Subject: 50 Mount Vernon Street

Planning Board:

In regards to Susan Alex's construction application on the above reference property please be advised that we do not take any exception to the proposed improvements to the property. We also do not believe it would negatively impact the street or surrounding neighbors.

Regards,

Gary and Evelyn Laurash
18 Mount Vernon Street
(603) 429-8976



603.766.3330
WWW.3SARTS.ORG

319 VAUGHAN STREET
PORTSMOUTH, NH 03801

July 7, 2021

Via electronic mail transmission only (igilbo@cityofportsmouth.com)

Portsmouth Planning Board
c/o Izak Gilbo, Associate Planner
City Hall
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

Re: 53 Green Street

Dear Members of the Planning Board:

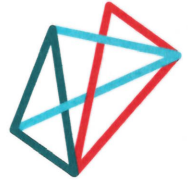
On behalf of the Board of Directors of 3S Contemporary Artspace, Inc., I write to inform the Planning Board of the 3S Board's support for the proposed development of 53 Green Street.

The proposal seems to be in line with recent developments in the North End which have generally had a positive impact on our arts nonprofit. While the 3S Board takes no position on the project's design elements, including the scope and mass of the project, we are nevertheless excited about the potential for development of this parcel. We are particularly supportive of the proposed public art installations on the Green Street connection and our potential role in supporting and curating those installations. The 3S Board further believes that the proposed greenway connecting the North End to Market Street will have an overall positive impact on the neighborhood.

Cathartes has included 3S staff in its development process and has a long-standing working relationship with 3S. We look forward to continued partnerships with our North End neighbors and city leadership.

Sincerely yours,

Joseph R. Russell, Vice Chair
3S Contemporary Artspace, Inc.



603.766.3330
WWW.3SARTS.ORG

319 VAUGHAN STREET
PORTSMOUTH, NH 03801

July 7, 2021

Via electronic mail transmission only (igilbo@cityofportsmouth.com)

Portsmouth Historic District Commission
c/o Izak Gilbo, Associate Planner
City Hall
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

Re: 53 Green Street

Dear Members of the Historic District Commission:

On behalf of the Board of Directors of 3S Contemporary Artspace, Inc., I write to inform the Commission of the Board's support for the proposed development of 53 Green Street.

The proposal seems to be in line with recent developments in the North End which have generally had a positive impact on our arts nonprofit. While the 3S Board takes no position on the project's design elements, including the scope and mass of the project, we are nevertheless excited about the potential for development of this parcel. We are particularly supportive of the proposed public art installations on the Green Street connection and our potential role in supporting and curating those installations. The 3S Board further believes that the proposed greenway connecting the North End to Market Street will have an overall positive impact on the neighborhood.

Cathartes has included 3S staff in its development process and has a long-standing working relationship with 3S. We look forward to continued partnerships with our North End neighbors and city leadership.

Sincerely yours,

Joseph R. Russell, Vice Chair
3S Contemporary Artspace, Inc.

July 7, 2021

Portsmouth Historic District Commission
Dondero Foley Council Chambers
Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801



RE: OBJECTION - Petition of Martingale, LLC 99 Bow Street,
to expand existing deck and dock

Dear Historic District Commission:

For the meeting scheduled for Wednesday July 7, 2021 please see the following:

1. Pictures from July 7, 2021 showing the boundary between 99 Bow Street and 111 Bow Street being used for trash storage. (Attached, pgs. Sherman 01-02)
2. Minutes of Conservation Commission meeting May 9, 2012 – Martingale representing that they were “**limited to building along the shoreline instead of wharfing out because they were in the federal navigable project setback**” and promising that the “**docking structure would not extend any further out than any of the other docking structures in the area.**” (Attached, pg. Sherman 05)
3. Minutes of Conservation Commission meeting June 10, 2015 “motion to recommend approval of application to the State Wetlands Bureau **failed to pass.**” (Attached, pg. Sherman 07)
4. Planning Department Historic District Commission letter of August 10, 2015 identifying that the Commission addressed “Motion for Re-hearing” at August 5, 2015 meeting and that “as a result of the above request, Martingale LLC, owner for the property located at 99 Bow Street has withdrawn their Building Permit #15-409 from consideration at this time.” Also stating that “this action invalidates the Certificate of approval.” (Attached, pg. Sherman 09)

We look forward to discussing these issues in detail with you at the meeting.

Sincerely,

Katy and John Sherman
BowPorts EV Corporation
111 Bow Street, Unit 2
Portsmouth, NH 03801





**REGULAR MEETING
CONSERVATION COMMISSION**

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
CONFERENCE ROOM "A"**

3:30 P.M.

MAY 9, 2012

AGENDA

I. OLD BUSINESS

- A. Approval of minutes – April 11, 2012

II. CONDITIONAL USE PERMIT APPLICATIONS

- I. 545 F.W. Hartford Drive
Kenneth M. Buttermore, owner
Assessor Map 250, Lot 97

III. STATE WETLANDS BUREAU PERMIT APPLICATIONS

- A. Standard Dredge and Fill Application
200 Grafton Road, Pease Golf Course
Pease Development Authority, owner
Assessor Map 320, Lot 0
- B. Standard Dredge and Fill Application
99 Bow Street
Martingale Wharf Limited Partnership, owner
Assessor Map 106, Lot 54
- C. (Work Session) Standard Dredge and Fill Application
NH Department Of Transportation
Lafayette Road Improvements
Assessor Map 244, Lot 3
Lafayette Road Right-of-way

IV. OTHER BUSINESS

- I. Discussion of Conservation Commission vacancies

V. ADJOURNMENT

Chairman Miller asked if there were anymore questions for the applicant. Hearing none, he asked for a motion.

Vice Chairman Blanchard made a motion to recommend approval of the application to the State Wetlands Bureau. The motion was seconded by Mr. DiPentima. Chairman Miller asked for discussion.

Vice Chairman Blanchard stated that she had expressed her concern about the general nature of the business which was golfing and the way the turf was managed. She said that she appreciated the fact that the engineering was better but that she would like to see an improved system of monitoring the run off. On the merits of what was in front of them, the project would improve the site.

Mr. DiPentima commented that the golf course has existed since 1901. He felt the project seemed to improve what was there in terms of run off and discharge from the site. It might not be perfect but he felt it was worthy of approval.

Ms. Tanner agreed with what had been said but added that she wondered if there was any way to recommend monitoring and that the latest best practices are used. Chairman Miller commented that he would like to see something like that. At this point, there was considerable discussion as to what monitoring would be recommended.

Vice Chairman Blanchard amended her motion to include the following stipulations:

- 1) That turf management practices are consistent with best management practices and evolving scientific improvements to reduce nitrogen loading.
- 2) That any mitigation plans include monitoring the input and output of nitrogen and other nutrients and pesticides to and from the site.

Mr. DiPentima stated that he felt the stipulations were reasonable. He said that the PDA was a State entity and they should be setting the example for the rest of the industry especially in such a sensitive area.

Hearing no other discussion, Chairman Miller called for the vote. The motion to recommend approval of the application to the State Wetlands Bureau with the following stipulations passed by a unanimous (7-0) vote:

- 1) That turf management practices are consistent with best management practices and evolving scientific improvements to reduce nitrogen loading.
- 2) That any mitigation plans include monitoring the input and output of nitrogen and other nutrients and pesticides to and from the site.

- B. Standard Dredge and Fill Application
99 Bow Street

**Martingale Wharf Limited Partnership, owner
Assessor Map 106, Lot 54**

Mr. Zach Taylor of Riverside and Pickering Marine Contractors was present to speak to the application. He stated that they would like to construct a new dock along the shoreline. It would be a floating dock structure approximately 10 feet wide and 143 feet in length but it would be designed a bit differently than the traditional dock. It would be a pie shaped structure. He pointed out that the ramp and float would be seasonal structures.

Mr. Taylor explained that the existing wharf has gone through the Department of Environmental Services a few times. The wharf has been permitted for five boat slips but currently there are no boat slips. It was now just a wharf that can only be accessed at high tide and on a calm day. Mr. Taylor said that the purpose of the project was to provide that access.

Mr. Taylor told the Commission that they were limited to building along the shoreline instead of wharfing out because they were in the federal navigable project setback. He said that the new wharf system would provide access down to the supporting dock system and landing. He explained in detail the conditions of the area that warranted a different approach to the project.

According to Mr. Taylor, the impacts would be minimal since there was no emergent vegetation or eel grass in the area and was essentially a previously disturbed site. He pointed out that it was a historical area and a maritime location. He added that the docking structure would not extend any further out than any of the other docking structures in the area.

Mr. DiPentima asked if the harbormaster was included in the planning process. Mr. Taylor replied yes and added that the Army Corp of Engineers had reviewed the project as well.

Vice Chairman Blanchard commented that it would be wall to wall wood down on the river. Mr. Taylor told the Commission that he looked at old photos of the area that showed an entire strip of wharf that wrapped down to what was now Harbour Place.

Ms. Tanner commented that she recently saw a Moran tugboat go right by the area where the structure was proposed to be built.

Ms. McMillan asked how large the boats would be that would be accessing the dock. Mr. Taylor said that the size would be limited to a 20-25 foot boat in order to use the five slips. Mr. Vandermark asked if larger boats would be restricted. Mr. Taylor said no but it would reduce the number of slips available when a larger boat was docked there.

Hearing no other questions, Chairman Miller asked for a motion. Vice Chairman Blanchard made a motion to recommend approval of the application to the State Wetlands Bureau. The motion was seconded by Mr. Vandermark. There was no discussion.

The motion to recommend approval of the application to the State Wetlands Bureau passed by a unanimous (7-0) vote.

**ACTION SHEET
CONSERVATION COMMISSION**

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

3:30 p.m.

June 10, 2015

MEMBERS PRESENT: Chairman Steve Miller; Vice Chairman MaryAnn Blanchard;
Members, Barbara McMillan, Kimberly Meuse, Kate Zamarchi;
Alternates Samantha Wright, Adrienne Harrison

MEMBERS ABSENT: Allison Tanner, Matthew Cardin

ALSO PRESENT: Peter Britz, Environmental Planner/Sustainability Coordinator

I. APPROVAL OF MINUTES

1. April 8, 2015
2. April 29, 2015
3. May 13, 2015

It was moved, seconded, and passed unanimously to approve the minutes as presented.

II. CONDITIONAL USE PERMIT APPLICATIONS

- A. 200 West Road
Micronics, Inc., owner
City of Portsmouth, applicant
Assessor Map 267, Lot 22

The Commission voted to recommend approval of the application to the Planning Board as presented.

- B. 1163 Sagamore Road
Chinburg Builders, owner
Assessor Map 224, Lot 17

At the applicant's request, the Commission voted to postpone review of the application to the July 8, 2015 meeting.

- C. 3201 Lafayette Road
Hillcrest at Portsmouth, LLC, owner
Assessor Map 291, Lot 7

The Commission voted to recommend approval of the application to the Planning Board as presented with the following stipulations:

1) The applicant shall include in the Site Plan a comprehensive water resource management plan (utilizing tools such as pavers, drainage systems, drip edge, and other best management practices for stormwater) as well as invasive management to include potential restriction of further future development in the wetland buffer proximal to the Berry Brook Watershed.

2) The applicant shall install pervious pavers on all walkways.

- D. Borthwick Avenue (amendment)
Public Service Company of New Hampshire, owner
Assessor Map 234, Lots 1, 2, 3, 7-4A, 7-7, 7-3

The Commission voted to recommend approval of the application to the Planning Board as presented.

III. STATE WETLANDS BUREAU PERMIT APPLICATIONS

1. Standard Dredge and Fill Application
200 West Road
Micronics, Inc., owner
Assessor Map 267, Lot 22

The Commission voted to recommend approval of the application to the State Wetlands Bureau.

2. Standard Dredge and Fill Application
99 Bow Street
Martingale, LLC
Assessor Map 106, Lot 54

The motion to recommend approval of the application to the State Wetlands Bureau failed to pass.

IV. OTHER BUSINESS

A. Discussion about 6.6 acre conservation land donation

No action was taken.

V. ADJOURNMENT

At 7:35 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7232

Planning Department
(603) 610-7216

PLANNING DEPARTMENT HISTORIC DISTRICT COMMISSION

Date: August 10, 2015

To: Keith Eveland
Bowports EV Corporation
111 Bow Street
Portsmouth, NH 03801

John P. Sherman, Esquire
Sherman Law, PLLP
155 Fleet Street
Portsmouth, NH 03801

Re: 99 Bow Street request for Re-Hearing

The Historic District Commission considered your proposal at its meeting of August 5, 2015 wherein permission was requested to allow a re-hearing of the Certificate of Approval granted on June 3, 2015 as per plans on file in the Planning Department.

As a result of the above request, Martingale, LLC, owner for the property located at 99 Bow Street has withdrawn their Building Permit #15-40 from consideration at this time. This action invalidates the Certificate of Approval granted by the Historic District Commission on June 3, 2015. A new application and public hearing will be required if this project commences moving forward.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Respectfully submitted,



Joseph Almeida, Chairman
Historic District Commission

JA/lg

cc: Robert Marsilia, Building Inspector
Rosann Maurice-Lentz, Assessor
Martingale, LLC, Owner

1 Junkins Avenue
Portsmouth, New Hampshire 03801
Fax (603) 427-1593

From:
David and Patricia Mansfield
113 Bow Street, Unit 2
Portsmouth, NH 03801

To:
Members of the Portsmouth Historic District Commission

RE:
Historic District Commission, City of Portsmouth Public Hearing on July 7, 2021 on
Petition of Martingale, LLC at 99 Bow Street permission is requested to allow expansion of
existing structure (expand existing deck and dock structure).

Date:
July 7, 2021

Dear the Members of the Historic Commission:

We are owners and residents of 113 Bow Street in Portsmouth New Hampshire and we oppose the above mentioned expansion due its mass and scale and its negative impact on the street- and river scapes due to its lack of compatibility with existing structures. Moreover, the proposal has the largest portion of the deck at the edge of the property that abuts predominantly residential property, which will be most negatively impacted by this proposed expansion.

We also are opposed to the curved shaped portion of the proposed dock that was not on the plan that was approved in 2015 and should not be approved. A curved dock will be impractical for boats to tie up to and have its passengers embark and disembark, especially in the very strong running currents of the Piscataqua river. In addition architectural renderings of this dock show people in lounge chairs. Because there are no railings, we feel that this type of recreational activity is dangerous and lounge chairs should not be allowed on the dock.

In addition there are other serious issues that the City of Portsmouth should be taking into consideration that may or may not be in the purview of the HDC. These issues have been ongoing and will only be made worse with the proposed addition of another 114 seats. Specifically, questions that we would like answered and or the HCD to consider are:

a.) Trash storage and trash collection. As it is now there are foul odors on Bow Street in the area where Martingale and Surf store their trash and the sidewalk and street area where the trash is loaded onto the trucks is blackened with grease grime. The workers currently wash out the trash cans on the street and the foul water runs down Bow Street to a storm drain in front of Poco's restaurant. This is an unresolved public nuisance and public health issue that will only be exacerbated with the proposed increased seating capacity. This is clearly a negative impact to the area's streetscape.

b.) Emergency Evacuation Plan. In the case of a fire or other emergencies is there safe egress from the expanded deck and dock areas when the restaurant is at its full capacity?

c.) Impacts of outdoor Lighting and Noise. Will there be restricted hours of operation for outdoor seating and outdoor lighting? The existing restaurant clatter already creates a nuisance and this will only be made worse with the proposed expansion. Any music playing on the deck will also negatively impact the riverscape as there are no sound barriers and noise will carry up and down the river and create a nuisance.

d.) Loading. Loading trucks already cause lots of congestion on Bow Street. It will only become worse with increased demand for restaurant supplies. And finally;

e.) Smoking. The staff at the Martingale and Surf restaurants do not have an appropriate area to take smoking breaks. They currently congregate on the side of Bow Street across from our property. This is not only a health and safety issue but it is also unsightly with the cigarette butts littering the street. The proposed expansion will require additional staff and will only make this issue worse.

Sincerely,

David and Patricia Mansfield