

Meeting: TAC 02-07-23

RE: 361 Islington St

Dear Members of the Technical Advisory Committee,

02/01/23

This seems like a very nice addition to the neighborhood. There are always concerns about **noise** anytime structures include **two large garage doors which open** directly to two residential multi-unit homes. However, if the hours of operation are reasonable as the other restaurants in Islington Creek are; closing by 8 or 9PM, this could work. Limiting the number of occupants with stipulations to 43 inside and 31 outside could also help. The other issue with **noise comes from the likely massive amount of venting needed for a 1000 gallon grease trap**. Seems like a lot of LDLs will be served!

This is a neighborhood that has had **parking** issues for years. The neighborhood parking program was a blessing for local businesses allowing only 2 hour parking, freeing up many spaces which previously were occupied for 8 or more hours by people looking for a place **to park for free** instead of the Foundry Garage. *It is imperative that the maximum number of parking spaces this lot can hold should be required to be created.* 74 people will be a minimum of 37 cars and the 8 to 10 employees to run the business. As seen with White Heron and Dunkin Donuts, when there are not enough parking spaces to accommodate patrons cars end up queuing up on Islington St. In this case **it will be at a very dangerous intersection on Cabot and Islington St.**

The suggestion would be to maximize parking on the lot and have a 15 minute space out front on Islington St street as close to the left side of the property as possible to not obstruct the view from Cabot St.

### Outdoor Seating vs Parking Spaces and Fire Safety

This project is currently showing 1183sf of outdoor seating. One could estimate that's about 38' per person for the 31 patrons, most venues consider 12' per person very generous. ***The trade off for the very large outdoor seating area is parking and fire access.***

Reducing the outdoor seating from 1183sf to 576 sf and reducing the front green space from 545 sf to about 288 sf would allow the 695 sf addition to become 816 sf in the existing building. These two simple changes would free up enough space to add FIVE more parallel parking spaces, with a 3' wide retaining wall and 12' to 20' of driving width **instead of 9' 4"** (See: Moped and General Parking).

### Parking Analysis (pg 414)

The parking analysis is all over the place. It stated that 1 parking space per 100' of gross floor areas is required. 361 needs 22 spaces. The comparison is made to The Kitchen which is grandfathered but *seats are presented* not gross floor area. White Heron is not even part of the Islington Creek Neighborhood but it has available 10 striped spaces, 5 random and 4 shared. *Liar's Bench is not even mentioned*, it has 17 striped spaces, some are shared and about 9 random spaces.

### Parking Statistics:

These are counted by striped spaces, random are unstriped and shared in the same lot. ***NONE are on street parking.***

#### The parking space per seat ratio

361 Islington St: 12 spaces divided by 74 seats = 0.16 of a space per person

White Heron per presentation: 6 spaces divided by 28 seats = 0.21 of a space per person

White heron by physical count has 14 striped, 5 random and 4 shared

23 spaces divided by 28 seats = 0.78 of a space per person

The Kitchen: 8 spaces divided by 61 seats = 0.13 of a space per person

Note: since the NPP was put into place The Kitchen uses their driveway to provide 8 parking spaces.

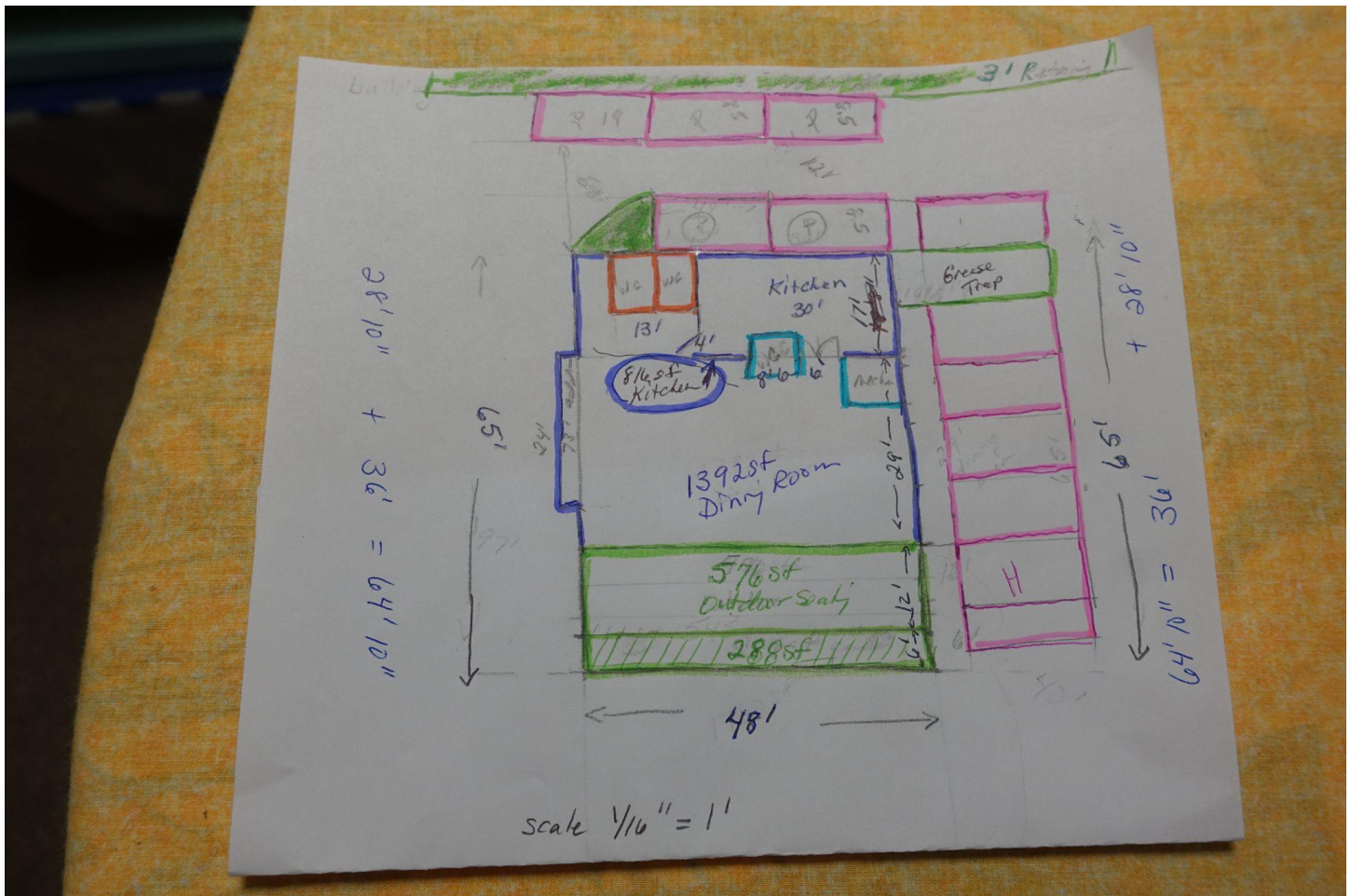
Liar's Bench: 26 spaces divided by 65 seats(guess) = 0.4 of a space per person.

ONLY Liar's Bench meets the required 1 space per 100' for a total of 26 spaces. **NOTICE how Liar's Bench was completely omitted in the parking analysis** and it is merely 2 blocks away. It is the most recent addition on this end of Islington St. Parking was maintained to protect the neighborhood.

### Moped and General Parking

The moped parking could be moved to where one of the bike racks is, *freeing up another space for cars*. It could be a perfect spot for togo orders. The addition could be added to the original building (17 X 48') making at least 5 more spaces in the rear (see attached) still leaving more than enough outdoor seating (576 sf) for 31 people. This would provide 18 spaces where 22 are required or per the provided comparison, 18 spaces divided by 74 = 0.24 of a space per person. This would still be 50% less than Liar's Bench which opened 2016 and White Heron opened 2013.

**Possible way to add at least 5 spaces, 6 if mopeds are moved** (moped space not shown):



### Drainage (C-3 pg 420)

This lot is shown as 15,144 sf of which 13,600 sf will be disturbed. It also currently sits about 3' or more higher than the abutting lands. *Please monitor the drainage carefully, that's a lot of water which needs clear direction.*

### Venting

A 1000 gallon grease trap is going to need some serious venting!! Where will this be? What about the noise from this venting? Moving the kitchen inside the existing building would move the vent systems about 32' AWAY from the closest abutting home, which could help with noise, grease and smells.

### Retaining wall (C2-page 419)

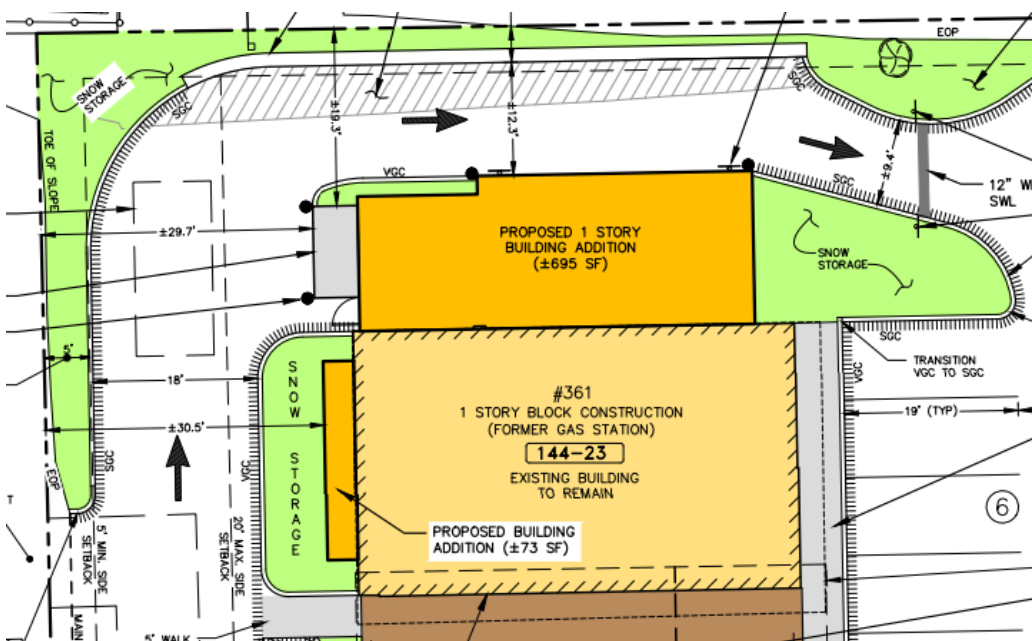
It seems odd that there are green areas behind the retaining wall. How is anything going to grow there since lot 144-24 sits lower than 361 Islington St (See: Snow Storage to view retaining wall)?

### Driveway of Lot 144-24



### Snow Storage (C-2 pg 419)

The snow storage at the back left corner could be okay IF the retaining wall were elongated behind that landscaped corner, otherwise the snow may end up on abutter's properties. ***Is snow storage a good idea directly against a building by addition?*** It just looks like one would want to push the snow down the wrong way of the driveway to get it onto the back left corner. Usually smaller widths are pushed to wider widths when possible, due to the snow coming off the side of a maximum 9' plow blade. The left or right side of the front of the canopy may be better for snow storage and could provide easier access for removal by a dump truck if needed.



**Thank you for your time in reviewing all these details!**

Sincerely,

Elizabeth Bratter, 159 McDonough St, Property Owner

**From:** [Chris DiVincenzo](#)  
**To:** [Planning Info](#)  
**Subject:** Public Comment for TAC Meeting 2/7  
**Date:** Friday, February 3, 2023 1:09:40 PM

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We'd like to submit the below public comment for the upcoming TAC meeting on 2/7, specifically the request for 361 Islington St.

We live 3 homes down from the Getty on Cabot St. Our proximity to downtown and the West End are major reasons why we moved here, however the immediate block we are on is tired and in need of improvement. The eyesore that is the Getty station is at the forefront of this. It's rundown to the point of seeming unsafe, a place for the City to put road equipment- which makes it not only sad to look at but very loud very early when in use. At one point not long ago, it was where college kids dumped furniture that became a bed for someone in need until it was removed weeks later. While a nighttime watering hole would be a hindrance to the neighborhood and cause excessive noise after hours, the idea of a bagel bakery, revitalizing the space overall and providing a place to grab a coffee, breakfast, and locals to gather/socialize is the perfect fit for the space and location, and further connect the downtown & West End. Maybe someday we could get the brick laden sidewalks that much of Islington has as well. Our window looks directly at the Getty, aside from not seeing a run down building with unused dumpsters, the idea of smelling the bagels baking in the morning would be fantastic. Even if closed in the evening, the idea of an operational business will make the area feel safer also.

Chris & Kristin DiVincenzo  
304 Cabot St #3  
Portsmouth NH 03801



**From:** [Gregory LaCamera](#)  
**To:** [Peter M. Stith](#); [Stefanie L. Casella](#); [Kimberli Kienia](#)  
**Cc:** [eweinrieb@altus-eng.com](mailto:eweinrieb@altus-eng.com); [jeffreyndyer@gmail.com](mailto:jeffreyndyer@gmail.com); [AIA Holben](#)  
**Subject:** Strong Support for 361 Islington - TAC Meeting 2/7/23  
**Date:** Tuesday, January 31, 2023 4:45:55 PM

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Dear TAC

I have sent a similar email for previous meetings around this project.

I am writing in strong favor of 361 Islington Street, which is part of the TAC meeting on 2/7/23. My property is located ~120 feet away and we couldn't be more excited about the proposal.

Islington Street is a vibrant and expanding thoroughfare. I have looked at the plans in detail and came away impressed with the proposal. They are breathing life into a tired corner of the city. The investment to our neighborhood is appreciated. The designs are unique and exciting. West End neighbors I have spoken with love the updates and elevations shown in the plans. We would love another meeting point to gather as neighbors. Please listen to the majority, we all want it!

As for the site, this is a perfect proposal for use. I looked at the site plans in depth and strongly support what is set forth. It is zoned for this type of use, which I assume all neighboring properties can agree is preferred over a former 24 hour gas station.

Please approve this proposal and allow the project to proceed. As a city, we can't be afraid of change and growth. As I said above, please listen to the majority. The neighborhood desperately wants this!

Thanks.

Greg LaCamera  
Owner: 200 McDonough Street

**From:** [Barbara Sadick](#)  
**To:** [Planning Info](#)  
**Subject:** 361 Islington Street (old Getty station)  
**Date:** Tuesday, January 31, 2023 11:46:17 AM

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I received an Abutter Notice concerning 361 Islington Street and I am writing to you to voice my enthusiastic support for this project.

I have reviewed all the materials submitted by Altus Engineering and the site plan for the bagel-oriented restaurant. I think that such a restaurant would be a wonderful addition to our neighborhood and I look forward to eating there often. I think that the conditional use request for fewer parking spaces makes sense and should be granted. Please approve the plans as submitted.

Thank you!

Barbara Sadick  
271 Islington St., Portsmouth