

My name is Ted, Frances Mouflouze's eldest son. Thank you for all your comments. I'd like to tell everyone the real story. This was never about greed; our mother is currently living at the Inn at Edgewood. We moved her there in August 2022. She was having a hard time living alone and falling and we were concerned about her health.

This request to the city for the development of her land was about having enough money to keep our mom at Edgewood Inn, nothing else.

She is 91 and longevity runs in our family. Our mom is in good shape, she's feisty and will be around for a long time. Her mom was 100 and her two aunts were over 100 when they passed.

It's all about keeping her at the Edgewood Inn which is assisted living, and we pay it out of pocket.

My mother has lived in the house at 550 Sagamore since 1978. She was born in Portsmouth and raised on Pleasant Street. Our grandfather retired from the Navy Yard in 1957.

I have three siblings and we all grew up on Woodbury Ave. in Portsmouth. We had 5 acres where Applebee's is now. My grandparents had 300 acres where Pease Trade Port is now. When my father returned from Germany after 4 years in the Air Force in 1952, the government had taken my grandparent's Durgin Lane Dairy Farm, all 300 acres, by eminent domain to build Pease Air Force Base. What was left was the 5 acres. This is where we grew up.

Our father died suddenly in 1973 at the age of 41. My mother was 38 and left to raise 4 kids. She worked 3 jobs to try to keep the land over the next 5 years, but unable to afford the taxes, she sold our home and bought 550 Sagamore Ave.

I'm explaining all of this because it's not what it seems. There are two sides to the story. My mom did not just buy the house in the last year. We are as local as you can get, and we love Portsmouth.

It was never about greed, only about our mom and being able to stay in assisted living.

My mom was a great neighbor to all, even to one of the abutters opposed; the gentleman that lives on Walker Bungalow has a zip line across the back of her land. She never wanted to cause problems and honestly didn't mind it being there. The abutter never asked permission, just did it because I'm sure he thought, what would a 90-year-old widow do?

One last item – we kept the density toward Sagamore Ave to leave most of the woods untouched because of the neighbors. If we just sell the house, which hasn't been decided on, whomever buys it will have the right to cut all the trees withing the required city setbacks.

We were sensitive in all areas of the design. It was never talked about how much we would sell it for. We don't know where the million-dollar price came from; it was not us. We felt they would be more affordable than most houses.

I got the impression the thought was "not in our neighborhood", we already have Sagamore Apartments, (where I have friends that have lived there, and my sister lived there for a while). It was affordable. Basically what they're saying is, "We don't want any more housing in Portsmouth such as duplexes". These could give someone a chance to buy a house. It's discrimination if you ask me. An attitude such as "I can buy in Portsmouth, but why should you be able to"?

In closing, thank you for all your comments. I just wanted to give you our side of the story, nothing more. Maybe it's more than you wanted to know. I wanted to let everyone know that this took us a year to come up with a plan that was appealing and would have the least impact on the neighborhood.

Ted Alex

From: [gary cameron](#)
To: [Planning Info](#)
Subject: 550 Sagamore
Date: Saturday, February 17, 2024 8:39:26 AM

I am responding to the article in the October 24 edition of the Portsmouth Herald, the ZBA meeting and subsequent denial of 550 Sagamore.

I live at 110 Fields rd.

I am related by marriage to the Mouflouze family.

I am breaking this into sections, one to address what I feel are the number of grossly inaccurate and inappropriate accusations, especially by former council members, and some community members levied at the property owner' intent.

A second to address why the ZBA should consider a hardship to the family, and the benefit to the public interests which addresses the housing crisis in Portsmouth, in New Hampshire and the nation.

I begin with what was already in the Seacoast Online FB post, by Ted Alex, who is Francis Mouflouze's eldest son:

“This was never about greed, our mother is currently living in an assisted living facility. We moved her there a year ago August. She was having a hard time living alone and falling, we were concerned about her health.

This request to the city for the development of her land was about having enough money to keep our mom in the assisted living facility, nothing else”.

Frances Mouflouze was born and raised in Portsmouth, can trace her family back to Capt. John Locke, who built the first meeting house in Portsmouth in 1645!

She spent her entire life working here, raising her four children here as a widowed mother, having to work three jobs, one of which was in the cafeteria at New Franklin School.

That is 'OLD SCHOOL PORTSMOUTH!'

This multi-generational Portsmouth working class family is having to sell their home of 45 years to finance their mother remaining in assisted living home with dignity and grace!

Frances nor her family deserve to be libeled by former council members or newcomers who don't respect the hard work of the people who built this city.

You have a right to your opinions but not by disrespecting the real founders of the community!

In the ZBA Findings of Fact;

The ZBA denied the proposal by stating that it failed to meet the 'spirit' of hardship?

Having to sell your home to self-finance remaining in assisted living to prevent falls does not qualify as the 'spirit of hardship'?

Can the ZBA consider that granting the variance is not contrary to the public interest, because it is a step towards relieving the housing crisis in Portsmouth thus serving the public interest!

The ZBA also stated that the applicants' lot is bigger than most and plenty of room for the applicant to put a 3 house subdivision, then certainly it is NOT a density issue!

I also take issue with certain board members stating they will not vote to demo the existing home, which is not the purview of the ZBA!

Housing crisis

This city is growing, and we need a fresh look into solutions to address that growth.

We need housing. The nation needs housing, we need more affordable housing.

Where and how to find housing is the question and a bigger battle.

September 25,2023 the NH Fiscal Policy Institute published that "Housing crisis is harming New Hampshire's economy and its communities."

In the piece it states:

“New Hampshire’s housing shortage has contributed to record-high home and rental prices.

According to the 2023 New Hampshire Statewide Housing Needs Assessment, housing in the Granite State currently falls short of needs by an estimated 23,500 housing units. By 2040, New Hampshire will need nearly 90,000 units to meet the state’s housing demand.

Costs for a single-family home in the Granite State in June 2023 reached a median sales price of \$499,000, an increase of 50.9 percent from June 2020. As higher home prices and interest rates keep many potential buyers in the rental market, the greater demand for rental units puts upward pressure on rents.”

There are many states, and municipalities debating an end to the single-family zoning mandates that have defined the iconic ‘American Dream’.

The hope is to create housing that more people can afford and lessen the negative impacts that are associated with single family homes.

In many states new laws legalize all kinds of housing that were banned for generations, including duplexes, townhomes and smaller apartment buildings.

It is called the "missing middle" and is meant to fill the gap between single-family homes and high-rise apartments.

We need to start to have an honest discussion about how we as a society are going to address these challenges.

Gary Cameron

Portsmouth

From: [robert MCELWAIN](#)
To: [Planning Info](#)
Subject: Mouflouze family property
Date: Monday, February 19, 2024 9:31:03 AM

The Mouflouze family would like to convert their family property from single family to 3 dwellings. I fully support them in this endeavor.

Robert McElwain
259 South St
Portsmouth