

Juliet T.H. Walker

From: Matthew Wirth <mwirthnh@gmail.com>
Sent: Wednesday, April 8, 2020 1:26 PM
To: Planning Info
Subject: Nickerson Remick Property on 95 Brewster and 49 Sudbury

I am writing in regards to the Site Plan review meeting for the above project.

The developer has adjusted his plan along Sudbury and received ZBA approval to get that units driveway to align with our driveway, which should preserve the on street parking space on Sudbury.

We have similar concerns with the driveways on Brewster not aligning with the driveways across that street. We do not want to see the new homeowners petitioning the City to remove the on street parking spaces along Sudbury and Brewster, like what recently happened on Langdon. The neighborhood is already short of onstreet spaces and we do not want to see it get worse. The outlines of units 1 & 2 could be flipped, which would move the driveways up the street to align with the one across Brewster. Please consider looking at the location of the proposed driveways.

Also, in reviewing the plans, we noticed that there is no sidewalk along that side of Brewster St. The City should take advantage of the redevelopment efforts to install a new sidewalk in the City R.O.W. (at City expense) to connect Sudbury St with the Rock St Park. It would be a much better path for the neighborhood to the Park than the other side of the street currently provides.

Thanks for the Boards consideration.

Michelle and Matthew Wirth, 439 Hanover St, Portsmouth (also 48 Sudbury St)

Juliet T.H. Walker

From: Juliet T.H. Walker <jthwalker@cityofportsmouth.com>
Sent: Monday, April 16, 2018 8:00 AM
To: 'Catherine Harris'
Cc: Peter M. Stith; Peter L. Britz
Subject: RE: Proposed developement along the North Mill Pond

Catherine,

Thank you for your comments. The property in question is in front of the Zoning Board of Adjustment regarding the variances required for a proposed subdivision. I can forward your e-mail to the Zoning Board of Adjustment for their consideration, although no development is proposed as part of that application. This property is also in front of the Planning Board for a zoning change and will eventually come before the Planning Board for the subdivision and then again for site plan review approval once they are ready to submit an application for development of the site. Given the length of the report you attached, I cannot print out copies to distribute to the Zoning Board of Adjustment. However, I will work with Peter Britz to have this posted online if it is not already.

Best,

*Juliet T. H. Walker, AICP
Planning Director
Planning Department
1 Junkins Ave
Portsmouth, NH 03801
(603) 610-7296
www.planportsmouth.com
Twitter: @PlanPortsmouth*

From: Catherine Harris [mailto:prized@comcast.net]
Sent: Sunday, April 15, 2018 1:29 PM
To: Juliet T.H. Walker <jthwalker@cityofportsmouth.com>
Cc: Peter M. Stith <pmstith@cityofportsmouth.com>; Peter L. Britz <plbritz@cityofportsmouth.com>
Subject: Proposed developement along the North Mill Pond

Dear Ms Walker,

I would like to voice a concern or two about the project put forth by Ed Hayes and Clipper Traders for the development of 10 acres along the North Mill Pond prior to the April 17th Board of Adjustment meeting. I had hoped to attend, but find that I will be unable to do so.

My primary concern is the environmental impact a large development may have on the health of the pond. There have been many stresses to it over the years, yet It remains a valuable wildlife habitat and feeding ground for migrating and resident birds. I am attaching the 1998 "State of the North Mill Pond" document that provides an excellent overview of the pond, the valuable efforts of many to restore it's vigor and the ongoing threats to it's health. The conclusions and recommendations of 1998 are still valid and of concern today in 2018.

It is my hope that an environmental impact study be conducted before this proposed project is approved. The city needs to address the impact of further residential and /or commercial development along the pond with an eye towards polluted runoffs, fecal and other contaminants, trash and most importantly, encroachment and damage to it's salt marshes.

The city has a valuable resource in the North Mill Pond and therefore needs to protect, preserve and promote it's health.

Sincerely,
Catherine(Kate) Harris
166 Clinton Street

Tracy A. Gora

From: Juliet T.H. Walker
Sent: Friday, February 28, 2020 9:44 AM
To: Tracy A. Gora
Cc: Jillian Harris
Subject: FW: 105 Bartlett St/ planning board/zoning/ Public not being heard
Attachments: 105 Bartlett_public concerns 11:13:18.pdf

Please place a copy of this email and attached memo in the file (and packet) for next month's meeting regarding the 105 Bartlett St project.

Thanks,

*Juliet T. H. Walker, AICP
Planning Director
Planning Department
1 Junkins Ave
Portsmouth, NH 03801
(603) 610-7296
www.cityofportsmouth.com/planportsmouth
Twitter: @PlanPortsmouth*

From: James Beal [mailto:jbealfoto@hotmail.com]
Sent: Friday, February 28, 2020 9:30 AM
To: Juliet T.H. Walker <jthwalker@cityofportsmouth.com>
Subject: 105 Bartlett St/ planning board/zoning/ Public not being heard

Dear Juliet

I am writing in regard to the most recent requests by 105 Bartlett St, Clipper Traders/Iron Horse LLC with respect to the advancement of their agenda to place high density housing on lots that were rezoned for residential.

As you are aware, we the residents of McDonough St neighborhood have shown great concern as the process has been pushed through the city in regards to density, massing, and traffic flows.

Per a memorandum that you wrote on Nov 13, 2018, none of the concerns that we, the public, of a 100 yr + existing neighborhood abutting these lots has been addressed.

Zoning amendments were put in place for residential character buildings, and the plans of massing, building size and density appear to be moving forward without any regard to our concerns.

I would greatly appreciate some insight into these issues, and whether the combine efforts and weeks spent by all of us trying protect our standard of living and architectural integrity of these abutting streets is completely in vain.

I understand that your efforts can only be suggestions to council, but how do we as working people push to make these and future developers abide by the zoning requirements that were sent in place.

Please see the enclosed memorandum that you wrote that appears to be lost on deaf ears per the proceedings of last nights presentations and Q & A.

Sincerely;
James Beal
286 Cabot St.
Portsmouth
20 year resident



MEMORANDUM

TO: CONSERVATION COMMISSION, TECHNICAL ADVISORY
COMMITTEE, PLANNING BOARD
FROM: JULIET T.H. WALKER, PLANNING DIRECTOR *JTW*
SUBJECT: PUBLIC CONCERNS REGARDING 105 BARTLETT ST POTENTIAL
DEVELOPMENT
DATE: 11/13/18

When 105 Bartlett Street went through the re-zoning process, a number of issues were raised by residents regarding the future development of the parcels. As many of the issues were pertinent for consideration during the land use review process, the City Council requested that a summary of the issues be provided to the land use review boards and commissions for their consideration when they are reviewing a specific development proposal for these properties. The following list is a brief summary of the topics raised:

- Protection of residential neighborhoods – Consideration should be given for limiting potential for negative impacts on residential neighborhoods abutting the project site.
- Consider further limits on height and mass of buildings beyond what the zoning currently allows. This was raised in the context of limiting impacts on neighboring residential neighborhoods.
- Protection of wetlands and wetland buffer area as well as the water quality and waterfront habitat of the North Mill Pond.
- Reduce and avoid potential impacts to properties from flooding.
- Require soil testing wherever soil disturbance is proposed to determine the suitability of the soils for the proposed land use as well as the potential for health and environmental impacts of any soil disturbance.
- Preserve open spaces and views
- Protect and restore natural shoreline habitat
- Balance economic and public benefits with potential for neighborhood impacts
- Seek ways to provide direct neighborhood access to proposed North Mill Pond path and greenway
- Analyze and mitigate traffic impacts to City's transportation infrastructure created by any new development or expansion of existing land uses on the site
- Analyze existing noise levels and any potential increase in noise levels due to new development and require mitigating measures if required

Tracy A. Gora

From: Juliet T.H. Walker
Sent: Friday, February 28, 2020 11:55 AM
To: Tracy A. Gora
Subject: FW: 105 Bartlett St, before Planning Board 3-19-20

From: Nancy Johnson [mailto:n_johnson81@comcast.net]
Sent: Friday, February 28, 2020 11:52 AM
To: Juliet T.H. Walker <jthwalker@cityofportsmouth.com>; Peter L. Britz <plbritz@cityofportsmouth.com>; Peter M. Stith <pmstith@cityofportsmouth.com>; David Price <dprice@des.state.nh.us>; Steve Miller <steve.miller@wildlife.nh.gov>; stefanie.giallongo@des.nh.gov
Subject: 105 Bartlett St, before Planning Board 3-19-20

The Planning Board Conceptual Review for the latest plan for part of the 105 Bartlett St development, Portsmouth NH, was last night. The Board voted in favor and has scheduled a public hearing for 3-19-20. Our concerns are mostly environmental - the effect on the NMP.

They have fixed some of their errors, but still refer to the MHW (Mean High Water line) when they are under the HOTL (Highest Observable Tide Line). We had already pointed this error out to Peter Stith (Juliet was away all last week) and we thought Peter was going to tell them to correct the error.

What we found most alarming was: (bolding mine)

1. the fine print on page 14 of 21, drawing labeled c-501 in the middle column: "**Limestone** shall be thoroughly incorporated into the loam layer at a rate of **(3) tons per acre** in order to provide a pH value of 5.5 to 6.5."
2. "**Fertilizer** application rate shall be **800 pounds per acre** of 10-20-20 fertilizer."

The **Wetlands Board** has consistently advised against use of any **lime** or **fertilizer** where it can wash into any fresh or tidal waterbody. The ANMP was held to this standard with our plantings at the top of the Mill Pond Way public park site - and we were at the top of the hill where the grass is mowed by the city. We were astonished that the Planning Board did not pick up on this wording. The developers state they are putting in Native Plants - native plants do not need the pH adjusted, nor do they need fertilizer - they already grow there now, in the soil, lousy as it is. Changing the pH will have to be continuously done if they are planting something that needs a less acidic soil than what is occurring there naturally. Likewise we do not want plants that must be fertilized on a regular basis. **There are plenty of native plants growing along that shoreline now, or that can be introduced, without altering the soil acidity or nutrient level.** For actual plantings, compost is encouraged - and that raises acidity - so putting in tons of lime is counter productive and so damaging to the ecosystem of the tidal estuary.

Nancy & Brian Johnson
81 Clinton St, Portsmouth NH 03801-3610
n_johnson81@comcast.net

Tracy A. Gora

From: Juliet T.H. Walker
Sent: Friday, March 6, 2020 1:14 PM
To: Tracy A. Gora
Subject: Fwd: THANK YOU and FOLLOW-UP

Please include email below and attachment in this month's packet for Planning Board. This relates to 105 Bartlett.

Juliet T. H. Walker, AICP
Planning Director
Planning Department
[1 Junkins Ave](#)
[Portsmouth, NH 03801](#)
[\(603\) 610-7296](#)
www.cityofportsmouth.com/planportsmouth
Twitter: @PlanPortsmouth

Begin forwarded message:

From: Melissa Doerr <melissa_doerr@yahoo.com>
Date: March 6, 2020 at 12:49:55 PM EST
To: "Juliet T.H. Walker" <jthwalker@cityofportsmouth.com>
Subject: **THANK YOU and FOLLOW-UP**

Hi Juliet,

Thanks for your time and insight yesterday on the 105 Bartlett Street development. I appreciate your work with residents and all the stakeholders on these project...your job is most certainly not an easy one!

There are a few follow-up items I wanted to send to you.

1. Would you please confirm who is the **primary** person in the Planning Department responsible for management of this project, or – at a minimum – resident input on this project? It seems to me that it was you, but that responsibility may have been transferred to Peter Stith and/or others over time, and then maybe back again? I, and other neighbors, are concerned that issues we've raised might be falling through the cracks and there may be some "left hand doesn't know what the right hand is doing" going on.
2. Attached is a marked-up photo of the two primary issues I raised yesterday:
 - a. **Flaw in Zoning Ordinance** – I believe there is a flaw in the Zoning Ordinance re single structures that straddle two distinct zones. In this case, it is the northeastern most end of Building A, which sits in CD4-L1 (see what I've circled in **blue** in the attached image). The developers have correctly applied the height requirements for CD4-L1 to that portion of the building. The building block length,

however, is a single, 196' long building, where a maximum of 200' is permitted in CD4-W, but only 80' is permitted in CD4-L1.

While I appreciate the explanation you gave, that the portion of the building that is in CD4-L1 is well under 80' long, I would argue that a **single** structure within a particular zone must, in and of itself, wholly (100%) meet the requirements of the zone in which it sits.

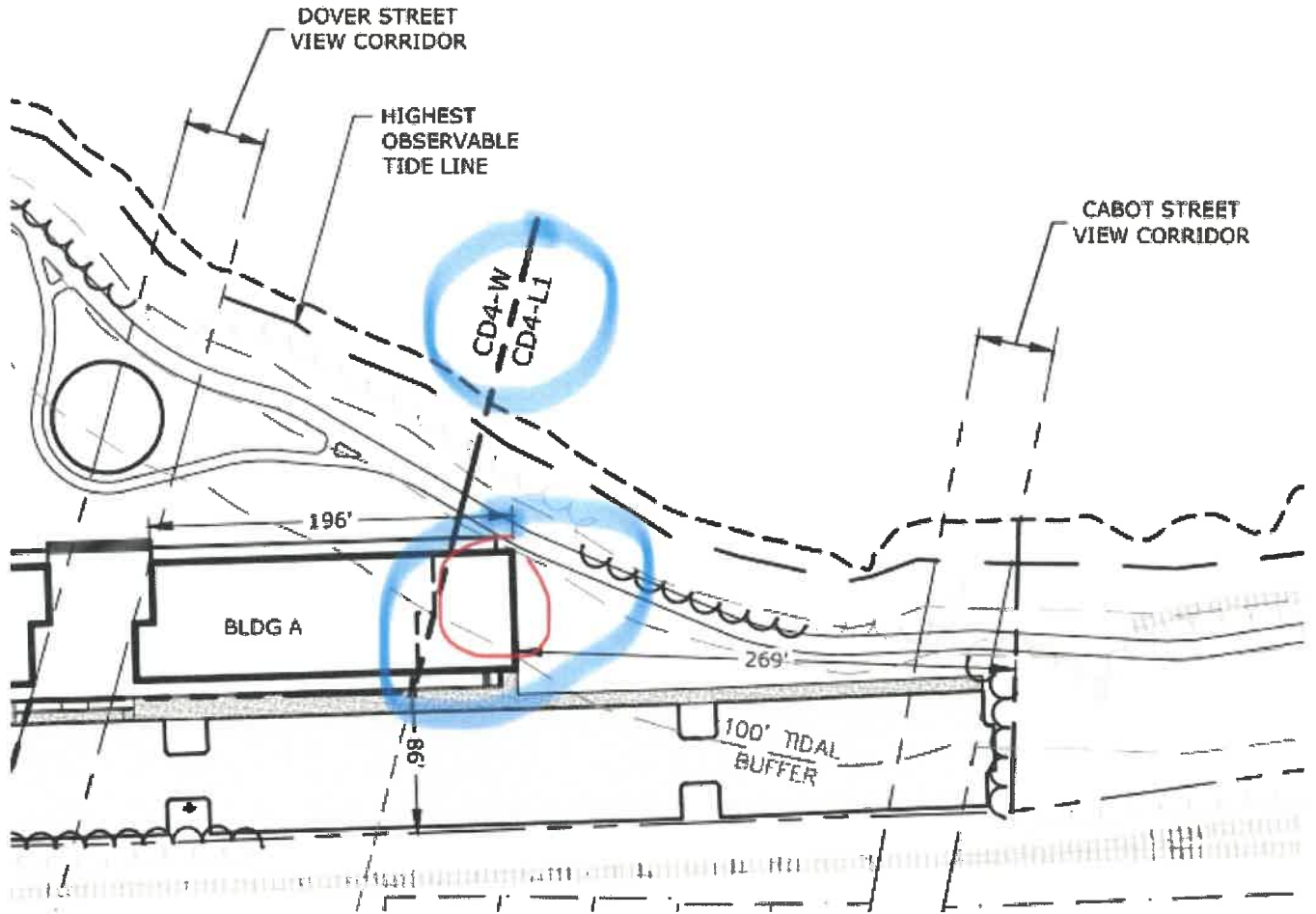
I understand that this is a unique parcel, but you did mention that there may be a few other examples of this in the city, and I would bet that it may come up again. It would behoove us all to modify this part of the zoning ordinance.

- b. **Building in the 50-100' Tidal Buffer** – All of the proposed buildings (A, B, and C) are at least partially situated in the 50-100' Tidal Buffer. Attached is photo showing in red this issue for Building A only. You can see that the majority (maybe about 80% of the portion of Building A that is in CD4-L1) is in the Tidal Buffer zone. As I said yesterday, this adds “insult to injury” to the zoning flaw that I pointed out in Item 2 above.

Would you please confirm these concerns are noted by the Planning Department and let me know if there is anything further I and other concerned residents can do to add Item 2(a) to the list of modifications to the Zoning Ordinance?

Thanks again for all your work on this.

Thanks,
Melissa Doerr
Tel. 603.235.0880



Elizabeth Bratter
Property Owner
159 McDonough St
Portsmouth, NH 03801

Portsmouth Planning Board
1 Junkins Ave
Portsmouth, NH 03801
April 7, 2020
RE: (04/16/20) 105 Bartlett, Design Review

Dear Chairperson Legg and Members of the Planning Board,

I just wanted to thank you for bringing up many of the issues the community had brought forward at the last meeting. I attached the link to the postponed March 19, 2020 meeting's submission. **Design Plan # 103.2** was not submitted in the April 16th information. Some of us thought it was rather odd.

http://files.cityofportsmouth.com/files/planning/apps/BartlettSt_105/BartlettSt_105_PC_DR_PB_022720.pdf

This design plan shows the grading adjustments of 18' for Building C and 17.5' for both Building B and A. Please note Building C does not show an underground garage.

Most of you went on the site walk of this property; all of Building C sits on level ground. Building B will as well. Building A is the only building that may need some grade adjustments. It would be appreciated if an engineer from the Planning Department or Public Works could do an actual analysis of the property for grade. It seems as though the new flood requirements and the choice to only dig 5' into the ground for the underground parking, may be the need for these large grade adjustments. At the time zoning heights were discussed and presented, neighbors were led to believe almost no grade adjustments would be needed. **17.5' and 18' will make these building almost 70' tall for actual viewing by the two neighborhoods.**

The other thing to note is the **large amount of these building which are proposed in the 100' Wetlands Buffer zoning**, where in the city of Portsmouth little to nothing can be constructed. Building C is still shown sitting within the 50' wetland buffer, this is not something that is "grandfathered" and almost all of the proposed road.

Please do not allow this project to move forward until all wetland and shoreland protections have been fully clarified and the plans have been corrected as needed.

Thank you for your time,
Liz Bratter

Elizabeth Bratter
Property Owner
159 McDonough St
Portsmouth, NH 03801

Portsmouth Planning Board

1 Junkins Ave
Portsmouth, NH 03801
April 7, 2020

RE: **(04/16/20) 105 Bartlett, Design Review**

Dear Chairperson Legg and Members of the Planning Board,

Most developers look at the short term value of a piece of property. Neighbors have to look at the long term value, keeping in mind impacts on the surrounding neighborhoods, community and long term environmental implications. Developers know the laws and regulations, neighbors try to learn them.

This proposal fails to mention the proposed average grade elevation increase to 17 feet which was presented at the 01/22/20 Zoning Board of Adjustments meeting. The proposal fails to show how this increase in grade will affect proposed structures and its relevance to the surrounding neighborhoods. It seems like a very large grade adjustment since the land where Buildings C and B are proposed seems relatively level, only Building A seems like it would need some grade adjustments. The land where Building A is proposed does have a slight incline of about 3 or 4 feet, hardly 17'.

It is likely this developer may use "nonconforming" regulations to be able to "rebuild" near the wetland buffer zone. The mention of the protected "Woodland Buffer", **which includes ALL shorelands within 150'** of the Highest Observable Tide Line, seems to have been left out of this proposal.

Please take a moment to look at reader page 20 of this proposal (new lot lines request from 3/19/20): http://files.cityofportsmouth.com/files/planning/apps/BartlettSt_105/BartlettSt_105_PC_DR_PB_022720.pdf

Please notice the majority of trees next to Great Rhythm and around the marina are likely a protected Woodland Buffer. The law states "**The percentage of the woodland buffer area maintained as natural woodland on nonconforming lots shall not be decreased.**" **This could make it difficult for them to build Building B and likely parts or all of Building A.** Sadly the proposed plans do not show **ANY** preservation of trees, including in their proposed "park".

NH State law makes it very clear that when there is a conflict with other local or state laws and regulations, **the more stringent standard shall control.** In this case Article 10 of City of Portsmouth Ordinances specifically states these tidal wetlands are defined as land **within 100' of the entire shoreline of the North Mill Pond from Bartlett to Market St.** An existing nonconforming use of a single family home may only be increased by 25%. I would question if these proposed buildings meet these criteria. Building or increasing the impervious surfaces within the 100' wetland buffer is very restricted in the City of Portsmouth.

It should be noted what is being proposed is about 38 units per acres; one of the highest units per acre of all the present large development proposals in the city. None have only one exit. Density is one thing, this seems excessive. This density will greatly impact the surrounding neighborhood's character, traffic, noise and quality of life. The new lot lines will create another lot for future development or sale.

As you review this proposal for the size and location of the buildings and road, please keep in mind both state and city environmental laws and regulations may require changes to this proposal. The proposal seems to be missing some materials listed under Subdivision Rules and Regulations regarding the Preliminary Design Review Phase including grade and its effect on the height relative to the neighborhoods as well as road widths and dimensions. Some of the relevant parking information seems to be lacking. The proposal still does not have an up to date traffic report much less did it include dimensions of the proposed easement with respect to the road or buildings.

Please ask the applicant to go back to the drawing board. Ask for a more balanced preliminary application showing grade increases, height adjustments, movement of structures out of the 100' wetland buffer zone, changes to the road, actual dimensions of the proposed road, updated traffic reports, parking shortages, accurate identification of the proposed easement and the preservation of the "Woodland Buffer" Zone.

I understand this is a non-binding Preliminary Design Plan Review Phase. Some of these basics should be addressed; minimally added to the record for future meetings and resolutions.

Thank you for your time in this matter.

Respectfully,

Elizabeth Bratter

Juliet T.H. Walker

From: Abigail Gindele <agindele@gmail.com>
Sent: Tuesday, April 21, 2020 5:31 PM
To: Planning Info
Subject: 105 Barlett St

Dear Planning Dept,

This letter focuses on three topics about the 105 Bartlett St proposal.

First, why is this application even being considered by the Board when the 105 Bartlett project hasn't been vetted, let alone approved by various environmental oversight?

Second, the architecture of this proposed project is jarring! This modern design does not integrate with the historic nature of Portsmouth and therefore will help to destroy the economic branding of Portsmouth.

The modern features, such as the erratic facades with all the plane changes and the big white rectangles making rows and columns, create a frenetic energy that goes out of its way to attract visual attention, but in a disturbing fashion. This building will be viewed from near and far distances all around the North Mill Pond. It should blend with the shoreline, be calming to the visual landscape, and add to the historic identity. Buildings can be beautiful and elegant; they do not need to and should not thrash about for attention.

Third, and most important to me, is the natural habitat of the North Mill Pond. Why is this project still so close to the shoreline? In the somewhat recent past, there has been enough vegetation to invite great blue heron nesting and myriad other critters, but not anymore. The old and new development has been hacking away at all the natural protections for the shoreline ecosystem. The architectural renderings, with the lawns on each side of the "trail" (aka sidewalk) and predictably spaced trees didn't show any attempt to retain any of the existing natural vegetation that lets the natural world remain.

Also, the exteriors of two largest buildings go right up to the edge of the shoreline protection zone. There is no way those buildings can be constructed without destroying that.

Also, there was no illustration of the nightscape of this project. It seems like this could be an extension of the cruise-ship Foundry Garage lighting approach. The light pollution from these buildings is destroying even further the ecosystem of the North Mill Pond.

I hope the decision-makers of Portsmouth will remember that the best parts of cities, local and world-wide, are where we invite nature in and allow it to thrive! Otherwise, a city becomes a hardscape of soullessness in salute of architects' egos.

Please be good stewards of our Portsmouth.

Thank you for your time,
Abigail Gindele
229 Clinton St.
Portsmouth

Juliet T.H. Walker

From: Abigail Gindele <agindele@gmail.com>
Sent: Wednesday, April 22, 2020 1:30 PM
To: Planning Info
Subject: 105 Bartlett St proposal -- sea level rise
Attachments: Portsmouth sea rise 01.jpg; Portsmouth sea rise 02.jpg

Dear Planning Board,

In response to the proposed 105 Bartlett St project, please see the two attached images for projected sea level rise by 2050:

- the greater Portsmouth harbor
- close-up of the North Mill Pond area

Perhaps Clipper Traders LLC doesn't care because it will have long since reaped its profits, but the city will be dealing with the cost, fall-out, and clean-up of this destructive and shortsighted project.

Hope you find these useful,
Abigail Gindele
229 Clinton St
Portsmouth

COASTAL RISK SCREENING TOOL

LAND PROJECTED TO BE BELOW ANNUAL FLOOD LEVEL IN 2050

Improved elevation data indicate far greater global threats from sea level rise and coastal flooding than previously thought, and thus greater benefits from reducing their causes.

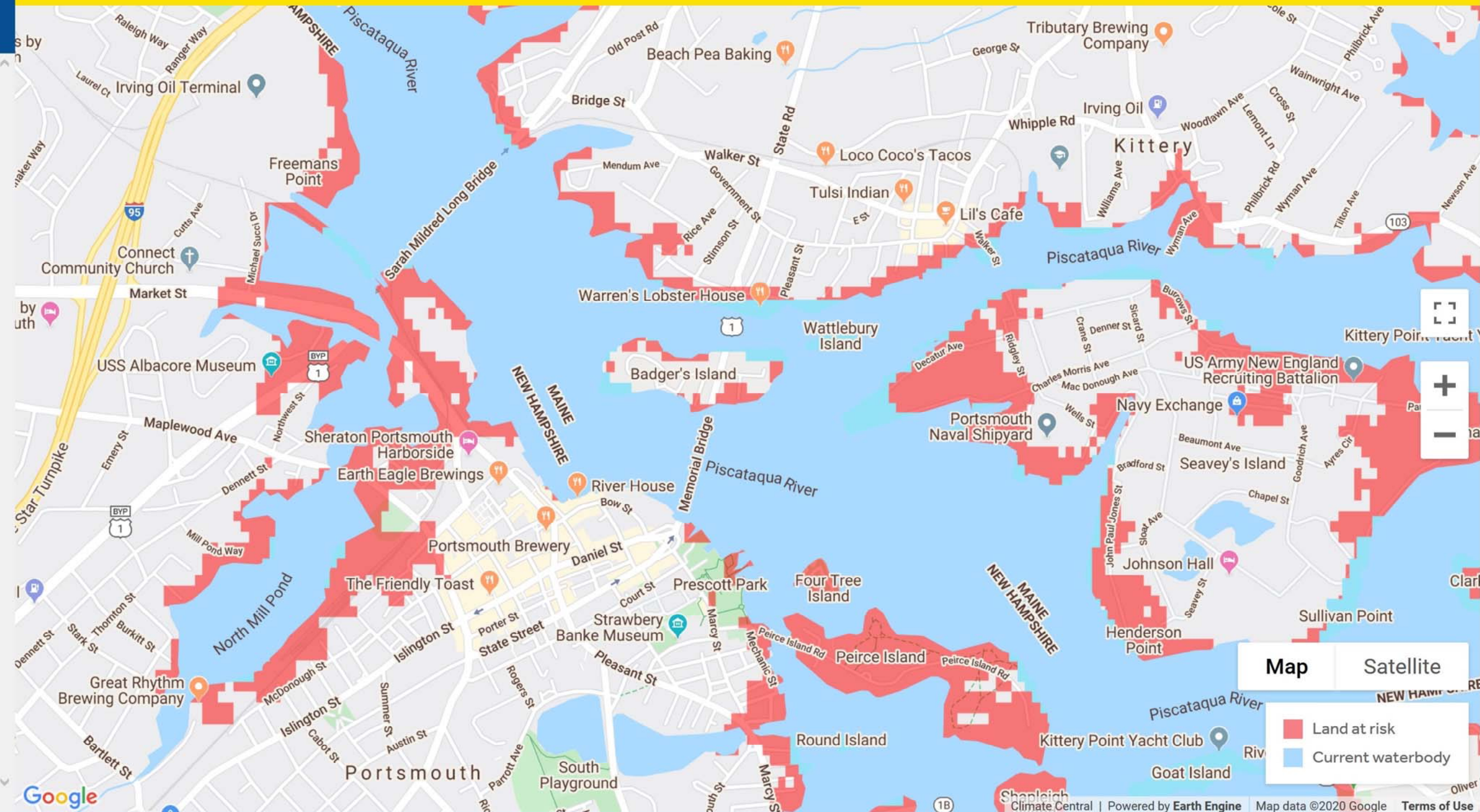
DETAILS AND LIMITATIONS

- Report
- Scientific Paper
- In the News

Elevation Data Used

- CoastalDEM® v1.1
- Legacy data

OTHER SETTINGS



COASTAL RISK SCREENING TOOL

LAND PROJECTED TO BE BELOW ANNUAL FLOOD LEVEL IN 2050

Improved elevation data indicate far greater global threats from sea level rise and coastal flooding than previously thought, and thus greater benefits from reducing their causes.

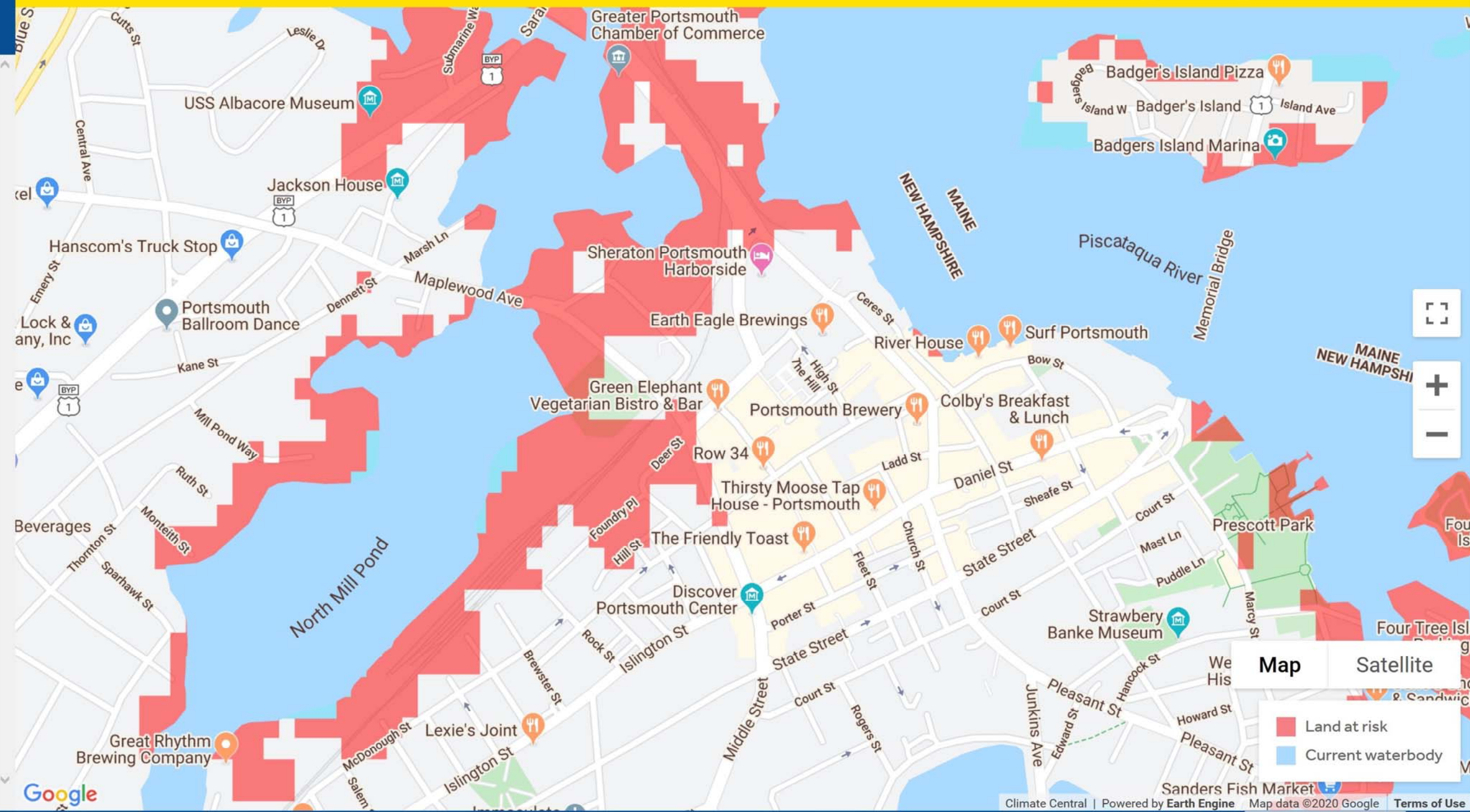
[DETAILS AND LIMITATIONS](#)

- Report
- Scientific Paper
- In the News

Elevation Data Used

- CoastalDEM® v1.1
- Legacy data

[OTHER SETTINGS](#)



Juliet T.H. Walker

From: Abigail Gindele <agindele@gmail.com>
Sent: Wednesday, April 22, 2020 6:45 PM
To: Planning Info
Subject: 105 Bartlett St -- a blast from the past
Attachments: letter 02.pdf; letter 03.pdf; letter 01.pdf

Dear Planning Board,

These letters were submitted to the City Council close to two years ago (when zoning was being decided). The issues are all still applicable and in response to the original, smaller proposal, not this third one.

I collected these signatures on a Sunday afternoon, in a couple hours, and within just a couple blocks of my house... so it's just a small portion of my own neighborhood, let alone all the other neighborhoods around the North Mill Pond.

Please see the 3 attached pdfs

(Sorry the second page of signatures of letter 3 wasn't vertical -- my scanner had its own idea.)

Abigail Gindele
229 Clinton St
Portsmouth.

July 5, 2018

To the Portsmouth City Council,

I'm writing to express my opposition to the proposed change of zoning in the Bartlett St/Langdon St area.

One major issue of concern is traffic and parking. CD4-W zoning in this area would allow potentially hundreds of tall, commercial and condo units with one single access road to Bartlett St. Being yards from the railroad bridge, Cate St, and Islington intersection, this part of Bartlett is now already a bottleneck full of left hand turns, blind corners, narrow lanes, and rush hour back-ups.

Cate St has new, high-density projects under construction and their impacts on local traffic have yet to be realized. Given these structural constraints, adding even more high-density development in this one small area would undoubtedly cause many aggravating and dangerous situations.

In addition to traffic congestion, the large influx of cars trying to find parking will burden nearby neighborhoods and their parking capacities.

A very concerned resident,

Abigail Gindele
229 Clinton St.

Ron: Susan Sorensen
146 SPARKHAWK ST

Matt Newick
149 Sparhawk

Matt Newick
123 Sparhawk

Joann Wyckoff
Joann Wyckoff

Julie Gindele
229 Clinton St.

Jim Pratt
163 Sparhawk St.

mm C
163 Sparhawk St.

Susan Sondillo
S. Sondillo
136 SPARKHAWK

Beth Jefferson
111 Sparhawk St

Jim Sparling
108 SPARKHAWK ST

PORTS NH
Din Sparling

Judith Howard
80 Burkitt St

Portsmouth, NH 03801
Judith Howard

Abby Zudema

126 BURKITT ST
PORTSMOUTH NH 03801

more signatures

James Gault
209 Clinton
Portsmouth, NH

Clara Oube

173 Stark St.

Portsmouth, NH

Arison Clade

151 Stark St.

Portsmouth, NH

Mary L. i. Hardy

69 Stark St.

Portsmouth, NH 03801

Linda Meadows

245 Thornton St.

Portsmouth, NH

Jess Patton

250 Clinton St

Portsmouth, NH 03801

William Gindler

229 Clinton St.

Charlotte Gindler

116 Sparhawk St.

July 5, 2018

To the Portsmouth City Council,

I'm writing to oppose the application for re-zoning of the Bartlett St/Langdon St area to CD4-W.

Should we really be increasing development on and near our tidal watersheds, buffer zones, and wetland areas?

Portsmouth has prided itself on developing mitigation policies and practices for climate change. The land around the North Mill Pond may be serving important functions such as flood prevention of neighboring property, wetlands and buffer zone protection, and important wildlife habitat preservation.

Heavy construction and development of the area will undoubtedly disturb and release toxins. Buildings and pavement will increase displacement of water, contribute to chemical runoff into the Pond, and degrade the ecosystem and presence of wildlife in the area.

I hope you will oppose this application. We need to cherish, not jeopardize, our valuable pockets of nature that dot the City. The North Mill Pond needs to be respected, preserved, and protected.

A very concerned resident,

Abigail Gindele
229 Clinton St.

Catherine Woods
166 Clinton St.

Ann Susan Daise
146 SPARHAWK ST.

Matt Slyn
149 Sparhawk St

Matt Newick
123 Sparhawk St

(Joann Wyckoff)
Joann Wyckoff
135 Sparhawk St.

Julia Gindele
229 Clinton St.

Ju. Pratt
163 Sparhawk St

mm Oan
163 Sparhawk St.

S. Sordillo
Susan Sordillo
136 SPARHAWK

Bett Jefferson
111 Sparhawk St

Jim Sparzawa
108 SPARHAWK ST
PORTS NH

Den Gulay
Judith Howard
80 Burkitt St
PORTSMOUTH, NH 03801
Judith Howard

more
→
signature

Jamie Gould
209 Clinton
Portsmouth NH

William Guadale
229 Clinton St
Charlotte Guadale
116 Sparhawk St.

Claire Clark
173 Stark St
Portsmouth NH

Mason Cook
151 Stark St.
Portsmouth NH

Margaret Hudley
69 Stark St.
Portsmouth NH 03801

Sarah Kelly
69 Stark St
Portsmouth NH

Linda Meadows
245 Clinton St.
Portsmouth NH

Jess Patten
250 Clinton St
Portsmouth, NH 03801

July 5, 2018

To the Portsmouth City Council,

I oppose the rezoning of the 105 Bartlett St/Langdon St property to CD4-W. There are many reasons why, here are some:

- major local traffic and parking congestion;
- tearing down important, lovely historical structures (as we know, historical structures are incredibly valuable);
- neighborhood quality-of-life degradation (noise, view-loss, etc);
- maintaining North Mill Pond restoration and protection

Portsmouth has historically restricted development around the North Mill Pond for decades and decades. This not only pertains to building on the shores, but even restricts mowing, tree removal, deck additions, and the like. Restrictions and preservation are exactly the reasons why the Pond is still as lovely and environmentally protected as it is. It's a beautiful contribution to the esthetics and appeal of not only surrounding neighborhoods, but for all residents and visitors to Portsmouth who walk, bike, or drive in that area. Marring the landscape with potentially hundreds of tall, commercial and condo units would severely ruin the spirit and natural beauty of the Pond area.

Furthermore, I feel that the area in question for re-zoning should not be evaluated by selective use of the more dense and tall buildings in the West End for "character-based" comparables. Rather, it should be considered comparable to its true surroundings, which is a natural, barely built-upon, scenic water body, and the low-density housing that borders it.

Please do not allow this treasure of Portsmouth to be degraded by such a zoning change. Once the natural spirit of the Pond is lost, it's gone forever.

A very concerned resident,

Abigail Gindele
229 Clinton St.

Catherine Ferris
166 Clinton St.

Ron Susan Saxe
146 Sparhawk

Math Chapman
149 Sparhawk

Matt Newick
123 Sparhawk St

123 Stark St
Portsmouth NH
03801
Claire Oube
(Joanna Wyckoff)
Joanna Wyckoff
135 Sparhawk St.

Julie Gindele
229 Clinton St.
Blow Meadows
245 Thornia St.

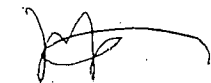
Jen Pratt
14 Sparhawk St

Mich Oube
163 Sparhawk St.
S. Sordillo
136 Sparhawk

more →
signatures

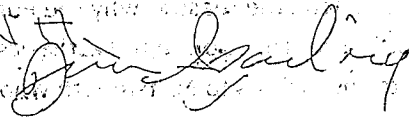
Beth Jefferson
Ben
111 Sparhawk St
Portsmouth

Dawn Przychodzien



111 Sparhawk Street
Portsmouth

JAMES SPARLING
108 SPARNAWK ST.
PORTS. NH




Judith Howard
80 BURNETT ST
Portsmouth, NH 03801

Pamela Gould
309 Clinton St
Portsmouth NH

Alison Coile

151 Stark St.
Portsmouth NH 03801

Sarah Kelly 
69 Stark St
Portsmouth, NH 03801

At the Meadows
245 Thornton St.
Portsmouth

Jess Potter

250 Clinton St
Portsmouth, NH

William Gindete
224 Clinton St

Charlotte Gindete
116 Sparhawk St

Chairman Legg & members
Planning Board
Re: 105 Bartlett St / Apr 23,2020

Apr 23,2020

I am writing to voice several concerns about the current proposal. Due to the new system of video conferencing I will make my concerns in bullet form.

- SINGLE ACCESS POINT/ Congestion & bottle necking due to Bartlett st and West End Yards.. Safety and access of emergency vehicles. Snow removal & contamination of NMP with high levels of road salt & oils from parked cars. Please review.
- FIRST FLOOR HEIGHTS: Building C shows a proposed 1st floor height of 18 feet, yet no underground parking.
What is the current 1st floor height? It is not listed on any of the plans.
Current plans are difficult to determine if building is to be removed or renovated/ foundation If existing building to be removed, then SW corner is encroaching on 25' setback.
- ELEVATIONS/ HEIGHTS: There are no elevation heights on any of the buildings, nor heights in regard to the existing neighborhoods of McDonough St neighborhood nor the single family homes facing North Mill Pond.
- MEAN HIGH WATER(MHW) vs. HIGHEST OBSERVABLE TIDE LINE(HOTL):Portsmouth passed a coastal resiliency construction plan in 2019, as sea levels will rise. How is the developer allowed to use the (MHW) mark as a starting point, and not the (HOTL), if we as a city are trying to avoid flooding issues with new construction?
- NH DES: As of April 16th meeting, no plans had been submitted to NH DES. Wetland Impact, Shoreline Impact, Coastal Vulnerability Assessment, Wetlands Function Avalues Assessment. This is a large scale project that should have at least a review from NH DES prior to advancing in the planning board.
- In 2018, we as neighbors were asked to believe in transforming a rundown area which "could be built as office buildings" to residential rezoning for a development that would "blend with the surrounding neighborhoods."
The current proposal is 3 monolith office looking buildings, which all have the same facade.
- I agree that more housing is needed in Portsmouth. However, with incomplete information in regard to NH DES, lack of respect for rising sea levels, single access congestion, and lack of neighborhood architectural integrity, I would ask the board to postpone any decisions until more information, especially NH DES, is included in package.

Sincerely:
James Beal
286 Cabot St.
Portsmouth, NH