

Juliet T.H. Walker

From: nancy hanscom <nakoa1585@gmail.com>
Sent: Sunday, April 5, 2020 9:36 AM
To: Planning Info
Subject: The matter of 41 Salem st

Dear city council, I am writing you this to oppose the demolition of 41 Salem ST.

Now I am writing this because they want to demolish the house that stands on the land. I realize the house is in bad condition but I think rehabbing it would be the better thing to do. And putting two new buildings on the property is a little too much. They tried this before with trying to put condos on the land. They didn't get it because it does not fit in. Only houses would do.

There is a nice piece of land there that my dad worked hard to put in. It is actually nice to see open land with no condos on it.

We, as Portsmouth residents, should try to save open space, not build on it!

This would be a nice place for someone who has children or animals. It worked for my parents who had seven children and lots of dogs. #Let's try to save this open space. There is not a lot of open spaces left in Portsmouth.

Therefore, I am really opposed to building on this land. Condos do not fit, townhouses do not fit, only one house on that property will fit. Please consider this when voting on this.

Yes, more houses mean more money for the city, but, to what extent? Urban crowding is already here, we citizens, don't want it.

Please save the open space, so someone can come, and enjoy it, like I did when I was a kid.

Thank You
Nancy L. Hanscom
15 Union St
Portsmouth, NH
603-531-2140

Elizabeth Bratter
Property Owner
159 McDonough St
Portsmouth, NH 03801

Technical Advisory Committee

1 Junkins Ave
Portsmouth, NH 03801

April 5, 2020

RE: **(04/07/20) 41 Salem St**

Dear Members of the Portsmouth Technical Advisory Committee,

I would like to point out 4 concerns and observations regarding this proposal as it sits today. I will reference the reader pages at 80 to 100%, here is the link:

http://files.cityofportsmouth.com/files/planning/apps/SalemSt_41/SalemSt_41_TAC_040720.pdf

We have a lot of water issues on McDonough St, which the city has worked on for years. There don't seem to be a lot of natural barriers in the "Post Development Drainage Report" (pg 6), reader page 31. These would be needed to reduce the amount of drainage through the "grassy pathway" to McDonough St. The Virburnum will help (reader pg 7, C5). *Many more closely planted may be more effective or other more water soaking plants*, such as: Cranberry, Elderberry, Choke Cherries or Dappled Willows *along the entire left side of the property* (when looking from Salem St). More mature plants would get the process started faster. *This development seems to be increasing impervious surface from 1845 sf to 4307 sf which is a change of 133.44%, more natural features are needed* (reader pg 4, C2).

A neighborhood and safety concern can be found on reader page 7 (C5). It shows about fourteen "screening plants" planted along the sidewalk/street side of the property. NO property in the neighborhood has 6, 8 or 10 foot high "screening plants" in front of their homes. These are usually found on the back, sides or used to screen off patios. *Planting low growing shrubs or native flowering plants with maximum heights of 2 feet along the sidewalk/street, with the proposed trees, would allow for more visibility when pulling out of the driveway as well as easier snow shoveling of the sidewalk.* The "screening plants" could be planted near the sliding doors to allow for privacy from the street, when residents sit in their yards.

Looking at reader page 23 "Clara Front Elevation", notice how the garage sits on the left side of the building when looking at it from the front. Reader page 4 (C2) shows the garages of the buildings facing each other, directly across from each other. *Would configuring these buildings so all garages are on the left, not across from each other but alternating, give more room for using the 16' wide driveways without interfering with each other, making for a safer turning radius?*

Reader page 4 (C2) seems to show (2) 5' sidewalks adjacent to the city sidewalk which seem to go nowhere. IF you toggle down to reader page 25 "Clara Right Elevation and Left Elevation", there don't seem to be doors on the ends of the buildings. *The developer may want to add a fake door there, who knows! Perhaps moving those to at least lead to the lawn area may be more useful.* Sadly not one of the front steps or doors will be visible from the street, unlike most of the neighborhood.

Thank you for your time and expertise in adding these new homes to our neighborhood.

Respectfully,
Liz Bratter

Technical Advisory Board TAC
1 Junkins Ave.
Portsmouth, NH

Ref: 41 Salem St. Proposed demo & construction of 3 units.

April 7, 2020

Dear Members of the board

I am writing in regard to the proposal of Bonza Builders LLC for the demo and construction at the property located at 41 Salem St.

I have studied the overall plans

As an abutter to the rear, I am comforted that there will be runoff analysis done for the period of 2 years after the finished construction to maintain that storm runoff has been handled. Due to increasing high runoff in weather events, this issue is a major concern for the surrounding properties.

I would like to raise 2 concerns on the proposal, one for myself and the surrounding neighbors and the second for the direct abutter Charles Cocchiaro.

1). It is shown that a 12" city owned Maple tree will be removed as part of the new construction. I would like to understand how a tree of that size and scale will be replaced. In the plantings diagram it states a 4-6" tree of the Maschia Amurensis "Starburst" will be replaced.

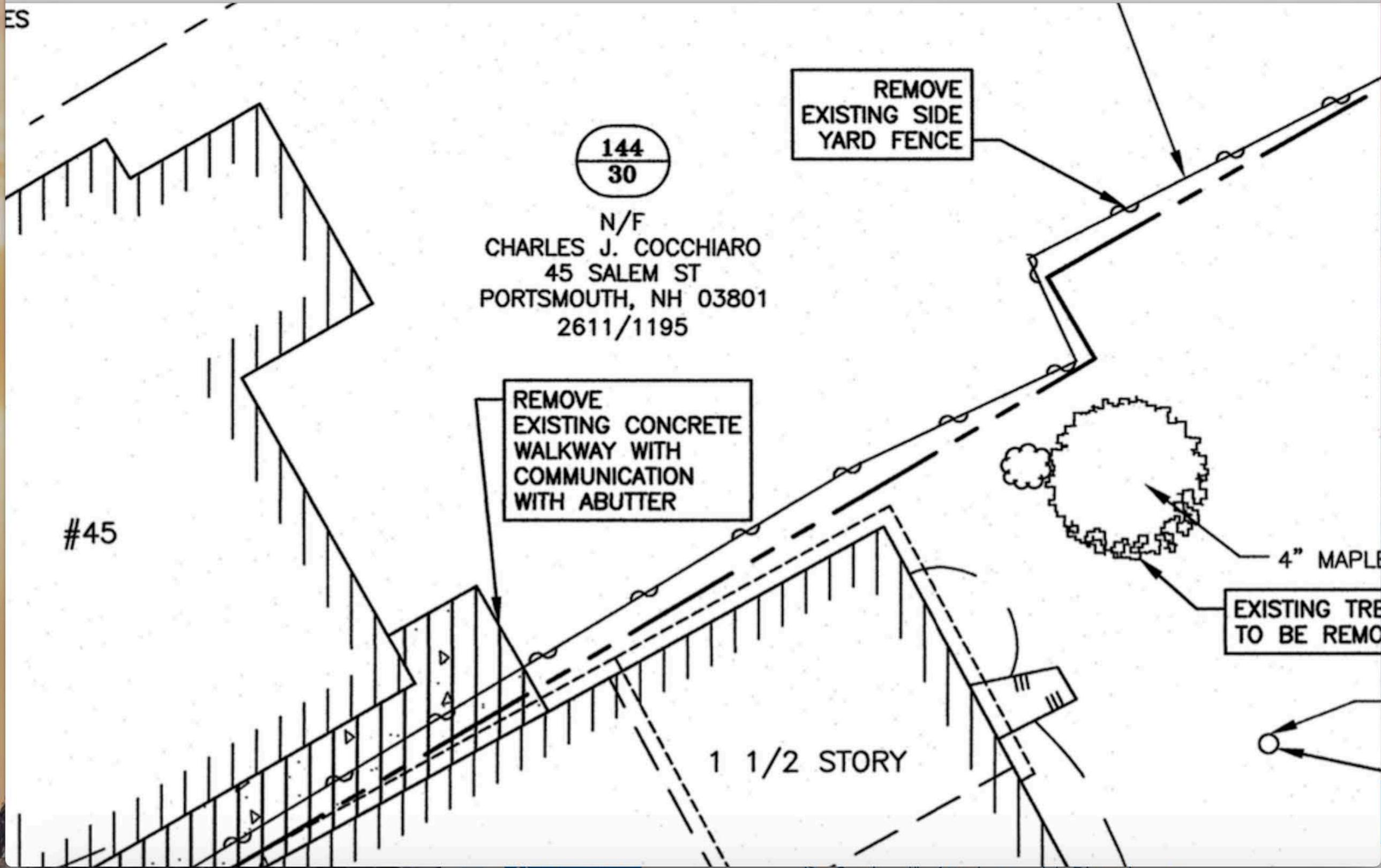
Will the developer be responsible for maintaining this tree for the minimum period of 24 months to assure that it survives? I placed a call to the city arborist but have heard nothing as of Tuesday 10:00 Am

2). On the demolition page, it states that concrete belonging to the abutter will be removed, per conversation with abutter, Charles Cocchiaro. In conversation with Charles, he has told me that he has not been contacted about this by the proposed developer. See Below.

cjcocchiaro@gmail.com
Mon 4/6/2020 7:56 AM

"All I want to say is that I have lived here for 68 years. I always use the side door. If they choose to remove it, I will not have easy access to my home. **Also they will need my permission to go on my land, and no one has asked my permission as of yet to do so.** Also I would respectfully ask the builder to leave me about 10 feet of space so as to gain easy access to my house. I am handicapped and it is hard at this time to do this with the fence less than 4 feet away." Thank you CJ Cocchiaro

Thank you for listening
Sincerely;
James Beal
Abutter 286 Cabot St.
Portsmouth, NH
603-205-0949



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Grand Canyon Aug 2017.m4v

2018 expenses/ Receipts

MVI_2747.m4v

2019 Receipts

MVI_4904.m4v

Air Canada Credit

MVI_6831.m4v

Cabot st Apts

MVI_7032.m4v

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tyofportsmouth.com/files/planning/apps/Sale