

Members of the Board  
Board of Adjustments  
1 Junkins Ave.  
Portsmouth, NH

Re: **BOA 3/23/2021 50 Cornwall St.**  
**Letter in Contrary**

3/23/2021

Dear Board members

I am writing in regard to the request of the applicants at 50 Cornwall St for variances in order to expand and change a single family dwelling into a two unit structure, with increased building height.

I am **against this request** due to the lack of lot square footage of 3500 square feet required per dwelling. Allowing this variance, will allow

- Current lot has **3960 sq ft. (0.09 acres) single family. Complying ordinance.**
- If granted, it will be **1980 sq ft. per dwelling only 56.5% of required.**
- If granted, it will set a precedent for future requests, by owners & developers.
- Per building zoning ordinance; **10.812.11 & 10.812.12**, the proposal **completely changes the mass & height.**
- **Open space will be further reduced by 3 car parking.** Street parking may be reduced, but if 2nd dwelling granted, there will be more then 3 cars to park.
- Applicants state **no hardship in letter**, which is one of the criteria for approval of variances granted.
- Although the letter states they are owners, etc. if granted, there is **no requirement for applicants to continue to be owners.**

Sincerely;  
James Beal  
286 Cabot St.  
Portsmouth, NH

**RE: 50 Cornwall St**

Dear Chairperson Rheume and Members of the Zoning Board of Adjustments,

Sorry to be so late in turning in a letter, hopefully you will have time to quickly review it. **50 Cornwall St is a very complicated situation; therefore I am speaking to, for against this application and trust this board will try to find the balance between what is desired and what could really be done.**

First, it really doesn't meet the requirements for 10.321 in which is stated, "conforms to all the regulations of the district in which it is located". This is a non-conforming lot and it being presented as staying non-conforming. It is stated in the letter, it is staying the pretty much the same but it's not. It's adding an entire floor to the back side of the house. Had they asked to add a dormer on the top floor that would have a different impact than adding a whole floor. This neighborhood is made up of houses which are very close together. Most people are used to that but adding another floor changes the whole dynamics of how neighbors are impacted. Were the 25' X 34' addition just remodeled, it could be an 875' accessory dwelling. *I don't live next to said house*, however backyard privacy is hard to attain in this neighborhood and therefore even if one direct abutter didn't support it I would ask it not be granted.

Based on what is stated in #5 regarding hardship, it seems like **part or the entire foundation is going to be changed**, especially to add a second floor much less rebuild the entire building. "The pre-existing design flaws of the addition include the lack of foundation under part of the addition, a shallow 2" crawl space and a flat roofed section." Many houses in this neighborhood need foundation upgrades! Allowing a new foundation and rebuilding or changing the design internally is completely different than what is being proposed. Technically new foundations fall under the idea of new construction. The idea of rebuilding what already exists if the foundation is not moved and the building remains the same externally in footprint and height, even adding a dormer, would all be acceptable. This is a complete change to the rear height, which will impact all the direct abutters.

**Bringing the required unit size down to 2000sf for both units is a something to really consider seriously.** People who purchased homes here 10 years ago or later will be hard pressed to afford the taxes once they retire in this neighborhood, adding a second unit is a great way to get to stay. However, **how as those changes are made will permanently affect the character of the neighborhood.**

Thank you for your careful consideration of this and other applications in the many classic New England neighborhoods in Portsmouth.

Respectfully,  
Elizabeth Bratter  
159 McDonough St  
Portsmouth Property Owner

**From:** [Peter M. Stith](#)  
**To:** [Douglas Haff](#)  
**Cc:** [Carrie](#); [Tracy A. Gora](#)  
**Subject:** RE: Petition of Cornwall Properties - 50 Cornwall St.  
**Date:** Tuesday, March 23, 2021 8:27:40 AM

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Thank you Doug and Carrie,

We will provide these comments to the Board.

Peter Stith, AICP  
Principal Planner  
Planning Department  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801  
603.610.4188  
[www.cityofportsmouth.com](http://www.cityofportsmouth.com)

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**From:** Douglas Haff [mailto:dhhaff@gmail.com]  
**Sent:** Tuesday, March 23, 2021 8:23 AM  
**To:** Peter M. Stith <pmstith@cityofportsmouth.com>  
**Cc:** Doug Haff <dhhaff@gmail.com>; Carrie <cfhaff@gmail.com>  
**Subject:** Petition of Cornwall Properties - 50 Cornwall St.

Dear Peter,

I would like to address a potential concern with the petition of Cornwall Properties for the partial demolition and new construction for the property located at 50 Cornwall St.

My wife and I live at 43 Cornwall St. in the first floor condominium which is directly across the street from the proposed project. While we welcome improvements to the existing property, we are concerned that the new construction of the proposed two-story rear addition will negatively impact the amount of late afternoon sunlight which affects both the inside lighting of our unit, as well as the outside sitting area used by the entire Carriage House Condominium Association.

Having just recently been notified of the petition of Cornwall Properties, we have not had the ability to fully study the impact as the angles and conditions of the natural light change throughout the different seasons. Over the last week we have taken a couple of photos from inside our living room, and immediately outside. I believe both of these photographs illustrate the direct sunlight which would be obstructed by the proposed new two story building. The duration of the impact will vary by the time of year and the angle of the sun.

While we recognize that by definition the intention is to utilize the same footprint as the existing structure, we respectfully ask that consideration be given to the impact of the vertical

footprint. We value the natural light that our condominium currently receives and believe that further study needs to take place in this area specific to the shadow impact to our building.

Thank you for your consideration.

Doug & Carrie Haff  
43A Cornwall St.





**From:** [Melissa Kalled](#)  
**To:** [Planning Info](#)  
**Subject:** Comments on Petition of Cornwall Properties, LLC for 3-23-21 Zoning Board of Adjustment Meeting  
**Date:** Monday, March 22, 2021 8:15:14 PM

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Dear Portsmouth Planning Board,

Please accept the following comments on the Petition of Cornwall Properties, LLC, Owner for the property located at 50 Cornwall Street. As a resident of 43 Cornwall Street Unit D for the last 14 years I have seen a lot of improvements and new structures in the area. While I was very excited to see the Olde Port Traders building demolished and replaced with new townhomes I did not understand how the height of the new structures would impact the amount of natural light that I had enjoyed for so long on Cornwall Street. My concern is the natural light will continue to be reduced by the vertical expansion of the rear building in the proposed building plan, taking away hours of late afternoon sunlight.

The proposed house design states it does not alter or increase the footprint of the current structure, however it will be expanding the single-story back structure to a 3-story building, increasing the cubic feet of the back structure exponentially. This massive structure will exceed the current roofline of the main house by 4 feet (see Page 5 of the submitted plan, current height is 28ft proposed height is 32 ft), greatly impacting the look and feel of the structure. The small lot will be completely consumed. In addition, the amount of green space will be reduced by replacing an area of the front yard with 3 off street parking spaces.

The proposed building plan states the house renovation project will not affect light in the neighborhood, however I would like to point out the shadow study does not include my residence at 43 Cornwall street, which is directly across the street. Currently we enjoy many hours of late afternoon sun on our front patio, the front of our condo building, and my second-floor unit. Our association invested a significant amount of money in 2019 improving the front of our building with the patio so we could enjoy our outdoor space and natural sunlight. On page 11 of the filed building plan our residence is in area 23 (**See Exhibit A.**) The proposed plan is to increase the vertical height of the back building to 4 feet higher than the apex of the existing main structure (**See Exhibit B.**) The picture was taken on March 19<sup>th</sup> at 5:12PM. The vertically enhanced structure would completely block the sunlight creating shadows that negatively impact the front of our building and patio. **Exhibit C** shows the amount of sunlight on our building at the time **Exhibit B** was taken. **Exhibit D** is a view from my second story residence at 6:06PM on March 22, 2021.

It is our position that this proposed structure will negatively affect our residence and we do not approve the proposal as it stands. Your consideration of the impacts to residents living on Cornwall street while reviewing the requested variances would be greatly appreciated.

Sincerely,

Melissa & Ryan Kalled

Property Owners: 43 Cornwall Street, Unit D



PROPERTY DENSITY DATA					
KEYNOTE	ADDRESS	NUMBER OF UNITS	REQUIRED SQUARE FEET PER UNIT	SQUARE FEET PER UNIT	COMMENTS
01	50 CORNWALL STREET	2	3,500 SF	2,000 SF	
02	40 CORNWALL STREET	1	3,500 SF	2,400 SF	
03	275 ISLINGTON STREET	14	3,000 SF	1,724.5 SF	CD4-L2
04	35 ROCKINGHAM STREET	3	3,500 SF	1,386 SF	
05	45 ROCKINGHAM STREET	1	3,500 SF	2,835 SF	
06	49 ROCKINGHAM STREET	1	3,500 SF	2,430 SF	
07	98 McDONOUGH STREET	4	3,500 SF	925 SF	
08	80 McDONOUGH STREET	4	3,500 SF	795 SF	
09	40 ROCKINGHAM STREET	1	3,500 SF	3,500 SF	
10	44 ROCKINGHAM STREET	2	3,500 SF	1,524 SF	
11	89 McDONOUGH STREET	1	3,500 SF	1,306 SF	
12	63 McDONOUGH STREET	2	3,500 SF	1,306.5 SF	
13	57 McDONOUGH STREET	1	3,500 SF	1,742 SF	
14	51 McDONOUGH STREET	1	3,500 SF	1,306 SF	
15	72 LANGDON STREET	1	3,500 SF	1,306 SF	
16	68 McDONOUGH STREET	1	3,500 SF	1,306 SF	
17	64 McDONOUGH STREET	1	3,500 SF	1,306 SF	
18	58 McDONOUGH STREET	1	3,500 SF	1,306 SF	
19	48 LANGDON STREET #50	2	3,500 SF	4,791.5 SF	
20	28 LANGDON STREET	5	3,500 SF	1,306 SF	
21	239 ISLINGTON STREET	7	3,000 SF	1,804.5 SF	CD4-L2
22	249 ISLINGTON STREET	11	3,000 SF	712 SF	CD4-L2
23	43 CORNWALL STREET	6	3,500 SF	1,379 SF	
24	28 McDONOUGH STREET	8	3,500 SF	326 SF	
25	47 LANGDON STREET	1	3,500 SF	3,920 SF	
26	37 LANGDON STREET	2	3,500 SF	1,960 SF	
27	25 LANGDON STREET	1	3,500 SF	1,742 SF	
28	21-23 LANGDON STREET	2	3,500 SF	1,742 SF	

RED INDICATES VIOLATING DENSITY

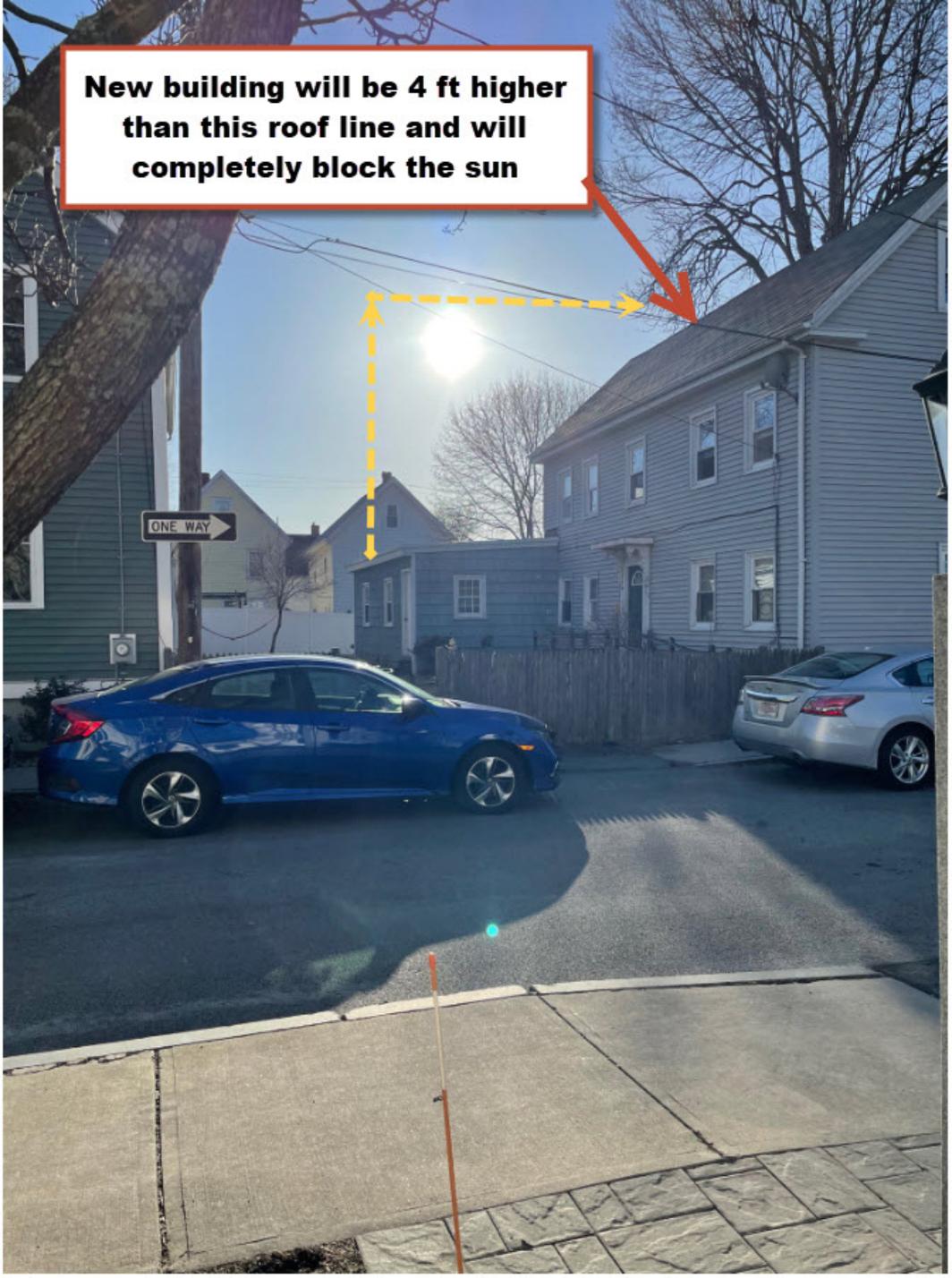
**Our residence**

GRAPHIC KEY

: 50 CORNWALL STREET  
GENERAL RESIDENCE DISTRICT C

: UNDER 3,000 SF PER UNIT  
CD4-L2 DISTRICT

**New building will be 4 ft higher than this roof line and will completely block the sun**







## Charles Moreno

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**From:** stephen tischner <naturalrocksice@icloud.com>  
**Sent:** Monday, March 08, 2021 11:58 PM  
**To:** cmforestry@metrocast.net  
**Subject:** 50 Cornwall

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Charlie,

It was so nice to meet you and Laurie the other day.

As a neighbor of 40 Cornwall Street, I'm totally supportive of you renovating your house at 50 Cornwall St.

I think it will be a really nice enhancement to our neighborhood.

Please let me know if there is anything I can do to assist in your project.

Sincerely,

Steve Tischner  
40 Cornwall Street  
Portsmouth NH 03801  
603-231-0608

## Charles Moreno

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**From:** Laurie Zullo Moreno <[lmoreno@sau16.org](mailto:lmoreno@sau16.org)>  
**Sent:** Friday, March 19, 2021 12:32 PM  
**To:** Charles Moreno  
**Subject:** Fwd: For the ZBA

----- Forwarded message -----

**From:** **Brianna Martin** <[bmartin@sau16.org](mailto:bmartin@sau16.org)>  
**Date:** Fri, Mar 19, 2021 at 12:15 PM  
**Subject:** For the ZBA  
**To:** Laurie Zullo Moreno <[lmoreno@sau16.org](mailto:lmoreno@sau16.org)>

To the Members of the Portsmouth Zoning Board,

I'm writing in support of the petition of Laurie Moreno for updates to the existing structure located on Cornwall Street. Having lived in the Islington Creek neighborhood for close to a decade and reviewed Mrs. Moreno's proposed plans, I feel they are completely in keeping with the character of the neighborhood, beautifying and modernizing the existing structure while at the same time staying true to its historic roots. I ask that you please approve her petition, which exemplifies the exact type of development we'd like to see taking place in our neighborhood. .

Sincerely,

Brianna Martin  
230 McDonough Street  
Portsmouth, NH 03801  
802-272-2007

SAU 16 does not discriminate on the basis of race, color, national origin, gender, sex, sexual orientation, religion, nationality, ethnic origins, country of origin, economic status, status as a victim of domestic violence, harassment, sexual assault, or stalking, disability, age or other protected classes under applicable law in its educational programs and activities. SAU 16 also provides equal access to buildings for youth groups. Questions about Title IX can be referred to the SAU 16 District Coordinator, Ellen Riiska, [eriiska@sau16.org](mailto:eriiska@sau16.org), (603) 775-8426 or the assistant secretary for civil rights. On the SAU 16 District website, find the Statement of Non-discrimination notice. Included in the statement are the following: 1. The link to the materials SAU 16 utilized to train school district personnel in the Title IX process. 2. The link to the form used by SAU 16 to report a concern.

## **Charles Moreno**

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**From:** armeca@comcast.net  
**Sent:** Tuesday, March 09, 2021 11:25 AM  
**To:** 'Charles Moreno'  
**Cc:** 'Laurie Moreno'  
**Subject:** RE: Neighbor house--50 Cornwall St.

Hi Charlie and Laurie.

Thank you for sharing your renovation plans for 50 Cornwall St, Portsmouth, NH.

I have shared this information with the rest of our Condo Association (14 units).  
I have asked them to contact you via your email with any questions, comments or concerns.

As we discussed, my understanding is that you plan to renovate the existing structure into 2 dwellings and the total footprint will not be changing.  
And that you guys (as the owners) are planning to move into 1 of the dwellings.

We would have some concerns if your plans were to renovate and rent to more college students 😊

Based upon what we can see, I think your plans will be welcomed renovations to our neighborhood.

Karla and I do support the waiver that is needed for the zoning lot requirements.

Let us know when the planning board meeting is. Would be happy to attend, if needed.

Charlie  
President, Islington Green Condo Association  
30 Cornwall St  
Portsmouth, NH 03801

**From:** Charles Moreno <cmforestry@metrocast.net>  
**Sent:** Monday, March 8, 2021 8:49 AM  
**To:** armeca@comcast.net

Dear Portsmouth Planning Board,

I have been a resident of 43 Cornwall Street Unit B, Portsmouth NH for the past 6 years.

My concern about the proposed renovation is the blocking of a major portion of our sun that we receive on our property.

The proposed renovation appears to have a direct effect on our building, the communal patio area and our personal living areas, ability to get sunlight during the afternoon and early evening hours.

Although a Shadow study is submitted in these plans, it does not include our building on that map.

We have looked at this quite carefully and it appears the new structure will have dramatic effect on natural sunlight we currently receive and cherish tremendously.

I am very happy to see improvements to our neighborhood, however, I am not happy to see variances given that may have a direct negative effect on our existing property.

I ask you to please consider the impact this new structure will have on the residents of our building.

Sincerely,

Tania M Pulkowski

Property owner: 43 Cornwall Street, Unit B

**From:** [Ted Anastasi](#)  
**To:** [Peter M. Stith](#); [Tracy A. Gora](#)  
**Cc:** [Planning Info](#)  
**Subject:** Re: Zoning Board of Adjustment Confirmation  
**Date:** Friday, March 19, 2021 9:33:47 PM

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Dear Portsmouth Zoning Board of Adjustment,

Kathryn and I moved to Portsmouth in early December 2020 and we absolutely love this special city! We are writing you about the March 23, 2021 Zoning Board of Adjustment meeting. More specifically, 64 Vaughn Mall. We understand this variance application is governed by state law and that the applicant must meet all 5 prongs of the law to be granted the variance. We would like to respectively offer our perspective below on each prong that the applicant must meet to be granted the variance:

1 & 2. The variance is contrary to the public interest and the spirit of the ordinance will not be observed. Granting the variance will alter the essential character of the neighborhood. As noted at the Historical District Commission hearing on March 3, 2021, adding a fourth floor in exchange for a green space will degrade this walking city and will add little value to the public. The applicant explicitly said at the hearing that the green space was meant as an entrance for the private residents. Who would maintain this space? Who would be allowed to use this space? Ideally and as originally planned, there will be sidewalks and retail to maintain the continuity of Hanover Street rather than have a green space randomly popping up out of nowhere for no particular reason other than making a more attractive entrance for 64 Vaughn residents.

3. Substantial injustice will be done to us if this variance is granted. We purchased the unit having been explicitly promised by the applicant, who also developed our property, that the proposed plan would not change. We were in the applicant's office on October 23, 2020, the applicant showed us a picture and promised us that was the design. The applicant testified before the Historical District Commission that "shortly after" he closed on certain units at 25 Maplewood Ave. he decided to change the design. Why? What changed shortly after we closed? We are now trapped. We closed. To be sure it is our fault for trusting that someone would honor their word. That was foolish of us, perhaps, in hindsight. But a person's word should mean something in this town and not be a means to get what you want (us to buy the unit) and then take it back immediately thereafter. We have no recourse. Our only recourse is this Board to insist that the applicant keep the promises the applicant made to the unit owners that will be affected by this variance. We would have the Board ask the applicant what changed between closing on the units and the applicant's decision to completely change the design of the building? We have heard that the applicant asked residents to write letters of support for the application. Our understanding is that this is a legal process governed by legal standards. This is not a popularity contest. Moreover, if there are any residents at 25 Maplewood Ave. that are supporting the applicant we will point out that they are wholly unaffected by this proposed change.

4. The value of our property will absolutely be diminished. We will lose our view of the steeple with the new plan, our most treasured and valuable view. Under the new plan, we would be looking straight into these penthouses. That is not what we were promised or what we bargained for when we purchased our new home in December of 2020. Upon request, we will produce evidence diminished to our new home.

5. In our opinion, there is no way that the applicant can prove unnecessary hardship in this case. There is no special condition of the property that distinguishes it from any other property in the area. There is nothing about the physical surroundings, shape or topography involved that would create a hardship to the applicant if you adhere to the letter of the zoning regulation. In fact, when several members of the Historical District Commission expressed concern about the new plan the applicant told the Historical District Commission, on the public record, "I like both plans." If the applicant likes both plans and if both plans are workable then how can the applicant possibly prove the unnecessary hardship component required to grant the variance? The applicant told the committee that despite their concerns the applicant was going to go for the variance anyway (again,

on the record). Why? In our opinion, the sole purpose of this variance is exclusively based upon a desire by the applicant to make more money out of the property and nothing else. The first plan was to appease the unit owners before purchase, the "revised" plan is to maximize the "penthouse profit". That is not in the public interest and under the statute requires this Board to deny this application.

Our unit will be directly impacted by the proposed variance sought by the applicant and we vigorously object to this variance. We do hope that you understand and agree with our stance.

Thank you for your time and consideration.

Sincerely,

Kathryn Bedell and Ted Anastasi  
25 Maplewood Ave. #402  
Portsmouth, NH 03801

On Thu, Mar 18, 2021 at 7:31 PM Peter Stith <[no-reply@zoom.us](mailto:no-reply@zoom.us)> wrote:

Hi Edward Anastasi,



Thank you for registering for "Zoning Board of Adjustment".

Please submit any questions to: [pmstith@cityofportsmouth.com](mailto:pmstith@cityofportsmouth.com)

Date Time: Mar 23, 2021 07:00 PM Eastern Time (US and Canada)

Join from a PC, Mac, iPad, iPhone or Android device:

[Click Here to Join](#)

Note: This link should not be shared with others; it is unique to you.

Passcode: 881708

[Add to Calendar](#) [Add to Google Calendar](#) [Add to Yahoo Calendar](#)

Or iPhone one-tap :

US: +19294362866,,96675658814# or  
+13017158592,,96675658814#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 966 7565 8814

Passcode: 881708

International numbers available: <https://zoom.us/j/96675658814>

You can [cancel](#) your registration at any time.



ART & MARY ANKER  
25 MAPLEWOOD AVENUE #304  
PORTSMOUTH, NH  
03801

March 13, 2021

City of Portsmouth  
Zoning Board  
One Junkins Avenue  
Portsmouth, NH 03801

To Whom It May Concern:

We are writing in support of Hampshire Development Corporation and their request for a height variance in exchange for a park behind 64 Vaughan Mall and La Carretta Restaurant. We are residents of 25 Maplewood Avenue, a Hampshire Development Corp. building, and abutters to 64 Vaughan Mall.

We support their request for two reasons. One is that this section of Portsmouth is square brick building and parking lot dominant. It is in desperate need of green spaces as respite for one's eyes as well as body. We would even like to see a large part of Worth Lot turned into green space.

The second reason is that we believe 25 Maplewood with its distinct and charming architecture will someday be an iconic building in Portsmouth. It is distinct and strong enough to partner with the stunning Jazz Club that will also be a part of our neighborhood. We trust Hampshire Development Corporation to continue with their creative vision and high-quality construction.

Their genuine caring for the residents, the neighborhood, and for our city bodes well for their next project.

We know of no city that regrets the green space it saves.

Sincerely,

Arthur Anker  
Mary Anker  
cc: Hampshire Development Corp.

7 Portwalk Place, Unit 1209  
Portsmouth, NH. 03801

March 21, 2021



City of Portsmouth New Hampshire  
Portsmouth City Hall  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801

RE: 64 Vaughan Mall Restoration and Revitalization; Abutter's support of the Project as Designed and Forecasted

Dear Mr. David Rheame, Chairman, and the Portsmouth, NH. Zoning Board of Adjustment Members:

Our Historic and Beloved City is fortunate to have the expertise of the Hampshire Development Corp. led by its Principle, Mr. Steven Wilson, at the helm of the restoration and revitalization of the 64 Vaughan Mall structure. His vision, and that of his Project Manager, Mr. Shayne Forsley, thoughtfully consider the Historic aspects of the buildings internal and external facades while reconciling the need to bring this building into the 21st Century and up to Code.

The Structure is in decay and has been for decades. The removal of toxic asbestos observed throughout the building was paramount. This aspect was immediately remedied by Mr. Wilson's team.

I am an abutter to this project, The Provident Condominium building, # 303, 25 Maplewood Avenue. While the build out of this condo is taking place, I reside at 7 Portwalk Place.

The Provident Condo, #303, faces North paralleling the South side of the 64 Vaughan Mall structure. The South facing facade is comprised of deteriorating painted brick, and infilled and painted over windows. The lower level of the wall is graffiti laden. On the West end of this facade is a concrete based platform covered with what looks to be black tar paper. This was the loading dock for the former Cabot House furniture store. It is in poor condition and appears to have been added as an afterthought. It is totally disproportionate to the main building size and scope. Unsightly trash receptacles from the adjacent La Carreta restaurant are also visible, with disposed items not always contained, but scattered about the area.

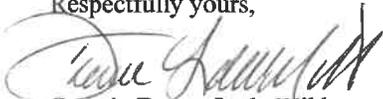
Mr. Wilson's architectural restoration and revitalization plan will remedy these discrepancies.

Included in his design plan is a Pocket Park on the Hanover Street side of the building filled with luscious greenery. Trees and flowers are forecasted for this space, and tasteful park benches as well for City residents and visitors to take pause. Downtown Portsmouth is nearly void of greenery secondary to overbuilding and poor decision-making on the part of past City Council's, Commissions and Boards. In the uncertain time we find ourselves living in, having a Pocket Park filled with beautiful trees and flowers downtown will lift the American spirit. The Hampshire Development Corp. team will give us this respite.

Earlier I mentioned bringing the 64 Vaughan Mall structure into the 21st Century while paying homage to its history. The adding of Penthouse levels to the original structure is not without precedent. The height of the additions will be in alignment with other structures within the Vaughan Mall area. They will be tastefully designed and constructed to fit the landscape.

As an abutter to this project, I look forward to the 64 Vaughan Mall restoration project coming to fruition as designed. I am confident the Portsmouth, NH. Zoning board of Adjustment will conclude the same. Before you finalize your decisions on the granting of the requested variances for the Penthouse Condominiums and the Pocket Park, I trust you will tour this building with Mr. Wilson and Mr. Forsley.

Respectfully yours,

A handwritten signature in cursive script, appearing to read "Donna L. de Wildt".

Captain Donna L. de Wildt  
BSN; RN; FN; MPA/NSA; IBC.  
VietNam  
Desert Shield/Desert Storm Veteran

March 2021

Dear Zoning Board,

We are owners of a unit in the new 25 Maplewood Avenue building that is an adjacent unit to the 64 Vaughan project. We are writing to request for the board to deny the height variance requested by Hampshire Development Corporation/ Steven Wilson for 64 Vaughan Mall building. His request does not meet the requirements needed to obtain the variance.

As you know, the 25 Maplewood Avenue building is brand new and is still being constructed by HDC Corporation/ Steven Wilson. When considering purchasing our unit, Steven Wilson stated that we were lucky that he had purchased the Cabot building next door so he could make sure our units would be preserved. We were presented the architectural renderings showing a three-story building with a small top "penthouse," as shown in the May 19th, 2020 Seacoast Online article. Steven Wilson pointed specifically to how he was keeping the 3-story building as not to tower over our building. With that understanding, we purchased and moved in July 2020. After we and a neighboring unit purchased with those promises, he changed his plans and added a full fourth floor, not sticking to what he told his buyers. Our condo unit will be directly affected by the variance being requested. There are some units in our building that will not be directly affected by the variance as their units don't face the building being discussed.

We urge you to deny the variance based on a variety of factors:

- The two-story height of the surrounding buildings in the Vaughan Mall perimeter and how inappropriate a four-story building will look.
- A taller building will block out natural light to Vaughan Mall, leaving it feeling less open and with less sunlight for the outside seating spaces on Vaughan Mall.
- Adding a fourth floor/ penthouse will dwarf the La Carreta building in scale.
- The building is already going to be enlarged, adding a 4th floor in addition to enlarging the footprint will make the building more of a monstrosity.
- The value of my property and other units in the 25 Maplewood building, as well as other abutting properties, will be diminished. It will block our light, our views, as well as make a floor of windows looking into our space at a close distance.
- In the Historic District meeting in February, Steven Wilson pointed out that he is swapping the "green space" for being allowed to add an additional floor onto the building. One should have nothing to do with the other. As some of the Historic District Members pointed out, a green space only looks nice for a few months out of the year while a nice building built to the street will present well all year long.

We urge you to deny the height variance as requested. It is not a hardship, it will be contrary to public interest, and it will diminish the value of the surrounding properties. Adding an additional floor, making it a larger building than others in the Vaughan area, will not benefit the city in any way and will only add a tall, looming building in an area the city is trying to make more beautiful and pedestrian friendly. Please keep it a 3-story building. Please vote no.

Thank you,  
John and Alison Griffin



Adding another 12-13 feet to the building height will tower over LaCarreta's, especially once the building is extended into the parking lot where the 2 properties meet. It will also tower over the newly built 25 Maplewood Avenue building and other Vaughan Mall buildings by 2 stories.

**From:** [Jacqui Harmon](#)  
**To:** [Planning Info](#)  
**Subject:** 64 Vaughan Mall  
**Date:** Wednesday, March 17, 2021 3:11:33 PM

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To Whom it may concern,

The project at 64 Vaughan Mall formally known as Cabot House Furniture/whale all has been somewhat of an eyesore for many years. Since I, The Goods, have moved in to The Vaughn Mall we have strived for the betterment of this forgotten area.

I believe that the new project will add to the beauty of this up and coming area of downtown. The proposed store frontage and added sidewalks will enhance the shopping experience.

I remember that when I first moved in 5 years ago this was not a safe location for the tourists and members of our community. This is just the next step in elevation the Our new Green Space.

Thank you.

Jacqui Harmon, Owner  
The Goods Market and Cafe  
29 Vaughan Mall  
Portsmouth, NH

[Sent from Yahoo Mail for iPhone](#)

**From:** [Brinton Shone](#)  
**To:** [Planning Info](#)  
**Subject:** Board of Adjustment meeting 3/23/21  
**Date:** Tuesday, March 16, 2021 12:05:31 PM

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To the Board of Adjustment for Portsmouth, NH,  
My name is Brint Shone and I live at 11 Elwyn Ave, Portsmouth NH. I would like to submit our support for the request for zoning relief at 84 Rockland Street, Portsmouth, NH at the March 23, 2021 BOA meeting. SAI Builders have a proven track record of building a quality home and the improvements to the structure, as proposed, fits the character of the neighborhood. I see no harm in approving this and has the full support of our household.

Thank you for your time and consideration.

Sincerely,

Brint Shone

**Izak Gilbo**

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**From:** mike@franklinblock.com  
**Sent:** Tuesday, March 23, 2021 4:11 PM  
**To:** Planning Info  
**Subject:** Comments for 64 Vaughn St BOA tonight

To : BOA, City of Portsmouth, NH  
RE: 64 Vaughn Street/Mall  
Date: 3.23.21

Dear Honorable Board Members,

I am writing this to today to strongly weigh in against this current proposal.

The original rendering that is posted on the building shows an excellent historic preservation project. It blends well with the surrounding building and helps preserve what is becoming a little downtown historic area. There was only a small rooftop addition that was mostly hidden by a creative slopping parapet wall and roof.

The Vaughn mall parking lot façade was broken up nicely and made an good addition to the historic areas.

The new plans are exactly what we have been trying to prevent from encroaching further into the historic area. There we so many problems with the Portwalk Projects changing of our downtown that it is not at all appropriate to move in that direction at this location.

The current renderings look more like placing something akin to 100 Market street where the buildings facing the visible facades are of a more classic architectural look and a three story scale.

I strongly disagree with this particular addition of a complete fourth story addition and the look of the renderings. I do strongly support the rendering that is posted in the window of the building.

Sincerely Yours,

Michael De La Cruz  
Ben Franklin Block Building  
75 Congress Street  
Suite 203  
Portsmouth, NH 03801  
C-603.475.3510