

October 6, 2021

Historic District Commission
City of Portsmouth
1 Junkins Ave.
Portsmouth, NH 03801

Re: Work Sessions for 0 Maplewood Ave.

Dear HDC;

We are one of two direct abutters to said property at 0 Maplewood Ave. The back of our property, circa 1760, faces the rear of this proposed development.

We are in support of the single family structure on this lot. We ask that the commission consider the massing of this proposal in relationship to the existing properties in the neighborhood.

We also encourage discussion of plans for runoff and drainage as this property sits on a hill and would affect our property and other adjacent properties, which are at a lower grade level.

With appreciation,



Robert and Diane Vieira
49 Dennett St.
Portsmouth, NH 03801

RE: 99 Bow St

Meeting: HDC 10-60-21

Please open up the application to Plan A-12 on page 15 AND Plan A-17 on page 23

Dear Members of the Historic District Commission,

10/02/21

This third request for an increase in decking seems outrageous considering the request made in 2015 was approved because the City of Portsmouth was told there would be a 20' X 25' public access area. Once constructed the public access became the hostess station for the restaurant and all public access was limited to customers only. This new deck is a 127% increase OVER the already increased deck from 2015.

Again public access is proposed, in the exact same place !! This time it's **significantly** smaller. There is no mention of the "owed" *public access* which they have used for over 6 years! The *2015 public access* is presented in this application as 21' X 32' (Plan 7, pg 33).

The original proposal at the HDC 09/01/21 meeting, A-12 (pg 15) shows a 10' width by the water, which angles toward the entrance to about 5' in width. This public access seems to be about 150 to 160 sf. Some of the details for dimensions of the proposed deck and the existing deck seem to be missing.

The HDC asked the deck be more squared, less mass, closer to 22' in width and had concerns about the public access.

Looking at Plan A-17 (pg 23). The larger deck is still 59' and changed from a rounded 26' to 33' arch to a straight 28' deck. **Based on the angle of the curve, the straight 28' is likely larger than the round deck.** Look at the mural it too has gotten larger, seen comparing A-12 to A-17.

The smaller deck's latest proposal does NOT increase the size of the public area! The planter is NOT included on A-12 (pg 15) but the 2' wide planter is included on this month's plans, A-17 (pg 23). *The proposed "hostess" station (12' X 5') is almost as big(A-17).*

This massive increase in decking will be another tremendous insult to the few rocky shores Portsmouth has left. History is not just about the buildings but what can be found in and around the waters of our harbors. The inner harbor will lose more of its much needed rock weed which provides shelter and food for hundreds of important species and helps to regulate water PH. History is about preserving a vibrant harbor and what it looks like.

Please ask the public access be returned to the 2015 approved amount of 21' X 26' or the shown 21' X 32'. This proposed decking will impact the existing decks, interfering with their views and the beautiful rocky shoreline which protects the biodiversity in the river, which are all important draws for the harbor. Doubling the amount of people is a very large increase in noise for both staff and neighbors as well as pollution to this area. **Please deny this deck, this will be a third request to increase the use of public lands and waters. Enough is enough.**

Sincerely,

Elizabeth Bratter

159 McDonough St

Property Owner

Protecting Portsmouth's rocky shores from overdevelopment falls into HDC purview, because the character of the harbor comes with the items attached to the buildings. These structures also impact the water's below which in turn impact the Harbor and what is seen there, therefore very basic information on Rock Weed is provided to aid with the whole picture.

Fact Sheet from UMaine: As a member of the New England coastal habitat, *Ascophyllum nodosum* has multiple important roles that impact a variety of other marine species. First, the fronds of the rockweed create a protected canopy for organisms. *This sheltered habitat hides smaller organisms from predators and can prevent desiccation of intertidal species when the water recedes at low tide.*

Less visually obvious is the impact that rockweed has on seawater chemistry. Increasing concentrations of carbon dioxide (CO₂) in the atmosphere due to the burning of fossil fuels result in an increase in the uptake of CO₂ by the ocean. When CO₂ dissolves in seawater, carbonic acid is formed and the process is called “ocean acidification.” A series of chemical reactions between CO₂ and seawater lower the pH, making the water more acidic. This is problematic for shell producing organisms in particular. Photosynthesizers, such as rockweed, require CO₂ and reduce its levels by using it to produce their own food, thereby also regulating the pH. Additionally, oxygen is a helpful byproduct of photosynthesis that many intertidal animal species utilize for respiration. **By regulating these dissolved gases, rockweed helps in maintaining water quality along the coast.**

Finally, rockweed serves as a source of food along the coast. While some species feed on the fronds themselves, others may benefit from the reproductive efforts of the rockweed. Rockweed reproduces externally by releasing sex cells into the water. Organisms, such as filter feeders, can consume those cells as a source of nutrients. Scientists are currently studying the role of rockweed reproductive cells in the food web and whether intertidal organisms may be using this nutrient input as an energy source for their own phenophase changes.

<https://extension.umaine.edu/signs-of-the-seasons/indicator-species/rockweed-fact-sheet/>

October 5, 2021

Via email

The Historic District Commission
City of Portsmouth
City Hall, 3rd Floor
1 Junkins Avenue
Portsmouth, NH 03801

RE: Petition of Martingale, LLC
Subject Property: 99 Bow Street, Portsmouth NH, Tax Map #106, Lot #54

Dear Commission Members:

This office represents a direct abutter to the above identified property, BowPorts EV, LLC (“BowPorts”) which is the owner of Unit 2 at 111 Bow Street.

1. Three weeks ago, on September 15, 2021, the Conservation Commission denied the Martingale’s request for approval of its present proposed plan. This is the second time the Commission denied approval of Martingale expanding into the Piscataqua River. The NH DES continues to review the proposal.
2. The HDC denied Martingale’s original proposal in part referencing the curved design of the proposed massive decks. The Martingale has now submitted another proposal eliminating the curves. But it does this by *expanding* the total square footage. The sizing of this project was something that the HDC identified when it denied this version of Martingale’s proposed expansion. Because this version is worse than the first, it too should be denied.
3. The Martingale also is proposing a *bigger* statue/mural on the East side which is one-foot larger. Again, they are proposing and asking the HDC to approve a plan that eliminates the beauty of the natural environment in favor of covering it with someone’s interpretation of . . . the natural environment.
4. The proposed West side metal/bronze statue/mural obstructs views of the tugboats. Both of these proposed metal/bronze statues/murals adversely affect all abutting property owners. They also are completely out of character for the existing waterscape.
5. One of the reasons the Conservation Commission denied approval is because it recognized that the Martingale’s claim that this project will enhance public access appears disingenuous. As the Conservation Commission noted, the Martingale was supposed to already be providing public access at an existing public access area. But, it

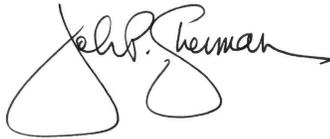
October 5, 2021

clearly has not been. Instead, it is using what is supposed to be a public deck as a waiting area for its patrons and as an area for its wait staff. This version of its plan – which again increases the total square footage of the new deck – does *not* increase the size of the proposed public area. So what will undoubtedly happen is that there will be more patrons using what is supposed to be a public access area.

6. Just to build what is there, the Martingale received numerous variances. It promised that it would *not* request further expansion. As the Conservation Commission recognized, its building took away the public's view of the river from Bow Street *and* eliminated what was previously simple public access. This proposed expansion just makes the situation the Martingale created worse and is way out of character with the existing area.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "John P. Sherman". The signature is written in a cursive style with a long horizontal stroke extending to the right.

John P. Sherman

Cc: Client
Sherry Young, Esq. counsel for Martingale, LLC (via email)
Nick Cracknell, City of Portsmouth (via email)
Peter Britz, City of Portsmouth (via email)
Marjan Frank and George Glidden (via email)
John Samonas (via email)
David Price, NH DES (via email)
Stefanie Giallongo, NH DES (via email)
Juliet Walker, City of Portsmouth (via email)