

From: [Don Cummings](#)
To: [Planning Info](#)
Subject: Planning Board meeting on November 19th, 2020
Date: Monday, November 9, 2020 3:18:25 PM

Dear Esteemed Planning Board Members,

I'm the owner of 155 Raleigh Way and would like to express my desire for the board to deny the variance requested by Raleigh Way Holding Group, LLC.

Atlantic Heights is already a very congested neighborhood. Adding more units in a small area would be to the detriment of the neighborhood.

My 20 years of experience in property management has taught me that 3 and 4 unit multifamily structures on a small parcel of land end up being nothing but trouble...parking/too many cars, pets, noise, trash disposal, property damage, etc..

Developers want to squeeze every bit of potential profit out of a small lot, so they benefit, but the town won't. The taxes the city will take in won't cover the costs associated with the number of people living in the 4 units.

Please vote no on this request.

Thank you,
Don Cummings

--

Don Cummings
Principal
Aptus Search
603 759-7361
dcummings@aptussearch.com
Follow Aptus on Twitter!

From: [Morgan Witman](#)
To: [Planning Info](#)
Subject: Abutter response to technical advisory committee
Date: Tuesday, November 10, 2020 2:07:36 PM

My response to Raleigh Way Holding, LLC, Owner at 0Falkland Way is 2 fold. 1. my concern for additional traffic on a quiet Way and 2. increased night lighting.

Submitted,
Morgan Hardwick-Witman

Sent from my iPad

From: [Robin Husslage](#)
To: [Planning Info](#)
Subject: 238 Deer St--Please Deny Their CUP for Parking!
Date: Monday, January 18, 2021 8:20:16 PM

Dear Planning Board,

I live in the Islington Creek Neighborhood where, under normal, Non-COVID times, we have a critical lack of on-street parking for residents, let alone visitors who usurp our spots to avoid paying the very reasonable fees at the Foundry Garage next door. For this new development which is adding 21 residential units and located a stone's throw from the Islington Creek Neighborhood to ask for a CUP so they don't have to provide ANY parking spots on site is unfair by putting an undue parking burden on our neighborhood which has already reached a parking breaking point! Even the minimum requirement of 12 parking spots for 21 residences isn't a reasonable amount of parking for that number of residences. The planned development has enough space on their 1st floor or they could provide underground parking -- both are options for this developer.

Please do not approve this developer's CUP asking for 0 required parking spots on this project and instead insure they provide at least the minimum of 12 parking spots required, if not more.

Thanks very much for your consideration,

Robin Husslage
27 Rock Street
Portsmouth, NH 03801
Cell: 603-553-1525

From: [wrightski](#)
To: [Planning Info](#)
Subject: Re: Parking
Date: Tuesday, January 19, 2021 9:01:45 AM

The State St. Saloon property.

(I hope I was mislead Tracy!? But, if not, you have read my letter)

Thank you.
R.Wright

[Sent from the all new Aol app for iOS](#)

On Tuesday, January 19, 2021, 7:30 AM, wrightski <wrightski@aol.com> wrote:

Jan. 18, 2021

Planning Board:

I will be brief: it staggers my mind that you would entertain, in the slightest way, a development of this size without mandatory parking accommodations. This is going to overwhelm parking for many surrounding blocks and spill into the residential neighborhoods for sure!! WHY!? What are you thinking!!!!? We have a parking dilemma already!!!!

I could use three pages to elaborate how many ways this is wrong, but the reasons are far too obvious. How does this developer qualify for such consideration(s)??! Your decisions to allow structures at the end of Brewster St. (presently being constructed) with elevations so high its's absurd and hideous (to accommodate flood issues!); your allowing balconies 6'-8' from neighbors windows on both of the condos at the old Elks building; and the new garage are just three examples of how you have TOTALLY disregarded the folks of our neighborhood.....ENOUGH!!!! When are you going to understand that our neighborhood is up to it's ears in development and your misplaced and misguided decisions!? Please go elsewhere?!

VETO THIS PROPOSAL !!!! Please!!
NO. NO. NO. !!!!

Respectfully,

R. W. Wright
Sudbury St.

[Sent from the all new Aol app for iOS](#)

From: [Juliet T.H. Walker](#)
To: [Tracy A. Gora](#)
Subject: FW: 238 Deer St
Date: Tuesday, January 19, 2021 9:54:42 AM

For Planning Board meeting

-----Original Message-----

From: Martin Burns [<mailto:mburns149@earthlink.net>]
Sent: Tuesday, January 19, 2021 9:46 AM
To: Juliet T.H. Walker <jthwalker@cityofportsmouth.com>
Subject: 238 Deer St

I am quite concerned that the lack of parking at the 238 Deer St project will impact the Hanover St. neighborhood....the apartment residents will naturally park on Hanover St and surrounding streets because it is free...the area is already crowded with neighborhood residents and those who park and walk to town....Just a few years ago the city re did our streets and after they finished we lost quite a bit of parking...the two hundred block had ten spaces and now is down to five because of the new parking plan....I just think the Deer St. project would add too many cars to our area....

Dear Planning Board,

RE: 238 Deer St
01/21/21 Meeting

Please remember existing parking was converted into a large deck for the restaurant on this lot, long before Covid. It is wonderful 238 Deer St is proposing micro apartments. Free parking should be a given with workforce housing. 21 units may only need 15 spaces but providing none is unbelievable. This parking analyses done during Covid is not even close to realistic, much less NOT at peak hours, most of downtown doesn't even open until after 11AM.

It was reported, at the TAC Work Session, 12/08/20, that all surface parking spaces in that area are filled beyond capacity. The Foundry Garage currently acts as overflow parking. The target for surface parking is 85% in Portsmouth; a space becomes empty and another car can find it. The city average is 139%. The spaces and lots in this area run from 165% to over 238% capacity which means cars are circling repeatedly for spaces. Other new developments in this area are also looking to reduce their required parking, when will it end!

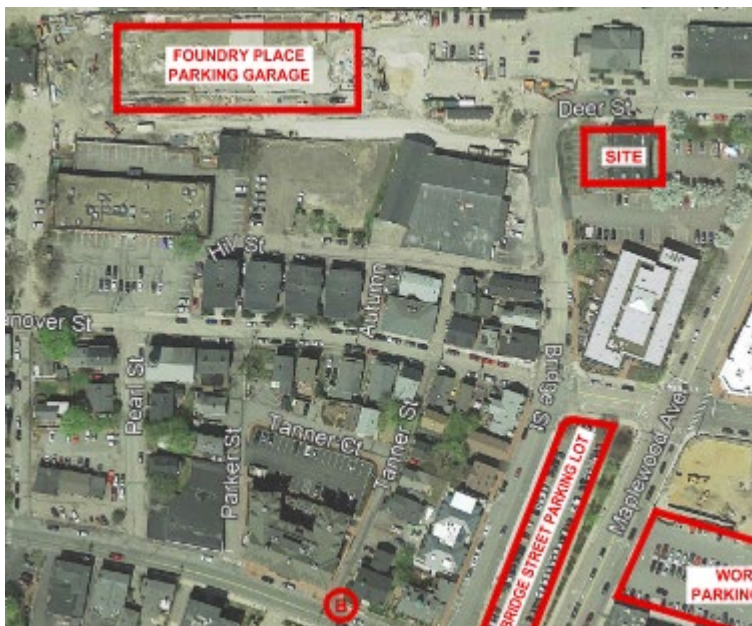
The Islington Creek Neighborhood is quite full, 24 hours a day, when all of downtown is open "normally". The Heinemann Lot (Hanover/Rock St) *is for sale* which provides free spaces day and night right now (remote). Over 220 spaces are spoken for in the Foundry Garage. It will be full - once the already approved developments go in!

This idea needs to be revamped to include enough parking by the standards that exist, which are already very generous. **Please deny this CUP and others on this end of town, it has no vacancy for residence or tourists!**

Sincerely,
Elizabeth Bratter
159 McDonough St
Property Owner, Portsmouth
01/19/21

Picture taken from page 16 of the application.

Please notice the Bridge St Lot and the Foundry Garage are 600' or more from the site (2.5 blocks) but the Islington Creek Neighborhood is less than 1 block away. Where would you park? In a lot or space where you have to wait for a space and then pay *or for free just across the street*. Please protect all neighborhoods close to downtown. We are a vibrant city. We no longer need to provide incentives for developers to come here. We need to close this legal loophole which negatively impacts the safety of our neighborhoods.



From: [Private General](#)
To: [Planning Info](#)
Subject: Planning Board meeting 01/21/21
Date: Wednesday, January 20, 2021 10:20:44 AM

Dear Planning Department,
Please forward this quick note to the Planning Board, for the 01/21/21 meeting RE: 238 Deer St

Dear Planning Board,
RE: 238 Deer St

I would like to suggest the Planning Board ask the Parking Director to provide the pre-covid parking statistics before moving forward with this and any other CUPs regarding parking in the North and West End of Portsmouth. Wouldn't the Planning Board ask the Planning Department if there were a questions regarding zoning or DPW regarding drainage? The TAC Work Session on 12/08/20 revealed there are serious over capacity parking issues in the area of 238 Deer St and recommended 238 Deer St work to come up with more on-site parking. All of the parking presented in 238 Deer St Parking Study reference paid parking areas.

The city has paid a lot of money to install meters which track the use and movement of vehicles utilizing paid parking areas. The Parking Director maintains these records to help decide the cost of parking, the time limits and ways to keep spaces available throughout the day for all of the City of Portsmouth. **Please make an INFORMED decision prior to allowing any more parking reduction Conditional Use Permits in this part of Portsmouth.** There is no turning back once approved and the effects of parking decisions are felt by many already existing businesses, employees, neighborhoods and Portsmouth residents in general.

Thank you,
Elizabeth Bratter
159 McDonough
Portsmouth Property Owner