

## Izak Gilbo

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**From:** Todd Baker <todd@bakerprop.com>  
**Sent:** Wednesday, February 10, 2021 11:51 AM  
**To:** Planning Info  
**Cc:** dpinciario@comcast.net  
**Subject:** 105 Bartlett Street

Hello Portsmouth Planning Department & Planning Board:

My company, Summit 501 Islington, LLC owns the 3 story office building at 501 Islington Street, which will be a neighbor to the proposed development at 105 Bartlett Street.

I'm writing to encourage the town and board to find solutions to allow the redevelopment of this area as proposed.

Portsmouth needs more housing and this site presents a great opportunity to upgrade from the existing, somewhat dirty, industrialized use, to attractive housing and recreational trails. This project will be a great step toward integrating the West End with the downtown area.

I hope that progressive minds will be flexible to find a compromise to help this project advance.

Thank you for helping Portsmouth change for the betterment of the community!

Todd Baker  
For Summit 501 Islington, LLC

## Izak Gilbo

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**From:** Planning Info  
**Sent:** Wednesday, February 10, 2021 7:57 AM  
**To:** Izak Gilbo  
**Subject:** FW: North Mill Pond Greenway - 105 Bartlett Street

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**From:** Berry, James [mailto:JimBerry@SafetyInsurance.com]  
**Sent:** Tuesday, February 9, 2021 4:04 PM  
**To:** Planning Info <Planning@cityofportsmouth.com>  
**Subject:** RE: North Mill Pond Greenway - 105 Bartlett Street

To the Conservation Commission Committee:

My name is Jim Berry and my wife, Leah and I live at 162 Mill Pond Way, Unit 4. We would like to express our support for the North Mill Pond Greenway/105 Bartlett Street project. We live across the water from where the project will take place. Currently, this area is very unpleasant looking, with overgrown landscape and industrial structures. We look out at a salt pile, the new parking garage, and untended areas that detract from the natural beauty of North Mill Pond, itself. We believe this project will make the entire Pond more attractive and visually appealing. The introduction of the park and walking area will open up the Pond to use by many more Portsmouth residents. One of our favorite activities is walking around our city and this project will allow us to do so without navigating the busy city streets. We believe this project should go forward and will be a very beneficial advancement for the City of Portsmouth.

Thank you.

Jim Berry

*Jim Berry*

CPCU  
Underwriting Vice President

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Dear Conservation Commission,

This is what 50' to the water's edge really is. This water side of Great Rhythm Brewing permitted for outdoor seating in the 50' buffer. Building C will be taking Great Rhythm building's place. **The 14' wide multi-use path is proposed to be along where the Split Rail Fence is. As you can see 50' is quite close to the water!**



Sincerely,

Elizabeth Bratter  
159 McDonough St  
Portsmouth Property Owner

Anyone who has applied for a CUP to re-build or build something small within the 100' buffer will agree, it is unbelievable, after being told at the 3 Conservation Commission meetings, to move the "greenway" back; there are still over 6100 sf of buildings in the 100' buffer AND a 20' wide "greenway" in the 25 feet of the 25' to 50' buffer. **The variance to reduce the setback to the RR tracks was to allow the buildings to move away from the Wetlands Buffer.** Building C and B have not moved back at all!

This site will be completely bull dozed, tons of fill brought in and huge areas covered in grass. There is no solar. No run-off use for watering. No preservation of clusters of trees, ground cover or shrubs! They are developers and their job is to paint the picture in their best interest. The City Staff paints the picture with specific goals and the various boards have to negotiate between all of them, the neighborhoods, and the environment. **Thank you and good luck!**

Many support the idea of the Greenway! Many support the development of this land. Even supporters from both abutting neighborhoods asked the entire area to be zoned CD4-L1, at the most CD4-L2 as Islington St. It sits directly between GRC and GRA neighborhoods. We were told the "**constraints of the lot**" would limit how big this development would get. One of the constraints of this land is the 100' buffer, on which the city allows very minimal construction, as found in Article 10, Section 10.1016. This was completely ignored by the developers. It's not even on the constraints plan!

The zoning states the development has to meet ALL the criteria to receive a wetland CUP. **Number 2 or 3 are not met. IF the CUP and Site Plans were approved by this board, some community safety and neighborhood protections **could be added as "conditions of approval". Here are three reasonable "conditions of approval".****

This development shows **20 shared parking spaces** at the Ricci Lot, over 600' from the buildings. **THE SHARED SPACES MUST BE DEEDED or when Ricci changes names or sells, the shared parking does not have to be honored.** A "**condition of the approval**" could be: **the shared parking be deeded and every unit be assigned one parking space when they sign their lease.** Areas by the buildings should be marked "resident parking only". "Guest parking" should be clearly marked at the *shared Ricci Lot*. This may discourage those who live and visit Building A from parking on McDonough, Cabot, Dover and Salem St and crossing the RR tracks.

**Complete restoration of the 25' to 50' buffer could be a "condition of approval".** NO GRASS, grasses or wildflower mix, only native shrubs, ground covers and some native trees but actual good size plants. The silt in the pond is a deemed contaminated by NHDES, people and dogs sink in the silt quickly and time is of the essence to get them out. THIS condition will not only preserve the 25 and 50 buffer; *it affords a safety feature to help deter people from walking in the very sensitive 25' buffer.* The developer will be likely level this entire area to add pipes, the rain garden, culverts, etc.



On June 24, 2019 Great Rhythm Brewing came before this board regarding outdoor seating and lawn games. This board stipulated that a living sound barrier be planted to reduce the noise of *48 outdoor seats*. They did plant some "ornamental grasses" and a few about 12" flowering bushes. Decorative mulch was used instead of NHDES required wood chips, which caused direct run-off into the pond along with the dyed mulch, during heavy rain events. The Planning Board requirements were NOT met nor enforced! **NONE of these provided ANY sound protections OR wetland protections.** This area was presented as **720 sf**.

The proposed **seating area** is presented as **22,552 sf**. The proposed granite steps appear to sit 5' to 20' above the "greenway". It is being touted as a quiet area to sit and enjoy the beauty of the pond. *This area will act as an amphitheater and amplifier to the North Mill Pond, creating a serious negative impact for surrounding properties and the wetland itself.* As a "**condition of approval**", this seating area should be filled with some full size low growing trees or tall bushes to help dissipate the normal sounds of people talking while sitting there. **Any performances: acoustic, amplified or bands would**



**NOT** be a “natural extension of the use” for an area so close to a functioning wetland and two neighborhoods. **NO music or live entertainment should be allowed especially in light of over 300 people living there.** The Site Plan Review and the CUP include uses and impacts ON the wetlands protected in Article 10 AND **impacts on the surrounding properties.** When looking at the values and functions of the use within a wetland, *the adjacent land use* and associated interrelationships are to be considered as part of the functional values and *impacts of the wetland.* This seating area, as presented, will have negative impacts on the wetland AND both neighborhoods.

**I appreciate the Planning Board has to balance a lot of issues. It is the two neighborhoods and the future of the North Mill Pond at stake.** There will be 5 acres left to develop along the pond, most in the 100’ buffer and were previously shown as 7 buildings. This development’s standards set an expectation of what is yet to come!

### The CUP:

2. There is an alternative location outside the 100’ buffer. The Planning Board granted a RR setback variance to provide room to do so. The 2 story Building A was the cheapest piece to remove! **The deterrent from moving Building C and especially Building B seems to be money.** Repeatedly asked to remove the 20’ wide “greenway” out of the 25’ to 50’ buffer by Conservation Commission because the 25’ wide buffer will be filled with 20’ of pavement/packed gravel and no vegetation (Portsmouth Wetlands at end) was ignored for Building B and C.

*The money basics:* 152 units, renting at a mere \$1000.00 a month would yield 1.8 million+/- dollars a year in rent alone. *When looking at development there is a return rate all developers are looking for.* I’m guessing the return on this development, once built, will begin within 5 year (\$9 million) *or less*, an excellent return! Making them rentals instead of condos helps to avoid Capital Gains Tax. The units depreciate over time, selling later allows deducting the expenses and the depreciation to reduce the tax rate. Owning the supply chain for construction products will allow for profit and losses from those “sales” as well. It’s a win-win! **Lack of space does not seem like the “real” reason!**

3. There WILL BE an adverse impact on the wetlands functional values of the site. They are removing a complete ecosystem which has existed for at least 50 year or more according to Ed Hayes’ history lesson. *“The proximity of development may alter wetland functions and values. Therefore, evaluation of the resources must consider not only the wetland but also adjacent land use and associated interrelationships”* (The Highway Methodology Handbook Supplement, pg 9). The list of functional values of a site as required per Portsmouth Zoning Ordinance 10.1017.42 as part of the Planning Board evaluation of a Wetland CUP process can be found at the end.

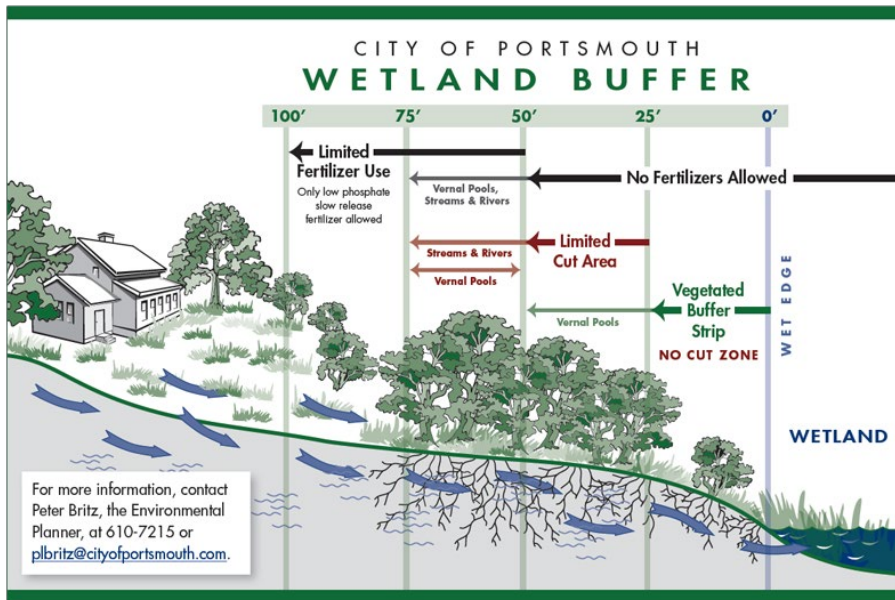
*Some negatively impacted functions and values will be:* **Floodflow**-ground water found at 5’ per the developer. Filling in 4.72 acres full of ground water with concrete will likely have flooding consequences for the development as well as the neighborhoods on both sides of the pond (FEMA Chapter 8 Floodplain Natural Resources and Functions)! **Wildlife habitat**-nesting and feeding will be completely removed. **Recreation is “consumptive”**- a 20’ wide path in the 100’ and 50’ buffers, all **Archaeological sites** will be removed, **Visual and Aesthetics** – It is assumed adding over 300 people and a greenway will increase noise generally to which neighbors will HAVE to acquiesce, **however added noise from the shape, materials and lack of vegetation of the “seating” area by itself, much less if used for other activities, is NOT,** thereby taking away from TWO existing quiet neighborhoods the right to quiet enjoyment of their properties.

**Please seriously consider carefully adding neighborhood protections and community safety ideas as “conditions of approval” IF the Wetland CUP and Site Plans are approved.**

Respectfully yours,

Elizabeth Bratter, 159 McDonough St,

Portsmouth Property Owner on both sides of the North Mill Pond (March 11, 2021 for **March 18, 2021 meeting**)



These are required criteria for the Planning Board, as to whether a development will have no adverse impacts on the following functions and values of a wetland to meet Portsmouth's 10.1017.42 and 10.1017.50. "The Highway Methodology Workbooks Supplement-Wetlands Functions and Values"

<https://www.nae.usace.army.mil/Portals/74/docs/regulatory/Forms/HighwaySupplement6Apr2015.pdf>

**GROUNDWATER RECHARGE/DISCHARGE** — This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where groundwater can be discharged to the surface.

**FLOODFLOW ALTERATION (Storage & Desynchronization)** — This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.

**FISH AND SHELLFISH HABITAT** — This function considers the effectiveness of seasonal or permanent waterbodies associated with the wetland in question for fish and shellfish habitat.

**SEDIMENT/TOXICANT/PATHOGEN RETENTION** — This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens.

**NUTRIENT REMOVAL/RETENTION/TRANSFORMATION** — This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.

**PRODUCTION EXPORT (Nutrient)** — This function relates to the effectiveness of the wetland to produce food or usable products for humans or other living organisms.

**SEDIMENT/SHORELINE STABILIZATION** — This function relates to the effectiveness of a wetland to stabilize streambanks and shorelines against erosion.

**WILDLIFE HABITAT** — This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered. Species lists of observed and potential animals should be included in the wetland assessment report.

**RECREATION (Consumptive and Non-Consumptive)** — This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive activities consume or diminish the plants, animals, or other resources that are intrinsic to the wetland, whereas non-consumptive activities do not.

**EDUCATIONAL/SCIENTIFIC VALUE** — This value considers the effectiveness of the wetland as a site for an "outdoor classroom" or as a location for scientific study or research.

**UNIQUENESS/HERITAGE** — This value relates to the effectiveness of the wetland or its associated waterbodies to produce certain special values. Special values may include such things as archaeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.

**VISUAL QUALITY/AESTHETICS** — This value relates to the visual and aesthetic qualities of the wetland.

**THREATENED or ENDANGERED SPECIES HABITAT** — This value relates to the effectiveness of the wetland or associated waterbodies to support threatened or endangered species.



02/07/21

RE: 105 Bartlett St.

Elizabeth Bratter

159 McDonough St

Portsmouth Property Owner

Dear Members of the Conservation Commission,

As of this today there is nothing on the ConCom website to show what 105 Bartlett St will be presenting for the general public to review prior to sending in any comments, **THEREFORE this application should be postponed and updated!** The applicant was asked by TAC on 12/01/20 to make 41 changes to the design plans and on 02/02/21 about 20 more changes were discussed and added. **All changes should be updated on the design plans and then presented to the Conservation Commission.** Some of the changes brought forth included: changes to the width and possibly pavement of the “multi-use path”, changes to the replacements of invasive species within the 25’ buffer, snow removal of the proposed “multi-use path”, the addition of drainage next to the path, removal of trees from the Cabot St culvert, no trees were to be allowed in the View Corridor, only some of the changes requested by ConCom seem to have been put forth on the design plans.

I would like to compliment the developers for finally providing Plan A. This is what should have been presented in the beginning!

It is my understanding 105 is applying for a recommendation from the Conservation Commission to be allowed to move to Planning Board (02/18/21) to request a Wetlands Conditional Use Permit. This application does include demarcation of the 100’ wetland buffer along the North Mill Pond. **It does NOT include demarcation of the 100’ buffer around the over 4000 sf of inland palustrine wetland (see below) which exists within the former RR turnstile, which according to 10.1014.12 counts as a created wetland.**



**At this point the applicant is not able to meet the criteria to receive a Condition Use Permit.**

1. The presented "Wetlands Delineations and Functions and Values" report **does NOT meet the 13 required criteria of "The Highway Methodology Workbook Supplement"** in Article 10 Section 10.101722 (3) and Article 10 Section 10.1017.42 as an approval requirement.

<https://www.nae.usace.army.mil/Portals/74/docs/regulatory/Forms/HighwaySupplement6Apr2015.pdf>  
(pg 4, 5 of workbook)

The workbooks specifically states: **"The proximity of the development may alter wetland functions and values. Therefore, evaluation of the resource must consider not only the wetland, but also the adjacent land use and associated interrelationships"**. Many of these impacts have been presented by ConCom: nutrient removal, consumptive recreation, visual quality/aesthetics, uniqueness/heritage and seemed dismissed by the applicant.

2. It has been shown there are many alternative locations for the positioning of these buildings and roads, all out of the 100' wetland buffer.

**Cutting Building C by 55' does NOTHING for the buffer; it just provides more lawn and less availability of continued use by wildlife and natural vegetation in the buffer.** Moving both Buildings C and B out of the 100' buffer MAY help *reduce the permanent impact on the 50' buffer*, providing the **Least Environmentally Damaging Practicable Alternatives (LEDPA)**. AS a stipulation of the CUP it should be required that NO mechanical equipment be used within the 0-50' buffer, other than during installation of the culvert. All other work should be moved to the 50 to 100' buffer.

The road from Bartlett St to proposed Building C is not only in the 100' buffer but actually runs mostly in the 50' and 25' buffer. The road could run parallel to the Railroad Tracks and would only involve moving storage sheds. This development is willing to move storage sheds for its benefit! This too would provide **LEDPA**.

3. It was stated at the TAC meeting on 02/02/21, the only restoration of the shoreline will take place where the culverts are installed. This will involve properly removing invasive species and replacing them with wildflower mix. When asked were plants going to be used for larger areas, it was stated the invasive species areas are not that big. **Funny how building this development here was justified by stating it was mostly invasives and therefore didn't need to be preserved!**
4. I have not seen **an independent** New Hampshire certified wetland scientist report regarding this area. The report presented was created by the same engineering firm representing the applicants.
5. The proposed area to be developed is a natural flood plain. This area has never flooded per the owners of said property which also indicates its ability to manage water properly. There is NO ground water or flood flow alterations report in the presented environmental report. What is going to happen to all the water that was absorbed there when around 30,000sf are filled with cement to create an underground garage?
6. Article 10 Section 10.1017.50 (4) is not met. *Even the proposed raingarden and granite sitting area will remove a large portion of natural vegetation and trees in the 50' buffer!* **All the drainage needed will require digging up the 25 to 50' buffer zone!** Based on what has been presented so far the entire area from 25 to 100' of the buffer will be bull dozed; 38 trees, some shrubs and large portions of GRASS will be replanted! No preservation of anything!

**Thank you for your time!!**

Respectfully,  
Elizabeth Bratter



## Izak Gilbo

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**From:** Planning Info  
**Sent:** Thursday, January 28, 2021 3:56 PM  
**To:** Izak Gilbo  
**Subject:** FW: 105 Bartlett St

Hi Izak, I know this is to the PB but I know it is still with Con Com so thought I would send to you. Thanks,  
Tracy

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**From:** Carol Clark [mailto:carol.clark1@comcast.net]  
**Sent:** Thursday, January 28, 2021 3:04 PM  
**To:** Planning Info <Planning@cityofportsmouth.com>  
**Subject:** 105 Bartlett St

To Planning Board members

There are still some concerns for the proposed development and the new buildings not adhering to 100' wetland buffer as well as impervious surfaces not conforming to current regulations See below

**Building B** has NOT moved and is still the SAME square feet(19,214,) **still in 100' buffer.**

**B and C together** estimated over **5200sf still in the 100' buffer** (plus the enlarged fire road) If you own a 40' wide property and add a shed in the wetlands it would be take up **around 4% of the wetlands** buffer. **Most importantly the existing impervious surfaces on 105 Bartlett are Non-Conforming, all their buildings will be new and should follow the wetlands and building regulations of current regulations.**

Please review the current proposal and uphold current regulations, especially regarding the 100' wetland buffer

Thankyou  
Carol Clark  
28 Rockingham St  
Portsmouth NH

## Izak Gilbo

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**From:** Planning Info  
**Sent:** Wednesday, February 10, 2021 7:55 AM  
**To:** Izak Gilbo  
**Subject:** FW: North Mill Pond project

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**From:** Jeff Collins [mailto:jeffreycollins@yahoo.com]  
**Sent:** Tuesday, February 9, 2021 5:26 PM  
**To:** Planning Info <Planning@cityofportsmouth.com>  
**Subject:** Re: North Mill Pond project

Hi Tracy

Its about the 105 Bartlett street project. Please send it to The Conservation Commission , the Planning Department or anyone else who might be involved .

Thanks

Jeff Collins  
c. 774.278.8676  
w. 603.435.3900 x100

On Tuesday, February 9, 2021, 10:42:20 AM EST, Planning Info <[planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com)> wrote:

Hello Jeff,

Please be specific on what address you are referring to and what Board/Commission you would like to receive this email. Thank you,

Tracy

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**From:** Jeff Collins [<mailto:jeffreycollins@yahoo.com>]  
**Sent:** Monday, February 8, 2021 5:48 PM  
**To:** Planning Info <[Planning@cityofportsmouth.com](mailto:Planning@cityofportsmouth.com)>  
**Subject:** North Mill Pond project

Good Evening,

I recently had a chance to review the plans for the proposed Greenway and North Mill Pond project. It appears that the developer has a good plan that will be a big improvement over the mess that exists along the tracks right now, The sooner this gets cleaned up the better! The Greenway will be an awesome way for both local's and visitors to make their way safely from the West End to Downtown and back, I will miss having Great Rhythm around though.

Jeff Collins

55 Pine Street

Portsmouth

c. 774.278.8676

w. 603.435.3900 x100

## Izak Gilbo

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**From:** Peter L. Britz  
**Sent:** Friday, February 5, 2021 10:42 AM  
**To:** Izak Gilbo  
**Cc:** Jillian Harris; Juliet T.H. Walker  
**Subject:** FW: North Mill Project (105 Bartlett)

[Here is public comment for 105 Bartlett](#)

**From:** Ryan Costa [mailto:ryancosta89@gmail.com]  
**Sent:** Friday, February 5, 2021 10:39 AM  
**To:** Peter L. Britz  
**Subject:** North Mill Project (105 Bartlett)

Hello!

I am still not 100% positive that this is the right means of communication, but I did want to write in support of the project at 105 Bartlett, or the North Mill Pond project.

While I understand the short term impact and destruction of the environment for the project to get underway, I believe the long term benefits far outweigh this negative.

For instance, I believe that 21st century living goals maintain that we should do our part to limit our footprint, reduce carbon emissions, and do our best to increase density within our community. This project works to combine those efforts, and is also a strong link between downtown and the West End Yards. The Islington corridor also becomes more negotiable for walkers/bikers with the continuation of the greenway.

The overall impact here suggests more people would be able to walk to pick up groceries and enjoy all the things in this area of town without taking a car and having to find parking.

The negative aspects of this project are definitely harmful in the short term. I think that construction on the wetlands and demolishing existing structures is not something that is at the heart of conservation efforts, however, the long term benefits as I've highlighted will be felt for years to come.

Another argument I have heard against this project is how it looks to residents of the neighborhood. The overall scope of the project seems to be too large for some, but to me this sounds like a bad faith argument. I think that the look of the project is fitting with that of the city, and while it might appear humongous, currently the buildings surrounding that area are dilapidated and underused (though I love Play All Day and Great Rhythm!).

I own my home just up the way on the same side of the mill pond (Hill Street), and really think that this would help create some necessary cohesion between the West End and Downtown.

Overall, I hope that some iteration of this project can occur because I think that area needs to have some aspects redesigned.

Thank you for your time,

Ryan Costa



126 Hill Street

## Izak Gilbo

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**From:** Planning Info  
**Sent:** Wednesday, February 10, 2021 7:54 AM  
**To:** Izak Gilbo  
**Subject:** FW: 105 Bartlett Street Project - support

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**From:** Gregory C. DeSisto [mailto:gregory.desisto@primebuchholz.com]  
**Sent:** Tuesday, February 9, 2021 6:17 PM  
**To:** Planning Info <Planning@cityofportsmouth.com>  
**Cc:** Doug Pinciario <dpinciario@comcast.net>  
**Subject:** 105 Bartlett Street Project - support

To Whom it may concern,

I'm writing in support of the project at 105 Bartlett Street. The proposed project balances the interest of all stakeholders involved. It represents a significant improvement to existing property from both a usage and environmental standpoint. There have been substantial revisions to the plan from its inception to the current plan which not only makes the plan viable, but also represents meaningful improvements to all aspects of the property.

Sincerely,  
Greg DeSisto  
36 Shaw Road  
Portsmouth, NH 03801

Gregory C. DeSisto  
Managing Principal  
Prime Buchholz LLC  
Pease International Tradeport  
273 Corporate Drive  
Portsmouth, NH 03801  
603-433-1143  
[greg@primebuchholz.com](mailto:greg@primebuchholz.com)

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## Izak Gilbo

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**From:** Planning Info  
**Sent:** Wednesday, February 10, 2021 7:49 AM  
**To:** Izak Gilbo  
**Subject:** FW: West End Landing Project/North Mill Pond Greenway

**From:** Susan Frohn [mailto:sue.frohn@gmail.com]  
**Sent:** Wednesday, February 10, 2021 5:53 AM  
**To:** Planning Info <Planning@cityofportsmouth.com>  
**Subject:** West End Landing Project/North Mill Pond Greenway

Dear Conservation Commission members,

My name is Susan Frohn and I live at 86 Meadow Rd Portsmouth, NH.

I am writing this on behalf of the West End Landing/North Mill Pond Greenway project.

Having grown up and lived in Portsmouth most of my life I have seen many changes in Portsmouth. Some I liked and some not so much.

This particular area has over the years been an eyesore, polluted and a hazard. With care and a lot of work by the community it has been revitalized except for the parcel wishing to be developed. These developers have a vision. They have amended, sought consultation, and listened to community members to provide the most conscientious living, business and green space for the city. I think of no better way to take what is now a dumping ground for people's trash and an area that is unsafe with undesirable behavior going on and make it a beautiful green and living space for all to enjoy.

The city has allowed hotel after hotel, luxury condos and other buildings to crowd the downtown making it gray and dark. Even on a sunny day there is barely any sunlight shining through what is now a concrete jungle. Why would you not allow a "Breath of Fresh Air" with this development and green space while providing essential living spaces that the city keeps clamoring for?

Please consider this opportunity for all the benefits it will lend to the city and its residents.

I appreciate your time.  
Best Regard,

Susan Frohn

## Izak Gilbo

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**From:** Abigail Gindele <agindele@gmail.com>  
**Sent:** Monday, February 8, 2021 4:18 PM  
**To:** Planning Info  
**Subject:** For the Conservation Commission -- RE: 105 Bartlett St

Dear Conservation Commission,

I am horrified and saddened by the environmental impact the 105 Bartlett St proposal will have on the North Mill Pond and disgusted by Clipper Traders et al's denial of the impacts. Why is dismissal of the 100' setback even being considered? Setbacks are about viable ecosystems, not just drainage. If setbacks are too narrow, they can't act as they should. There has to be a critical mass to be effective.

The North Mill Pond is its own entity. Its shoreline, as it exists now with the thickets of trees, shrubs, and grasses, is incredibly valuable for the wildlife and ecosystem of the Pond. Actually, it's more valuable than ever for the whole city because trees, shrubs, and native plants/grasses are being ripped out at every new building or park site around the City. If the pandemic has taught us anything, it is that people need and want the outdoors and nature, not just some sidewalk bordered by lawn. Instead, we should be doing more to clean up and reduce the human damage inflicted on the habitat along the Mill Pond's entire shoreline.

*In reference to criteria the Zoning Ordinance requires:*

**"The land is reasonably suited to the use, activity or alteration."**

This land is not suited for excavation because of high ground water levels and man-made toxins stored in the soil. It is also not suited for a raise in grade, let alone the proposed 17' increase. All the drainage plans in the world can't nullify building a mountain where there isn't one and then covering it with impervious structures and paving. How will this play out for the McDonough neighborhood? And increasing runoff and adding more drainage locations into the Mill Pond is their idea of improving water quality. The track record of care for the Mill Pond from the Clipper Traders individuals is a bad omen.

The added sound and light pollution from the dense development will further destroy the North Mill Pond ecosystem.

Also, from a tax payer perspective, the grade increase would be detrimental to all surrounding property values on both sides of the Pond. Not only is the actual building complex taller than anything nearby, but then add 17' more of height in grade change. Suddenly, there would be a behemoth that geologically and geographically does not belong.

**"There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration."**

Yes, there are alternatives, and plenty of people have made suggestions. Perhaps the builders/architects aren't creative enough. Or maybe Clipper Traders et al only care about making as much money as possible, while they live elsewhere.



But, backing up a tad, why should it be assumed they can build on it at all, alternative location or not? If it breaks the laws, they shouldn't have bought the property for that purpose to begin with. Just because they thought they could get away with it, we should let them?

Maybe the City could offer them a reasonable price for their unbuildable land and live up to its own *2007 Resolution and Declaration of Portsmouth As An Eco-Municipality* and put in a pedestrian way that is NOT within the 100' set back (let alone within the 50' setback currently offered up). And then the habitat could be saved and improved. And Portsmouth could keep a real gem!

**"There will be no adverse impact on the wetland functional values of the site or surrounding properties."**

The density of the project is not suitable for the ecosystem of the Pond. On one side of the Pond, there are about 25 dwellings for the whole shoreline, most adhering to setbacks or grandfathered in, but many with significant vegetation along the shoreline. If you take the same area of land across the Pond from the proposed project (similar shoreline and non-shore), you find about 14 houses. In that same land mass of 14 homes, the 105 Bartlett project far exceeds this in dwellings and all the hardscaping that goes with it. That's about a 1200% increase in home density for just that area.

The light pollution from those dwellings and all the accompanying all-night lighting for parking lots and walkways would be devastating for the habitat. Learn the lessons from the Foundry Garage.

The high density of human activity would be disruptive and destructive to Mill Pond habitat. Some years back, Ed Hayes had trees and shrubs cleared out (illegally?) along the shoreline for his incoming tenant (Great Rhythm). Between the loss of vegetation and increased human activity there, the nesting area for the great blue heron is gone! Last spring, perching on and soaring over the secluded remnants of the old Turntable building, I counted 14 turkey vultures. Sightings like this give Portsmouth its soul and therefore create its value (if you need a monetary reason). The North Mill Pond ecosystem is important!

When was the last time someone said "wow, thank goodness we tore up all that natural landscape to put in a development"? Whereas, you hear praise of foresight for saving our natural areas and wilderness ALL the time!

**"Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals"**

This whole project is designed to destroy habitat well within the 25' setback, let alone the 50'. What happened to the required 100' setback? Clipper Traders et al shouldn't have even entertained this project, as they've proposed it so far. The buildings themselves sit on or go inside the 50' marker. The destruction from construction will get much closer to the shoreline. Construction vehicles and practices are all about speed and easy access. They will destroy everything around them. Have you been to any of the sites in town?! And they're planning to raise the grade so much; what about all those slopes? Once the construction starts and all that area is torn up, the habitats will be destroyed and wildlife killed or driven off.

\*\*\*\*\*

And then there's the "greenway." No one wants to get away from vehicle traffic more than me. However, some city leaders seem to be trading away the North Mill Pond ecosystem to get this greenway which has now actually turned into a wide, paved, fire access road. And its proposed landscaping looks like the typical, sterile, office-park landscaping job that is the farthest thing from a native habitat. Even if it were just a path for pedestrian use, it should be completely outside the 100' zone because of the human activity and environmental impact. But now, it's a very wide, impervious road that requires all types of maintenance, goes between tall buildings and mowed lawns, and doesn't resemble any part of a natural shoreline.

The Clipper Traders et al proposal boasts of public access and educational possibilities – making the reader think they’re going to be improving the shoreline, all the while neglecting to clean up the human trash they've let accumulate. I’m really tired of people selling recreational access as an improved environment. We need to think about the ecosystem and what it needs, not what we can get out of it. When we do take the generous, stewardship direction, not only does nature do better, but we get more existential benefits in the short and long run.

Thank you from a concerned Portsmouth resident,

Abigail Gindele,

229 Clinton St

## Izak Gilbo

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**From:** Planning Info  
**Sent:** Wednesday, February 10, 2021 7:56 AM  
**To:** Izak Gilbo  
**Subject:** FW: Submission for the Conservation Commission meeting on 2/10/2021

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**From:** Catherine Harris [mailto:prized@comcast.net]  
**Sent:** Tuesday, February 9, 2021 5:12 PM  
**To:** Planning Info <Planning@cityofportsmouth.com>  
**Subject:** Submission for the Conservation Commission meeting on 2/10/2021

Dear Conservation Commission Members,

The fate of the North Mill Pond, it's environs and the many habitats it supports now rests solely in your hands. Will you uphold the 100' setback that many residents have spent the last three years begging you to do, or will you be swayed by the money?

I don't mean to sound so blunt, but our city is on the verge of destroying a vitally important resource that will never fully recover without the protections we are lobbying for. Where would you expect the wildlife to go once these very large buildings with their attendant people, noise, lights, traffic etc... invade their habitat? Is our ever dwindling regard for the environment to continue in the form of this development? Are we really that short sighted?

Frankly, I'm weary of begging city officials to do what is right. I'm discouraged that what's required for residents in terms of the 100' wetland setbacks may not end up applying to development interests with lots of money to throw around. And that would be a real travesty.

Please uphold your own regulations and deny the CUP request for the 105 Bartlett Street development project. Your commission holds the last hope for the North Mill Pond.

Sincerely,  
Catherine(Kate) Harris  
166 Clinton Street, Portsmouth

\* Please share this letter with the Planning Board for their upcoming meeting on Feb.18th, 2021

**From:** [Catherine Harris](#)  
**To:** [Planning Info](#)  
**Subject:** Fwd: Conservation Commission meeting on 12/9/2020  
**Date:** Friday, January 29, 2021 12:45:26 PM

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I would like this letter re - submitted for the 2/2/21 TAC meeting as well. The latest development plans that have been drawn up for the 105 Bartlett Street project are STILL in the 100' wetlands buffer zone! The city needs to uphold it's own regulations and deny these developers a CUP for that property.

Thank you,  
Catherine Harris

Begin forwarded message:

**From:** Catherine Harris <[prized@comcast.net](mailto:prized@comcast.net)>  
**Subject:** Conservation Commission meeting on 12/9/2020  
**Date:** December 6, 2020 at 10:32:57 AM EST  
**To:** Planning Info <[planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com)>

Dear Commission members,  
This is one more submission for your upcoming meeting on 12/9/2020

After reading the 12/3/2020 staff report addressed to you from Peter Britz, I feel I need to address a few items in that memo.

The word "derelict" comes up 3 times in that memo. While I cannot speak to the former railroad property, I must comment on that land portion belonging to the owner of Ricci Lumber. It has long gone without maintenance by HIS choice. In addition to the large amounts of trash that have piled up over the years, there is the detritus from the business itself. The owner has had ample opportunities to improve the condition of his property, but has instead allowed it to deteriorate over time - willful neglect. So I find it a bit disingenous to now suddenly tie this proposed development to site enhancement. How do massive buildings in an environmentally sensitive area qualify in that regard?

Again in this memo, there is mention of reduction of impacts in the 100' wetland buffer. Per the city's own regulations, there should be NO negative impacts in this zone. What is the deciding factor between compliance to those regulations that ALL residents who live along the North Mill Pond are bound and proposed commercial development along that same pond - money?

Again, I urge you to vote in favor of conservation as your commission was set up to do. Listen to your fellow Portsmouth residents who have devoted so much time and energy into improving the quality of this tidal marine estuary habitat. Listen to their pleas for responsible development over the last three years and act on it.

Thank you again.  
Sincerely,  
Catherine Harris  
166 Clinton Street



## Izak Gilbo

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**From:** Planning Info  
**Sent:** Wednesday, February 10, 2021 7:57 AM  
**To:** Izak Gilbo  
**Subject:** FW: 105 Bartlett Project

---

**From:** Hayes, Kathleen [mailto:Kathleen.Hayes@peoples.com]  
**Sent:** Tuesday, February 9, 2021 4:19 PM  
**To:** Planning Info <Planning@cityofportsmouth.com>  
**Subject:** 105 Bartlett Project

To Whom It May Concern:

I am writing as a business leader in the City to express support for the proposed 105 Bartlett/Residences at Islington Creek project. I was born and raised in Portsmouth and can attest to the dramatic and transformative improvements that these developers have made to the Northern Tier, taking it from an underutilized waterfront area that had previously been a rather unwelcoming and unappealing gateway, to a vibrant extension of the downtown, consistent with the North End Vision Plan. This new revised project represents a continuation of this vision by providing a greenway with public access to the North Mill Pond and pedestrian/bicycle access to the West End, to be enjoyed by residents, those who work in Portsmouth, and visitors as well, while also offering the much needed addition of mixed income, multi-family units to the housing inventory. Currently, this site is a rather intimidating wasteland of older industrial buildings, decrepit and abandoned railroad facilities and overgrown vegetation. What an enhancement to the City it will be to have this essentially unnoticed but vulnerable waterfront environment cleaned up and accessible to the public.

I am very familiar with these developers and their solid track record of creating new, vibrant neighborhoods, producing high quality projects, living up to their commitments, and being actively involved in the community. They listen and seek to respond thoughtfully and collaboratively to input and feedback, as they have done with this project, reducing the number of units and eliminating office space, thus reducing the size of the project significantly from the original proposal. These are certainly the right folks to undertake a project of this impact and I have no doubt that the finished product will be a wonderful asset to the City, the culmination of many years of planning that will be enjoyed by multi-generational residents and members of the public.

I am in full support of this project and the granting of the requested Conditional Use Permit.

Thank you for your consideration.

**Kathleen R. Hayes**  
Senior Vice President / Region Manager

325 State Street | Portsmouth, NH 03801  
m: 603.247.5894



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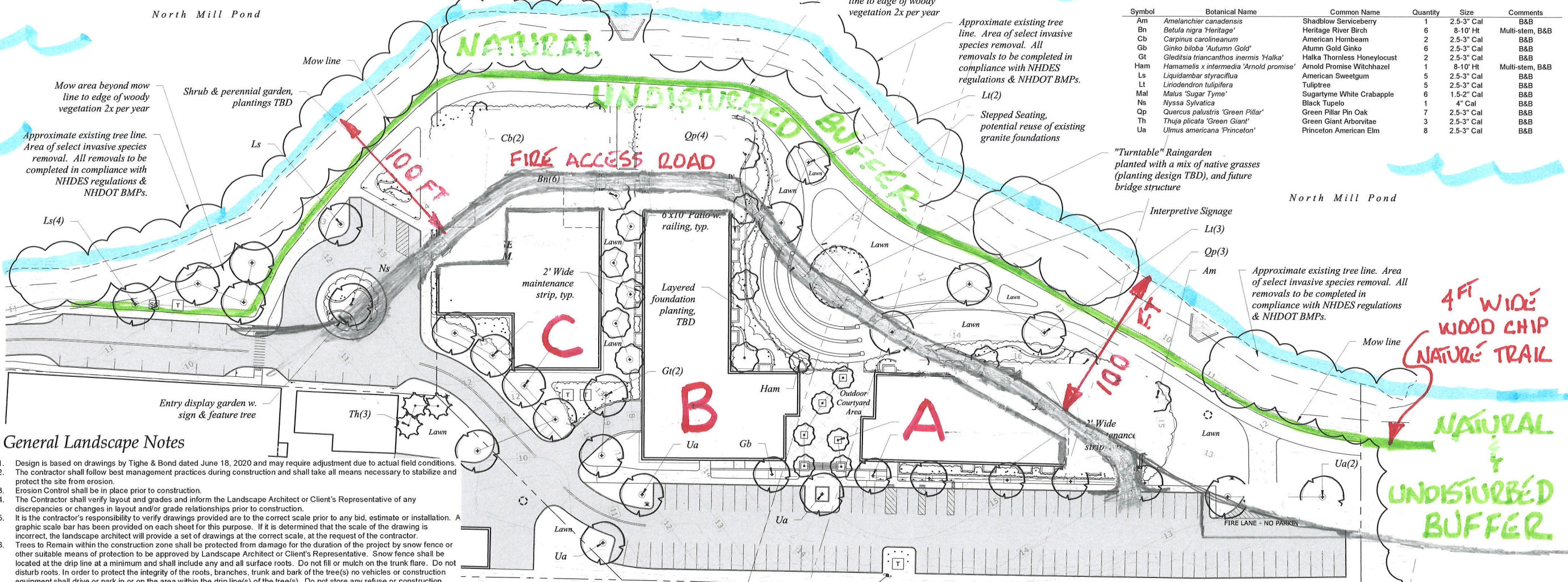


# NORTH MILL POND

## Plant List

### TREES

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Am	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	1	2.5-3" Cal	B&B
Bn	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	6	8-10' Ht	Multi-stem, B&B
Cb	<i>Carpinus carolinianum</i>	American Hornbeam	2	2.5-3" Cal	B&B
Gb	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	6	2.5-3" Cal	B&B
Gt	<i>Gleditsia triacanthos inermis</i> 'Halka'	Halka Thornless Honeylocust	2	2.5-3" Cal	B&B
Ham	<i>Hamamelis x intermedia</i> 'Arnold promise'	Arnold Promise Witchhazel	1	8-10' Ht	Multi-stem, B&B
Ls	<i>Liquidambar styraciflua</i>	American Sweetgum	5	2.5-3" Cal	B&B
Lt	<i>Liriodendron tulipifera</i>	Tuliptree	5	2.5-3" Cal	B&B
Mal	<i>Malus</i> 'Sugar Tyme'	Sugar Tyme White Crabapple	6	1.5-2" Cal	B&B
Ns	<i>Nyssa sylvatica</i>	Black Tupelo	1	4" Cal	B&B
Qp	<i>Quercus palustris</i> 'Green Pillar'	Green Pillar Pin Oak	7	2.5-3" Cal	B&B
Th	<i>Thuja plicata</i> 'Green Giant'	Green Giant Arborvitae	3	2.5-3" Cal	B&B
Ua	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	8	2.5-3" Cal	B&B



### General Landscape Notes

- Design is based on drawings by Tighe & Bond dated June 18, 2020 and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
- It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
- Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
- This plan is for review purposes only, NOT for Construction. Construction Documents will be provided upon request.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
- The Contractor shall procure any required permits prior to construction.
- Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
- Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with the following:
  - Outside hose attachments spaced a maximum of 150 feet apart, and
  - An underground irrigation system, or
  - A temporary irrigation system designed for a two-year period of plant establishment.
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Within the sight distance triangles at vehicle intersections the canopies shall be raised to 8' min.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the contractor.

# 105 BARTLETT ST.

## City of Portsmouth Landscape Notes

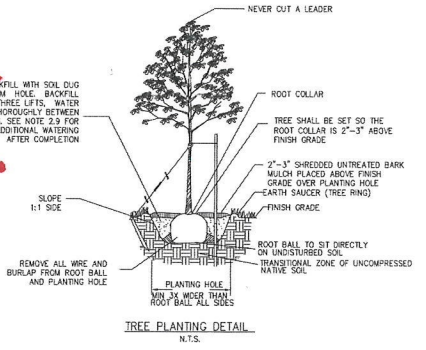
- The property owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials.
- All required plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris. All required fences and walls shall be maintained in good repair.
- The property owner shall be responsible to remove and replace dead or diseased plant materials immediately with the same type, size and quantity of plant materials as originally installed, unless alternative plantings are requested, justified and approved by the Planning Board or Planning Director.

# A PLAN THAT "WORKS"

12-5-2020

JAH

## City of Portsmouth Tree Planting Detail

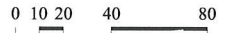


### PART 1 - GENERAL

1.1 THE BASIS OF THE CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS IS THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTING AND A300 PART 8 LAYS OUT TERMS AND BASIC STANDARDS AS SET FORTH BY INDUSTRY BUT IT IS NOT THE "END ALL" FOR THE CITY OF PORTSMOUTH. THE FOLLOWING ARE THE CITY OF PORTSMOUTH, NH TREE PLANTING REQUIREMENTS THAT ARE IN ADDITION TO OR THAT GO BEYOND THE ANSI A300 PART 6.

### PART 2 - EXECUTION

- ALL PLANTING HOLES SHALL BE DUG BY HAND - NO MACHINES. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING PITS, PLANTING BEDS WITH GRANITE CURBING, AND PLANTING SITES WITH SILVA CELLS ARE BEING CREATED. IF A MACHINE IS USED TO DIG IN ANY OF THESE SITUATIONS AND PLANTING DEPTH NEEDS TO BE RAISED THE MATERIAL IN THE BOTTOM OF THE PLANTING HOLE MUST BE FIRMED WITH MACHINE TO PREVENT SINKING OF THE ROOT BALL.
- ALL WIRE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.
- THE ROOT BALL OF THE TREE SHALL BE WORKED SO THAT THE ROOT COLLAR OF THE TREE IS VISIBLE AND NO GRIDLING ROOTS ARE PRESENT.
- THE ROOT COLLAR OF THE TREE SHALL BE 2"-3" ABOVE GRADE OF PLANTING HOLE FOR FINISH DEPTH.
- ALL PLANTINGS SHALL BE BACKFILLED WITH SOIL FROM THE SITE AND AMENDED NO MORE THAN 20% WITH ORGANIC COMPOST. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE ENGINEERED SOIL IS BEING USED IN CONJUNCTION WITH SILVA CELLS AND WHERE NEW PLANTING BEDS ARE BEING CREATED.
- ALL PLANTINGS SHALL BE BACKFILLED IN THREE LIFTS AND ALL LIFTS SHALL BE WATERED SO THE PLANTING WILL BE SET AND FREE OF AIR POCKETS - NO EXCEPTIONS.
- AN EARTH BEAM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.
- 2"-3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.
- AT THE TIME OF PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS, BACKFILL MATERIAL AND MULCH LAYER.
- STAKES AND GUYS SHALL BE USED WHERE APPROPRIATE AND/OR NECESSARY. GUY MATERIAL SHALL BE NON-DAMAGING TO THE TREE.
- ALL PLANTING STOCK SHALL BE SPECIMEN QUALITY, FREE OF DEFECTS, AND DISEASE OR INJURY. THE CITY OF PORTSMOUTH, NH RESERVES THE RIGHT TO REFUSE/REJECT ANY PLANT MATERIAL OR PLANTING ACTION THAT FAILS TO MEET THE STANDARDS SET FORTH IN THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTATION AND/OR THE CITY OF PORTSMOUTH, NH PLANTING REQUIREMENTS.



# Proposed Multi-Family Development

## LANDSCAPE PLAN

105 Bartlett Street Portsmouth, New Hampshire

Drawn By: VM  
 Checked By: RW  
 Scale: 1" = 40' - 0"  
 Date: May 20, 2020  
 Revisions: October 28, 2020

# L-1



## Izak Gilbo

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**From:** JAH <samjakemax@aol.com>  
**Sent:** Tuesday, February 9, 2021 9:14 PM  
**To:** Izak Gilbo; Peter L. Britz  
**Subject:** 105 Bartlett Street Conservation Commission Meeting February 10. 2021  
**Attachments:** A Plan That Works 12.5.2020.pdf

Please forward this email and attachment to all members of the Conservation Committee.

Kindly reply with confirmation of the time and date this information was forwarded to each ConCom member. Thank you

Dear Conservation Commission Members:

At the May or June Conservation Committee meeting last year, a Committee member asked Cathartes why the proposed development could not be built completely outside the North Mill Pond 100 foot wetlands setback buffer. Cathartes's reply was because their wetlands buffer destroying building footprint was the only one that "works". Translation ? A project complying with Portsmouth's North Mill Pond wetlands buffer will make us millions, but we want to make 10's of millions.

Please don't allow the senseless destruction of acres of precious and irreplaceable marine estuary habit . Tell Cathartes Portsmouth's estuary uplands are not going to be destroyed for their profit.

Regards,

Jim Hewitt

P.S. The attached plan would "work" just fine.

## Izak Gilbo

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**From:** Planning Info  
**Sent:** Wednesday, February 10, 2021 7:50 AM  
**To:** Izak Gilbo  
**Subject:** FW: North Mill Pond project - 152 Unit Plan

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**From:** Jerry Karcher [mailto:jkarcher@hsjkcpas.com]  
**Sent:** Tuesday, February 9, 2021 9:16 PM  
**To:** Planning Info <Planning@cityofportsmouth.com>  
**Subject:** North Mill Pond project - 152 Unit Plan

### **Conservation Commission members:**

I would like to take a moment to express my support for this 152 Unit Plan and the substantial improvements it will provide to the North Mill Pond.

This part of the City has been underutilized and unappreciated for years and this reduced impact plan appears to be a good compromise for both the City of Portsmouth and the current property owners. The environmental improvements to the North Mill Pond shoreline, the waterfront park and the opening up of a greenway through this part of Portsmouth are significant opportunities that should not be overlooked or undervalued.

From what I have read the project is in full compliance with the Portsmouth Zoning Ordinance and it helps the City of Portsmouth achieve its goals as outlined in the City's master plan.

Thank you for your attention to this matter.

**JERRY D. KARCHER, CPA**

Sanders & Karcher, CPAs  
264 Lafayette Road, Suite 7  
Portsmouth, NH 03801

Phone [\(603\) 430-0942](tel:6034300942)  
Fax [\(603\) 430-6085](tel:6034306085)

## Izak Gilbo

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**From:** Mcelroy, Tabitha <tam568@g.harvard.edu>  
**Sent:** Wednesday, February 10, 2021 10:21 AM  
**To:** Izak Gilbo  
**Subject:** In favor of 105 Bartlett

To whom it may concern,

My name is Tabitha McElroy and I live at 47 Langdon St Portsmouth, NH. I grew up in Kittery, Portsmouth, and New Castle. Today, my husband, daughter, and I have lived in the West End of Portsmouth the last few years. My family and friends look forward to the proposed development and growth that will be brought to West End through the building of this proposed housing structure. The plan has been altered a number of times from its original plan to accommodate the concerns of other valued residents resulting in a careful, thoughtful, and significant reduction in density and decreasing the project's footprint within the 100' buffer zone.

Overall, this housing project is as exciting as it harmonious, as this project integrates ideally with our great city's own future plans for the development of North Mill Pond via a greenway for pedestrian and bicycle access between downtown, through the new West End Yards project, and out to Portsmouth Regional Hospital area. Heartily, this endeavor reminds me of our own modern day version of the 1869 Union Pacific and Central Pacific railway driving in their ceremonial spike connecting these two major players which *finally* made transcontinental travel possible for all.

Currently, I keep my daughter and her friends as far away from this unmonitored and unkempt area as possible due to its crime, illicit drug use, and pollution that includes discarded needles, prescription bottles, booze bottles, broken glass, rusted pipes, discarded vehicle parts, and tents/makeshift shelters occupied by Portsmouth's forgotten, destitute, and under-resourced community members. It's our responsibility as community members to take all voices into account. The voices of opposition and concern regarding this project have been heard, honored, and accommodated with reasonable and responsible modifications made. Most important to note, this project is prioritizing environmental impact it could cause while simultaneously addressing, improving, or eliminating the environmental damage/pollution that has existed for years, and will still exist, if this building project is not introduced. My family welcomes this thoughtful change to our already beloved but painfully unattended marsh waterway space.

Continuing with that respectful trend, the voices of Portsmouth's unheard community should include those who work in Portsmouth. and, yet, cannot afford to live where they work here in Portsmouth. This calls for additional housing for young, single, or marriage professionals who are looking to add to Portsmouth's every growing diversity and

economy. This building project addresses this long argued need. My family excitedly welcomes this long overdue need *finally* met, and at a more inclusive price tag.

Man cannot not stop the marching of time. Portsmouth will continue to grow, change, and diversify over time. As change is inevitable, let the men who bring good change be the men who love Portsmouth as fiercely as *all* who have taken the time to see that it's done right. I ask the city of Portsmouth to approve this development -as it currently stands.

Best,  
Tabitha McElroy



Dear Conversation Commission,

In following this Bartlett Project, I am in full support of the project. A group of us located our business Coolcore LLC in Portsmouth 11 years ago. We are very proud to work and support the community.

Living in Rye and serving on the RBVD Planning and Board of Adjustment for many years my view of the adjustments the developer has made seems to be very reasonable and in the best interest of the people of Portsmouth.

By them reducing the Project to 152 units and deleting 10,000 SF of office space reduces the size of the Project by 35% from the original proposal which significantly reduces impact to the wetland buffer area. Cabot Street will be widened with a view by almost 4 times. This project also increases the open space by nearly 60% of the resulting lot which is 5 times what is required by zoning.

It seems they will be making significant environmental improvements to the North Mill Pond shoreline - - environmental improvements that will help stabilizing the now deteriorating bank of the Pond. Very important is managing the storm water running into the Pond thereby limit contaminants and creating a landscaped buffer between the proposed buildings and the Pond.

The Project is now in full compliance with the Portsmouth Zoning Ordinance. It certainly improves the condition of an existing site of two industrial buildings long abandoned and now decrepit railroad facilities, with overgrown invasive species. Plus, the construction of a major portion of the long-awaited North Mill Pond Greenway.

#### Public Benefits

- \* New ½ acre Waterfront Park
- \* The total Greenway Community Space is over an acre or 47,703 SF.
- \* The open space for the project is nearly 60% which is 5 times larger than what is required by Zoning
  - \* Reinvesting in underutilized buildings and land
  - \* Enhancing the quality and connectivity with the North Mill Pond Greenway
  - \* Promoting Open Spaces and Encouraging access to waterfront area
  - \* Protecting view corridors and access to the North Mill Pond
  - \* Promoting mixed income and multi-family housing





#### North Mill Pond Benefits

- \* Installation of Storm Water Treatment system(s)
- \* Buffer enhancement by removing evasive species and new proposed plantings
- \* Installation of a central rain garden

After several years of review and public input, I feel this project will be a great addition asset to the people of Portsmouth. The City's goal of public access to the North Mill Pond via a greenway for pedestrian and bicycle access between downtown through the new West End Yards project and out to Portsmouth Regional Hospital area will be accomplished.

Again I ask for your support of the project which includes a significant portion of the North Mill Pond Greenway.

Thank You

E. Scott McQuade



## Izak Gilbo

---

**From:** Planning Info  
**Sent:** Wednesday, February 10, 2021 7:52 AM  
**To:** Izak Gilbo  
**Subject:** FW: letter for 2/10/21 Conservation Commission

---

**From:** Nancy Johnson [mailto:n\_johnson81@comcast.net]  
**Sent:** Tuesday, February 9, 2021 7:02 PM  
**To:** Planning Info <Planning@cityofportsmouth.com>  
**Subject:** letter for 2/10/21 Conservation Commission

To: [Planning@cityofportsmouth.com](mailto:Planning@cityofportsmouth.com)  
Re: Conservation Commission Meeting 2/10/21; 105 Bartlett St  
Date: 2/9/2021  
From: Nancy & Brian Johnson, 81 Clinton St, Portsmouth

Dear Conservation Commission Members

We are hoping that the 47 letters submitted for the 1/31/21 meeting and the 2/10/21 meeting will be reviewed to freshen your memory. A total of 46 of the letters raise issues with this project (one is in favor) which are still valid concerns.

Re: Staff memo:

#3 Since the "path" is now also a fire road, it will need to be plowed in the winter. How will snow removal be handled so that it is kept away from the 25 foot buffer? Because the fire lane will be porous it will need no salt ever. That is the beauty of porous pavement. It should be written in the Maintenance section that no salt will be used, ever. No sand either as sand will clog the porous pavement.

#6 This section refers to the "protected **15 foot** vegetated buffer". That needs to be corrected to the "protected **25 foot** vegetated buffer".

Thank you, Nancy & Brian

**From:** [Eric Nelson](#)  
**To:** [Planning Info](#)  
**Subject:** Support for the Bartlett Street project  
**Date:** Tuesday, February 9, 2021 9:31:20 AM  
**Attachments:** [image003.png](#)

---

To the Planning Department and members of the Conservation Committee,

As a significant commercial landlord in the city and more importantly as an abutter who had made significant investments in the immediate area, I write to express support for the Bartlett Street project.

Having experienced the permitting process firsthand at 145 Maplewood Avenue, I witnessed the diligent and thoughtful process the Planning Department and various boards and committees take towards development. The Bartlett Street project meets these standards and will be a tremendous addition to the city.

In particular:

#### Public Benefits

- \* New ½ acre Waterfront Park (see attached '152 Unit Plan Landscape' PDF)
- \* Rights for almost ¾ mile (Bartlett Street to Maplewood Avenue) of the North Mill Pond Greenway as contemplated in the North End Vision Plan and City's Master Plan and will connect out through West End Yards on to Portsmouth Regional Hospital
- \* The total Greenway Community Space is over an acre or 47,703 SF.
- \* The total open space for the project is nearly 60% where 15% is required by Zoning
- \* Achieving additional goals in the City's Master Plan, including:
  - \* Reinvesting in underutilized buildings and land
  - \* Enhancing the quality and connectivity with the North Mill Pond Greenway
  - \* Promoting Open Spaces and Encouraging access to waterfront area
  - \* Protecting view corridors and access to the North Mill Pond
  - \* Promoting mixed income and multi-family housing

#### North Mill Pond Benefits

- \* The Net Buffer Improvement by .66 acres or 28,792
- \* Installation of Storm Water Treatment system(s)
- \* Buffer enhancement by removing evasive species and new proposed plantings
- \* Installation of a central rain garden

I strongly recommend the Conservation Committee approve the project.

Respectfully yours,  
Eric



**Eric Nelson**

COO | The Kane Company  
210 Commerce Way, Suite 300  
Portsmouth, NH 03801

p: (603) 430-4000

d: (603) 559-9627

c: (617) 733-9248

f: (603) 430-8940

e: [enelson@netkane.com](mailto:enelson@netkane.com)

[www.kane-company.com](http://www.kane-company.com)



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## Izak Gilbo

---

**From:** Planning Info  
**Sent:** Wednesday, February 10, 2021 7:54 AM  
**To:** Izak Gilbo  
**Subject:** FW: 105 Bartlett st, Multifamily Development - Letter of support

**From:** Sean Peters [mailto:seanaldenpeters@gmail.com]  
**Sent:** Tuesday, February 9, 2021 6:47 PM  
**To:** Planning Info <Planning@cityofportsmouth.com>  
**Subject:** 105 Bartlett st, Multifamily Development - Letter of support

Dear City of Portsmouth Conservation Commission & Planning Board,

I am writing in to express my full support of the above mentioned proposed development. I have reviewed the latest revisions to their proposals to the conservation commission, TAC, and planning board, and I can say that this development team seems to have gone above and beyond to create an excellent new housing opportunity for our community.

This project is going to be a major benefit for our neighborhood, for the environment (North Mill Pond), and for the City of Portsmouth as a whole. The fact that they have proposed a net reduction in buffer impacts, installation of stormwater treatment, and overall enhancements of the landscape through native plantings should make this project a no brainer for all who have seen the existing conditions of the site, to be on board with this proposal.

As a resident and follower of real estate happenings throughout the City, I know that this project has been in the works for several years. What started out as a large development, with multiple structures, buffer impacts, and "massing" concerns, has now whittled down to one of the more modest proposals I have seen be requested within the downtown or "west-end".

This new housing is greatly needed in our City, and this development will provide that. This site allows for plenty of parking which is also needed. This development will also allow for greenspace, and the greenway path! which may be one of the best aspects for us close neighbors who currently don't have much of an ability to walk down to the pond at all! This proposal has been carefully thought out by its developers, engineers, and city officials, itl is an incredible improvement in so many ways, and I am ready to see it built!

Please APPROVE this project!!

Sincerely,

**Sean Peters**  
**16 McDonough St.**  
**Portsmouth, NH 03801**

## Izak Gilbo

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**From:** Planning Info  
**Sent:** Wednesday, February 10, 2021 7:50 AM  
**To:** Izak Gilbo  
**Subject:** FW: North Mill Pond Greenway /105 Bartlett Street Proposed Project

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**From:** CHARLES PINKERTON [mailto:ccpinkerton@comcast.net]  
**Sent:** Tuesday, February 9, 2021 9:27 PM  
**To:** Planning Info <Planning@cityofportsmouth.com>  
**Subject:** North Mill Pond Greenway /105 Bartlett Street Proposed Project

To Whom It May Concern:

I am writing to offer my support, and to urge that you to positively consider this proposal. This area of Portsmouth is in dire need of improvement. The pedestrian way to the downtown area will provide a much needed connection between the developments nearing completion between Route 1 and Bartlett Street, as well as for the older surrounding areas. There continues to be need of additional residential housing. Adequate environmental protection of North Mill Pond, of course, is of utmost importance, and should be attainable by the current proposal.

Thank you for your consideration.

Charles C. Pinkerton  
870 Elwyn Road  
Portsmouth

## Izak Gilbo

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**From:** Port City Mopeds <portcityped@gmail.com>  
**Sent:** Wednesday, February 10, 2021 1:58 PM  
**To:** Planning Info  
**Subject:** Letter of Support for 105 Bartlett Street

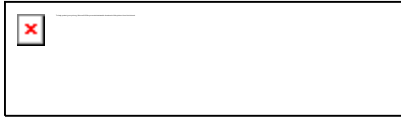
Good afternoon Planning Department,

I am writing to you to express my support for the Residential Development Proposal at 105 Bartlett Street. We support the proposed improvements to the North Mill Pond Greenway and associated housing project, which will add desperately needed inventory to our region's housing supply. I strongly encourage you to approve the requests of the application team. Respectfully,

-Steve Pamboukes

Owner, Port City Mopeds  
124 Bartlett Street

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**Port City Mopeds**

[www.portsmouthmopeds.com](http://www.portsmouthmopeds.com)

Facebook: [Port City Mopeds](#)

603 498 8882

## Izak Gilbo

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**From:** Dennis Prue <Dennis.Prue@pcfsi.com>  
**Sent:** Wednesday, February 10, 2021 2:45 PM  
**To:** Planning Info  
**Subject:** Letter of Support - 105 Bartlett Street Project

February 10, 2021

Conservation Commission  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

Re: 105 Bartlett Street Project

Dear Chair MacMillan and Commission Members:

My name is Dennis Prue and I just recently moved to 8 Hoover Drive , Portsmouth, NH, but previously lived at 33 Deer Street and 500 Market Street. I am very familiar with the project before you. I urge you to recommend CUP approval of this project. Here's why you should approve:

1. Development will improve buffer area by 29,000 square feet.
2. Development will drastically improve the storm water runoff and treat it properly.
3. Dumping and trash will end with actual residents living there.
4. Bigger buildings could've been built but development team limited size.
5. Trail will connect West End to the Downtown.

Thank you for considering my letter.

Dennis Prue



## Izak Gilbo

---

**From:** Planning Info  
**Sent:** Wednesday, February 10, 2021 7:53 AM  
**To:** Izak Gilbo  
**Subject:** FW: North Mill Pond / 105 Bartlett

**From:** albert sampson [mailto:damiansampson@gmail.com]  
**Sent:** Tuesday, February 9, 2021 6:48 PM  
**To:** Planning Info <Planning@cityofportsmouth.com>  
**Subject:** Re: North Mill Pond / 105 Bartlett

Commissioners and Board Members, I have lived in the seacoast for 7 years. My family moved here from Amherst, New Hampshire. We had tried to look for housing and endured many frustrating bidding wars. We decided to rent which was equally frustrating. Realtors educated us on the inventory issue and strong demand for seacoast living. We finally got lucky because we bid well over asking price to beat 10 other offers. I was recently told the inventory problem is now made even worse by covid. Many people want to move from tight dense urban life to an area that has open space, beaches, parks, restaurants, arts, and mountains nearby. We are all so fortunate to live here. I ask that you take this opportunity to turn blight into a beautiful greenway and add much needed inventory for our town. Thank you for your time and consideration, Albie Sampson. 217 Broad St, Portsmouth.

## Izak Gilbo

---

**From:** Jonathan Sandberg <jfsandberg@yahoo.com>  
**Sent:** Monday, February 8, 2021 10:35 AM  
**To:** Planning Info  
**Subject:** 105 Bartlett Street

RE Conservation Commission:

Dear Conservation Commission,

My name is Jonathan Sandberg and I live at 160 Bartlett Street which makes me an abutter to 105 Bartlett Street and I am writing to you because I am very committed to the ideals of conservation and environmental protection. These concepts are more than mere bumper sticker slogans to me. I have formed a deep personal connection to nature and wilderness and as an avid hiker and outdoorsman, I spend much of my free time exploring truly wild places throughout New England. I have completed at least six rounds of the NH 4,000 footers, hiked the Long Trail across Vermont, and the Cohos Trail across Northern New Hampshire. And it's because I want these remote places to stay wild that I strongly support relatively dense developments such as the one proposed across the street from me at 105 Bartlett. These relieve pressure to build the type of sprawl that predominates New Hampshire and Portsmouth's surrounding communities and which is far more destructive to wildlife habitat. From a conservation perspective it is greatly preferable to build 155 units on one or two acres of land than it is to build the same number on 155 acres.

I also take environmentalism seriously and in addition to reducing my carbon footprint by doing typical things like recycling, composting, and reusing my shopping bags, I also avoid driving as much as possible. I walk or bike almost everywhere and haven't driven to work in over four years. This summer my wife and I sold one of our two cars and replaced it with an e-bike. The reason this is feasible is because we live in a complete neighborhood where everything we need is within easy walking distance. We can walk to a supermarket, two pharmacies, a hardware store, three microbreweries, (not just one but two) state liquor stores, as well as a myriad of other essentials. If you care about reducing reliance on cars and all of the devastating environmental impact that comes with them then this is exactly the location where you should want to encourage more housing. The people who live there will be able to leave their cars at home.

Some are concerned with the construction of new buildings so close to the North Mill Pond. I don't understand how this is worse for the pond than the two existing buildings that are mere yards away from the shoreline. I understand that those are grandfathered in, but from a practical perspective, how does replacing them with newer (presumably greener) buildings represent a greater danger to the pond? This is an important opportunity to revitalize this formerly industrial site, remediate the toxins that are likely hidden in the soil and rehabilitate the area. This will be good for the humans and the animals that live nearby. This project will also facilitate the restoration of the badly eroded shoreline and restore native plantings as well as create a pathway so that the public can access and enjoy the setting.

Rather than focus on one single parcel at a time, I think this commission needs to take a systems approach to conservation and recognize that this development will likely have a positive regional impact on conservation and will allow its residents to reduce their environmental footprints which are reasons why I support it and you should too.

Jonathan Sandberg  
160 Bartlett Street

Sent from my iPad

## Izak Gilbo

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**From:** Planning Info  
**Sent:** Wednesday, February 10, 2021 10:51 AM  
**To:** Izak Gilbo  
**Subject:** FW: Clipper Traders application

Not saved yet

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

From: wrightski0122@aol.com [mailto:wrightski0122@aol.com]  
Sent: Wednesday, February 10, 2021 9:10 AM  
To: Planning Info <Planning@cityofportsmouth.com>  
Subject: Clipper Traders application

I'll be brief.

Why is this even happening !?  
How was it even allowed to get this far!?

Does this board have the slightest awareness of how this will impact our neighborhood!?

What about the 400+ cars that might appear!? Likely.

It has taken us over 30 years to make our area a small, household style neighborhood, we have young couples having kids again, get togethers in our park, trick or treating and now you want to (along with Bartlett St. construction) sanction over 400 sterile dwellings, beehives (!!!!) conservatively!!! Shame on you!!'

Please get a grip on this proposed foolishness!! I can't be more profound then that!!

This is absurd!! NUTS!!! NO. NO. NO.

Regretfully,

R. W. Wright  
Sudbury St.  
32 years

R. W. WrightSent from my iPhone

**From:** [Michelle Wirth](#)  
**To:** [Planning Info](#)  
**Subject:** 105 Bartlett St/No Mill Pond project  
**Date:** Thursday, March 11, 2021 9:34:14 AM

---

Portsmouth Officials,

I am writing in support of the apartment project at 105 Bartlett St near North Mill pond. I am a long time resident of Hanover St and I believe this project would finally bring the clean up of North Mill Pond we so desperately need. I would very much like to access the pond with my kayak and walk along trash-free shores without being watched from the homeless encampment. I applaud the city for encouraging the development of our downtown in such a way that the whole community can benefit.

Thank you,

Michelle Wirth

439 Hanover St

--

Michelle Blaisdell Wirth  
[wirthsicle@gmail.com](mailto:wirthsicle@gmail.com)

**From:** [Juliet T.H. Walker](mailto:Juliet.T.H.Walker)  
**To:** [Tracy A. Gora](mailto:Tracy.A.Gora)  
**Subject:** FW: LONZA Biologics proposed 1 Million Square Foot Expansion & Water Use  
**Date:** Tuesday, March 16, 2021 8:28:05 AM  
**Attachments:** [2019 Portsmouth & PDA Water Supply.xls](#)  
[2019 Portsmouth & PDA Water Demand.xls](#)  
[Portsmouth PDA Water Supply Summary.pdf](#)  
[Portsmouth PDA Water System Graphic.pdf](#)

---

**From:** dexter legg [mailto:dexter.legg@gmail.com]  
**Sent:** Tuesday, March 16, 2021 7:09 AM  
**To:** Juliet T.H. Walker <jthwalker@cityofportsmouth.com>  
**Subject:** Fwd: LONZA Biologics proposed 1 Million Square Foot Expansion & Water Use

Begin forwarded message:

**From:** JAH <[samjakemax@aol.com](mailto:samjakemax@aol.com)>  
**Date:** March 15, 2021 at 10:51:38 PM EDT  
**To:** [dexter.legg@gmail.com](mailto:dexter.legg@gmail.com), [clarkcj7@gmail.com](mailto:clarkcj7@gmail.com),  
[chellman@tndengineering.com](mailto:chellman@tndengineering.com), [pharris\\_portsnhplan@icloud.com](mailto:pharris_portsnhplan@icloud.com),  
[Pawhelan@comcast.net](mailto:Pawhelan@comcast.net), [kconard@cityofportsmouth.com](mailto:kconard@cityofportsmouth.com)  
**Cc:** [andy42152@aol.com](mailto:andy42152@aol.com)  
**Subject:** LONZA Biologics proposed 1 Million Square Foot Expansion & Water Use  
**Reply-To:** JAH <[samjakemax@aol.com](mailto:samjakemax@aol.com)>

Dear Chairman Legg and Planning Board members:

I understand at the next planning board meeting on March 18, LONZA Biologics will be asking the Planning Board to approve Conditional Use Permits related to the expansion its facility at the Pease Development Authority. (PDA)

According to NHDES OneStop, [Registered Water User \(state.nh.us\)](http://RegisteredWaterUser.state.nh.us) in 2020 LONZA used 359,000 gallons of water per day at its existing 1 million square foot facility. Therefore it is reasonable to assume the proposed 1 million square foot facility will use an additional 359,000 gallons per day. (enough water to supply 1,500 homes) 359,000 gallons represents 30% of the PDA water system supply capacity of 1.206 million gallons per day (consisting of the Haven Well (now off line) , Smith Well and Harrison Well). After this expansion is complete, LONZA alone will consume 60% of the PDA's water system capacity.

Therefore as stewards of the public trust, it behooves the Planning Board to table this CUP request until the following questions are answered to the Planning Board's satisfaction

- 1) What is the current safe yield of the PDA water system's 3 supply wells (Haven, Smith and Harrison) ?
- 2) When is the Haven Well (the PDA's most productive well at 524 gpm or 755,000 gallons per day) scheduled to be back on line ?
- 3) What assurances has the PDA given Portsmouth that this LONZA expansion project, and

future PDA projects, will not require the Portsmouth Water System to supply water to the PDA water system in order to satisfy the PDA demand ?

4) When will the Portsmouth Water System and PDA water system return to being operated as independent and separate water systems as they were from the late 1950's until May, 2014 ?

City Hall should not have the sole authority to dole out huge chunks of water like Santa tossing candy from a parade float. Water allotments of this magnitude should first be made as a request to the Planning Board for a recommendation and then final approval with the City Council.

Our finite water resources belong to the People of Portsmouth, not City Hall.

Regards,

Jim Hewitt

P.S. The Portsmouth Water System has been supplying about 1/3 of the water the PDA needs since the Haven Well went off line in May, 2014 from PFAS contamination. See attached water supply and demand spreadsheets for the Portsmouth Water System and PDA Water System for 2019. Below and attached is additional and back up information.

<https://www.seacoastonline.com/news/20190917/city-did-not-protect-against-lonza-water-grab>

<https://www.seacoastonline.com/news/20190930/city-water-ratepayers-subsidizing-pease-golf-cours>

<https://www.seacoastonline.com/news/20180424/lonza-expansion-will-stress-portsmouths-resources>

[Portsmouth Annual Water Quality Report - Page 1 - Created with Publitas.com](#)

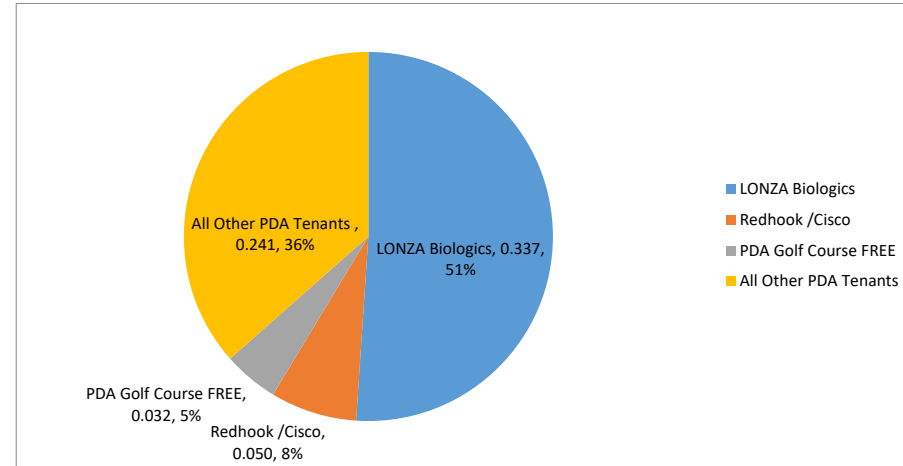
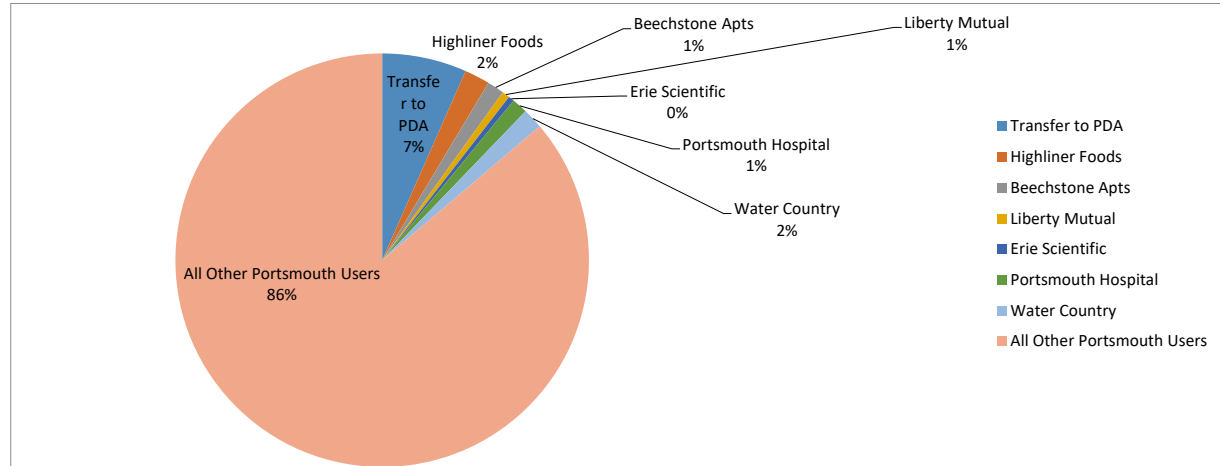
[Pease Tradeport Annual Water Quality Report - Page 1 - Created with Publitas.com](#)

[http://files.cityofportsmouth.com/publicworks/Portsmouth\\_WaterSystem\\_MasterPlan\\_2013.pdf](http://files.cityofportsmouth.com/publicworks/Portsmouth_WaterSystem_MasterPlan_2013.pdf)

## 2019 PORTSMOUTH WATER SYSTEM DEMAND SUMMARY million gallons per day (mgd)

## 2019 PEASE DEVELOPMENT AUTHORITY WATER SYSTEM DEMANDS

PORTSMOUTH WATER DEMANDS	Transfer to PDA	Highliner Foods	Beechstone Apts	Liberty Mutual	Erie Scientific	Portsmouth Hospital	Water Country	All Other Portsmouth	<b>TOTAL (MGD)</b>	PDA WATER DEMANDS	LONZA Biologics	Redhook /Cisco	PDA Golf Course FREE	All Other PDA Tenants	<b>TOTAL (MGD)</b>
<b>Million Gallons per Day (MGD)</b>	0.220	0.066	0.044	0.020	0.015	0.041	0.053	2.870	<b>3.329</b>	<b>Million Gallons per Day (MGD)</b>	0.337	0.050	0.032	0.241	<b>0.660</b>

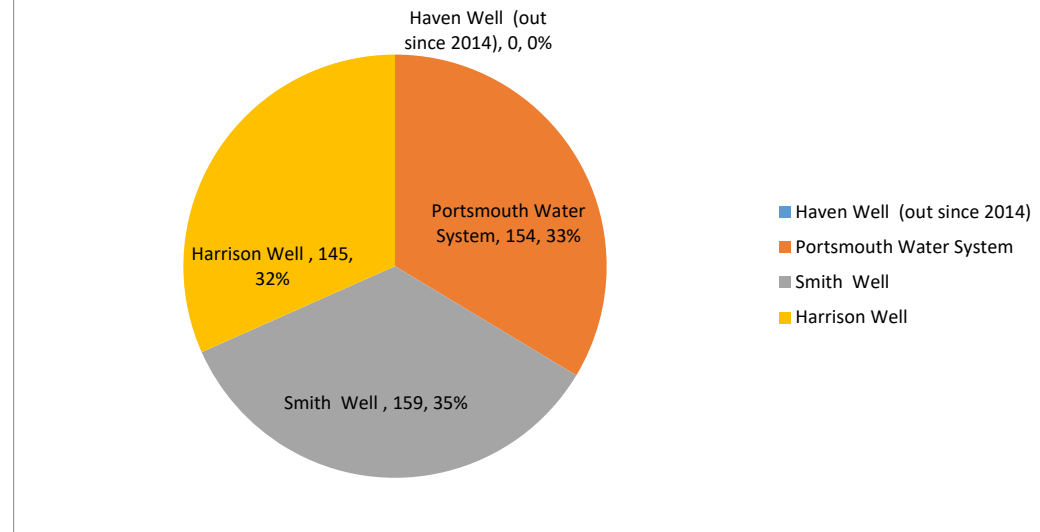
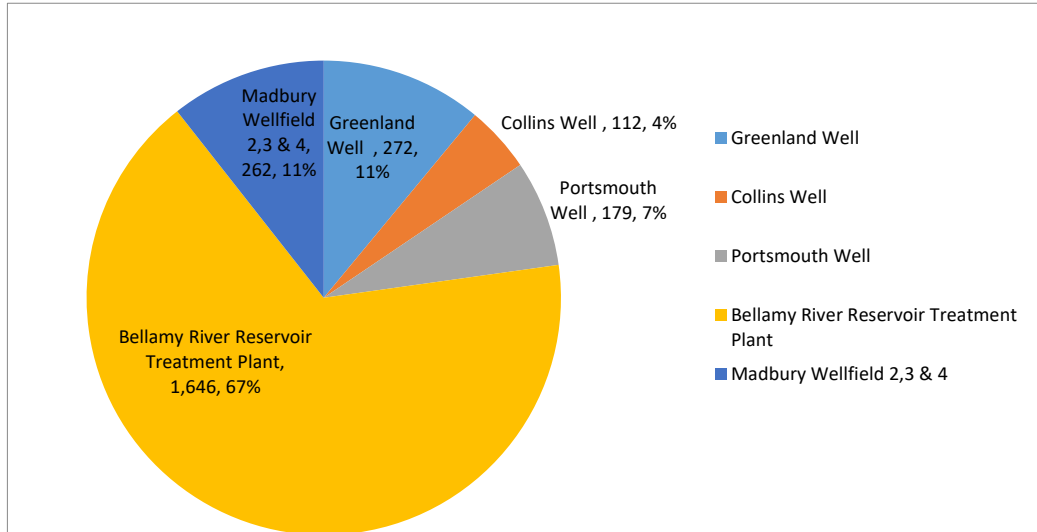


7

**2019 PORTSMOUTH WATER SYSTEM SUPPLY SUMMARY**  
**PWSID 1951010**  
**gpm (gallons per minute)**

**2019 PEASE DEVELOPMENT AUTHORITY WATER SYSTEM SUPPLY SUMMARY**  
**PWSID 1951020**  
**gpm (gallons per minute)**

PORTSMOUTH WATER SOURCES	Greenland Well	Collins Well	Portsmouth Well	Bellamy River Reservoir	Madbury Wellfield 2,3 & 4	TOTAL (GPM)	PDA WATER SOURCES	Haven Well (out since 2014)	Portsmouth Water System	Smith Well	Harrison Well	TOTAL (GPM)
<b>2019 Yield (gpm)</b>	272	112	179	1,646	262	<b>2,472</b>	<b>2019 Yield (gpm)</b>	0	154	159	145	<b>458</b>
<b>Safe Sustainable Yield (gpm)</b>	457	156	264	1,736	647	<b>3,260</b>	<b>Safe Sustainable Yield (gpm)</b>	534	154 ?	153	133	<b>458</b>





**Projected System-Wide Demands**

Based on projected demand increases in Greenland and Pease and some increase due to redevelopment in Portsmouth, we project that system-wide water demand will increase at approximately 1% per year. The following table summarizes the anticipated Average and Maximum Day through 2030:

**TABLE ES-4**  
Projected Water Demand for the Portsmouth Water System through 2030

Year	Average Day Demand (mgd)	Maximum Day Demand (mgd)	Maximum Month Demand (mgd)
Average '04-'11	4.59	7.02	5.71
2015	4.78	7.31	5.94
2020	5.02	7.68	6.24
2025	5.28	8.07	6.56
2030	5.55	8.48	6.90

**Available Water Supply**

**Sustainable Yields**

We analyzed the withdrawals from the City's sources utilizing monthly data for 2003 to 2011. This data was analyzed for the months that the sources were actually in service (for example, the Collins Well has had periods where it has been offline for maintenance). The average and maximum monthly pumpage was assessed for each source. The 75<sup>th</sup> percentile of average pumpage is taken as the likely sustainable yield of the supply source. This data was compared with the 2003 Weston & Sampson Master Plan Update data. The Table ES-5 presents a summary. Appendix B includes all of the monthly pumpage data for reference.

PORTSMOUTH PDA

**TABLE ES-5**  
Pumpage Data and Likely Sustained Yield of Portsmouth's Water Supply Sources

2003 to 2011 Pumpage Data	WTF								TOTAL Sources	MGD
	Finished Water	Madbury Wells	Greenland Well	Port #1 Well	Collins Well	Haven Well	Smith Well	Harrison Well <sup>6</sup>		
Total Operating Months <sup>1</sup>	108	108	108	108	85	105	91	67	108	
Total Pumpage (MG) <sup>2</sup>	7,612	2,481	1,670	1,261	485	699	447	331	15,010	
Average Monthly Pumpage (MG) <sup>3</sup>	70	23	15	12	6	7	5	5	139	
Max Month Pumpage (MG)	109	37	22	18	12	15	11	10	192	
75% Month Pumpage (Total MG)	84	27	20	13	7	8	6	6	171	
75% Month Pumpage (Average GPM)	1,909	735	454	301	159	180	142	132	4,012	5.78
W&S Safe Yield (GPM) <sup>4</sup>	1,736	559	460	227	153	534	163	134	3,966	5.71
<b>T&amp;B Likely Sust. Yield (GPM) <sup>5</sup></b>	1,736	647	457	264	156	534	153	133	<b>4,080</b>	<b>5.87</b>

Notes:

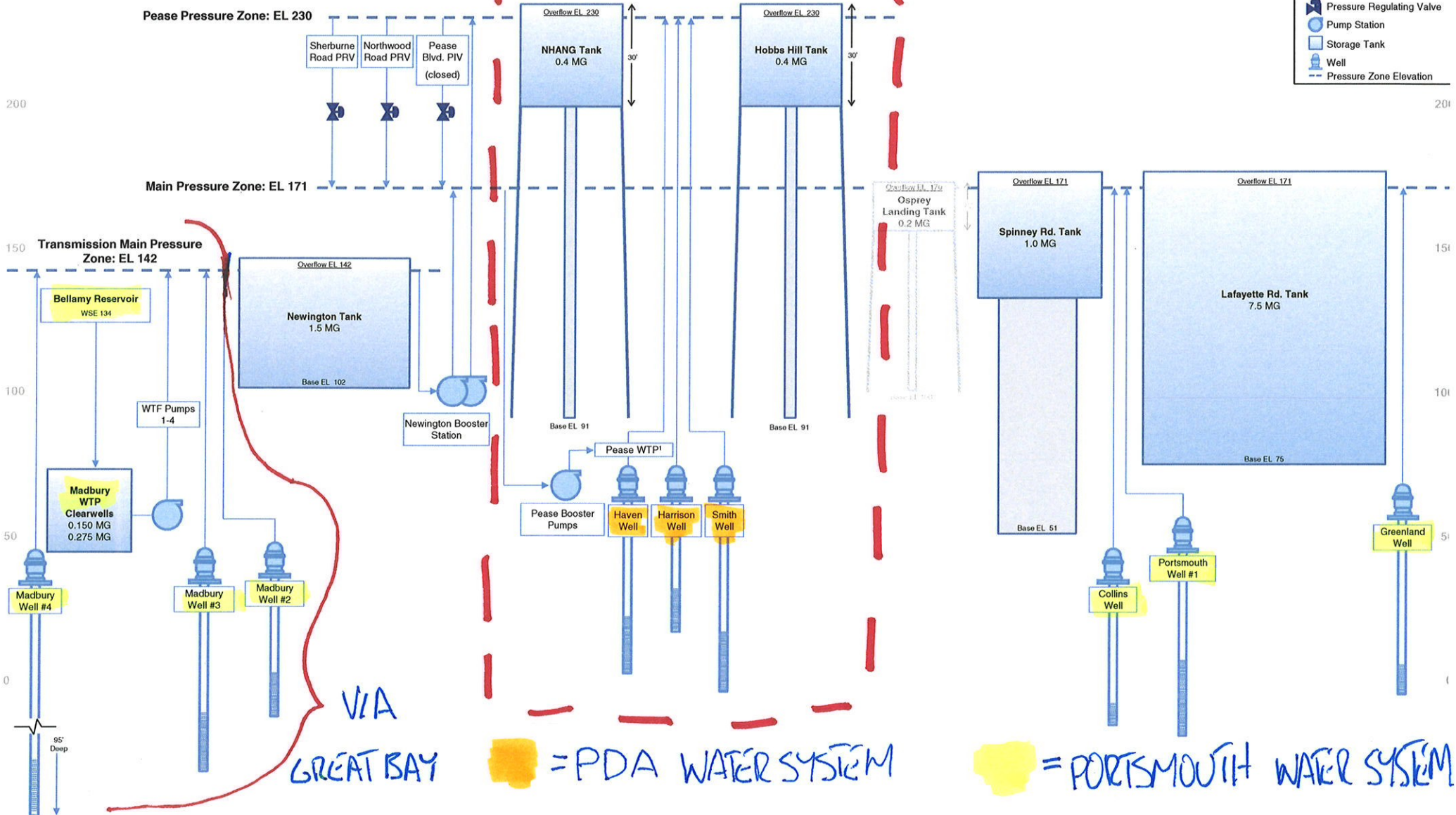
- Total Operating Months includes all months the source of supply was in operation and pumping at a close to normal capacity. Some months show minimal pumpage and are likely due to well maintenance or low water demand. These months were dropped from the analysis.
- Total Pumpage includes the total water pumped for all the months the source was considered to be fully operational.
- Average Monthly Pumpage includes the Total Pumpage divided by the Total Operating Months
- Water Supply Master Plan and Madbury WTP Evaluation Report, Weston & Sampson, June 2003 and Updated Assessment of Bellamy Reservoir Yield, 2008.
- Average of the 75% Average Day Pumpage and the W&S Safe Yield GPM except:
  - Madbury WTF safe yield is assumed to be 2.5 MGD per the W&S Bellamy Reservoir Assessment
  - The Haven Well pumpage history includes some years where the well flow was restricted by an agreement with the Pease Air Base; therefore, the calculated yield of 534 GPM is the likely safe yield of this source
- The Harrison Well was placed into service in May 2006 after rehabilitation of the well and pump facilities.

**Notes**

1. The Pease WTP is only used if triggered by VOC levels in monitoring wells.

**LEGEND**

- Direction of Flow
- ⊗ Pressure Regulating Valve
- ⊕ Pump Station
- ▭ Storage Tank
- ⊕ Well
- - - Pressure Zone Elevation



**Figure 3-1 Distribution System Schematic - The Portsmouth Water System**

VERTICAL DATUM: USGS  
HORIZONTAL SCALE: NOT TO SCALE

The City of Portsmouth, NH

March 9, 2021

Planning Board Members  
Re: Meeting March 18, 2021  
Application 1 Clark Drive  
Wetland Conditional Use Permit  
Subdivision Approval

Kyle Langelier  
304 Leslie Drive

I am submitting my comments in written form regarding the storm water management infrastructure which will result in 15,500 square feet/.356 acres of impact in the 100-foot wetland buffer and subdivision approval for the Clark Drive project.

Since I purchased my home on Cutts Cove there has been many changes that have adversely impacted the marsh frontage and natural habitat of the resident wildlife.

During the past few years the following projects has contributed to the over flooding, loss of marsh grasses, relocation of wildlife and introduction of harmful bird species into Cutts Cove.

The list comprises of the following projects:

State of NH Bridge project  
Leslie Drive filtered outfall project  
Market Street Extension upgrades including storm water drainage into the cove  
Upgrades to the connector from the Bypass to Market Street Extension  
Bohenko Gateway Park

Canada goose control program which pistol blanks and hunting dogs were used to remove them from the new park and relocated to private property on the inner cove

This project will impact a large percentage of the cove frontage as well as displace the resident animal population.

To alleviate irreparable damage to this area of Cutts Cove I would request a stringent city inspection schedule be set up to monitor the impact area that will be disturbed during and after construction and if any concerns noted be mitigated immediately.

I would also request that if any wildlife is relocated to other properties in the neighborhood the problem be addressed by the developer and not left up to the homeowners to burden the cost of removal.

Thank you

Kyle Langelier  
[aprazits@gmail.com](mailto:aprazits@gmail.com)  
603-436-5222



**From:** [William Peirce](#)  
**To:** [Planning Info](#)  
**Subject:** 1 Clark Drive application, March 18th hearing  
**Date:** Wednesday, March 17, 2021 5:53:41 PM

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Dear Planning Board,

I got an abutter notice for the project at 1 Clark Drive. My rental property is across the tidal inlet from the proposed development. If the project goes forward, I will have a view of a few more houses, but that does not concern me. I have a great view of the river. Also, I will not be able to hear anything coming from that area because the inlet is wide.

The town and the local economy desperately needs affordable housing. I hope this project gets through the review process quickly.

William Peirce

296 Leslie Drive (owner)

Portsmouth

**From:** [Robyn Aldo](#)  
**To:** [Planning Info](#)  
**Subject:** Fwd: 1338 Woodbury Avenue project  
**Date:** Thursday, March 18, 2021 4:00:12 PM

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Mandating a visual buffer between the COOP and main street would benefit not only the COOP residents, but the public's best interest will be served for those that live in the surrounding areas and travel this road. Substantial justice can be achieved by enhancing the renovation with a visual landscape screen, such as a high fence and trees. This property at 1338 Woodbury Avenue is already lacking in adequate visual buffers. It's a popularly driven Road and City approved screening is necessary. Buffers are typically required between commercial enterprises and residential and we request that you consider requiring a detailed plan that can be proved by the City. The buildings slated to be demoed, although in bad shape, currently act as a visual buffer and aid in privacy for the existing homes. ... It would benefit the COOP by improving the curb appeal and keeping noise and dust levels down from the road into the COOP property. A carefully thought out landscape plan will also enhance the integrity of the corridor.

I request the planning board consider mandating a landscape plan identifying specific screen of fences, trees and evergreen bushes to be part of this process. We cannot assume the right buffers will be installed that will be beneficial to the surrounding neighborhood and I request that it be part of the approvals.

Thank you.  
Robyn Aldo  
an abutter on Wholey Way, Portsmouth, NH 03801

4 photos attached show the condition of parts of the park and the buildings that will be knocked down that currently are screening some of the park.





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