

**From:** [Pete Carey](#)  
**To:** [Planning Info](#)  
**Cc:** [salex@liquidpc.com](mailto:salex@liquidpc.com)  
**Subject:** Planning Board Hearing - 15 Jul 2021: Application of Susan Alex, 50 Mount Vernon Street  
**Date:** Wednesday, July 7, 2021 11:59:31 AM

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Dear Planning Department and Planning Board Members,

My wife, Mary-Jo Monusky, and I fully endorse Sue Alex' Application for Conditional Use Permit to construct a garden cottage above her existing detached garage. We're familiar with Sue's plans. The design is very nice and totally compatible with the mixed, mostly historical architecture and character of our neighborhood. We've also gotten to know well Sue's contractor, who has been working in our small neighborhood for over a year. The quality of his team's workmanship is first-rate. The proposed change of use poses no adverse impacts on the neighborhood, and, in fact, will likely enhance surrounding property values. We give the project an unqualified thumbs-up.

Thanks for your consideration.

Best regards,

Pete

Peter N. Carey  
Colonel, USAF (Ret.)  
39 Mount Vernon Street  
Portsmouth, NH 03801-4521  
(603) 812-5421

**From:** [Brendan Cooney](#)  
**To:** [Planning Info](#)  
**Cc:** [Brendan Cooney](#); [megtehan@me.com](mailto:megtehan@me.com)  
**Subject:** Comments for Planning Board Meeting July 15, 2021  
**Date:** Thursday, July 8, 2021 9:44:45 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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To the Planning Board,

We write in support of the application by our neighbor Susan Alex, Owner of property located at 50 Mount Vernon Street to construct a garden cottage above her existing detached garage. We believe this is a fitting purpose for the structure, and we feel the proposed construction aligns with the style and character of the main residence on Ms. Alex's property as well as with the character of the surrounding neighborhood.

Thank you for your time and attention, and for your service to the City.

Kind regards,

Brendan Cooney and Megan Tehan  
57 Mount Vernon Street  
Portsmouth  
[br\\_cooney@me.com](mailto:br_cooney@me.com)  
[megtehan@me.com](mailto:megtehan@me.com)



**Brendan Cooney**  
Director, Behavioral Science  
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**From:** [Amy Quigley](#)  
**To:** [Planning Info](#)  
**Cc:** [salex@liquidpc.com](mailto:salex@liquidpc.com)  
**Subject:** Abutter support for Susan Alex @ 50 Mt Vernon Street  
**Date:** Tuesday, July 13, 2021 11:24:54 AM

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Dear planning committee representatives,

Mike and I are next door neighbors to Susan Alex at 50 Mt Vernon Street. We have reviewed the plans and support her proposal for garage renovations to build living space upstairs and thank you all for working so diligently to ensure a smooth process with your thorough communication.

Thank you,  
Amy and Mike Quigley  
40 Mt Vernon Street

Members of the Portsmouth Planning Board –

My name is Chris Benecick, and I reside at 7 Portwalk Place in Portsmouth. I **wanted to voice my support of this project**, as I feel the building design not only compliments the other new commercial and residential structures in the North End, but also pays tribute to Portsmouth's maritime history and its contribution to wooden shipbuilding and global commerce.

My wife and I moved back to New England in Aug 2019, after 20 years of working and raising a family in the Metro NY/NJ area. We chose Portsmouth as our next place to live due to the opportunity to live in an urban, active and vibrant community with proximity to the ocean, lakes and mountains. Another benefit was we could also reduce our carbon footprint by walking, biking or taking public transportation to Boston when needed by living downtown. Lastly, the history of the Portsmouth and Seacoast area was always very interesting to me, starting from my time as a History major at UNH in Durham.

In reviewing the drawings and models submitted to the city of this project, I immediately noticed that the lines of the building resemble a ship, or the hull of a wooden boat when viewed from traveling on Market St. south across the far end of the North Mill Pond. The design and scale fits in very nicely between the Sheraton to the southeast, the AC Hotel, and the new office building being completed on Maplewood and Raynes Ave. For those driving into Portsmouth from I-95 on Market, this design provides a very good impression as a "gateway" building.

I think this project has the opportunity to educate both residents and visitors alike to the important role that Portsmouth played in the expansion of the United States in the period between 1840-1860; also known as the "Age of the Clipper Ship". Portsmouth shipyards turned out 28 clippers during this period, and if you look at the town maps from this period, you will see that the largest and most successful of them all was located on this section of the North Mill Pond just slightly northwest of this project - the George Raynes shipyard. Legendary clippers like Sea Serpent, Wild Pigeon, Emily Farnum, and Witch of the Wave were all built here for Boston and NY shipping interests, ferrying miners and supplies around Cape Horn to the California Gold Rush, then onto China before returning

to the US loaded with gold, tea and spices. Before the last tall ship was launched from Portsmouth in 1886, these yards produced 61 ships – clippers, barks, brigs, and schooners. These ships and their crews opened the Pacific to US expansion and contributed millions of trade dollars to the US economy pre-Civil War. Once launched in Portsmouth, none ever returned but they told their stories in ports throughout the world. As the age of wooden ships ended at the end of the 19<sup>th</sup> Century, the wharves were filled in and repurposed for lumber and coal distribution, among other industrial purposes.

Part of the developer's plan submitted to the city includes constructing a pedestrian path along the North Mill Pond that will eventually connect Market St. to Maplewood Ave. This will create new access along the pond line where the Raynes/Fernald shipyard used to operate. Aside from a minor reference on a marker in the Union Cemetery where George Raynes and Frederick Fernald now rest, there is nothing to indicate the industry, commerce and craftsmanship that once existed here. It would be great if the developers and town officials could include along this path appropriate markers that interpret the historical significance of the mostly forgotten nautical past of this area of town.

George Raynes was well known in shipbuilding for his sense of "line, symmetry and proportion." I believe the developer's design pays tribute to this history of the area, which has been long since developed commercially and now is being revitalized to support the North End's return to residential use.

Thank you, and I hope that the Planning Board grants approval to this important project.

Respectfully,

Chris Benecick



## Izak Gilbo

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**From:** Christopher Moulton <cmoulton@colwenhotels.com>  
**Sent:** Thursday, July 8, 2021 11:53 AM  
**To:** Izak Gilbo  
**Subject:** 53 Green Street Project Support  
**Attachments:** Green St.jpg

Dear Members of the Planning Board,

I have been the General Manager at the AC Hotel since the opening in December 2019. We frequently give directions to our guests to go out and explore the City attractions and many excellent restaurants. Also, now that the worst of Covid is hopefully behind us, our guests also value outdoor public space more highly.

I am writing in support of the 53 Green Street application next door from a public safety and waterfront access standpoint. The attached picture shows the sidewalk condition on Green Street that will greatly be improved with the development of this project and our guests will enjoy walking along the North Mill Pond to access the park on Market Street. We are excited for the continued revitalization of the North End and its beautification of Portsmouth

Since one of the owners, Cathartes, is also part owner in the AC Hotel, I will not comment on the design or architecture.

Thank you for your consideration and I hope you approve this project.

### Chris Moulton

GENERAL MANAGER

[cmoulton@colwenhotels.com](mailto:cmoulton@colwenhotels.com)

C. 561.573.9644

AC Hotel by Marriott Portsmouth Downtown/Waterfront  
The Envio & Rooftop at The Envio  
299 Vaughan Street  
Portsmouth, NH 03801



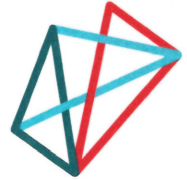
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319 VAUGHAN STREET  
PORTSMOUTH, NH 03801

July 7, 2021

*Via electronic mail transmission only (igilbo@cityofportsmouth.com)*

Portsmouth Planning Board  
c/o Izak Gilbo, Associate Planner  
City Hall  
1 Junkins Ave, 3rd Floor  
Portsmouth, NH 03801

Re: 53 Green Street

Dear Members of the Planning Board:

On behalf of the Board of Directors of 3S Contemporary Artspace, Inc., I write to inform the Planning Board of the 3S Board's support for the proposed development of 53 Green Street.

The proposal seems to be in line with recent developments in the North End which have generally had a positive impact on our arts nonprofit. While the 3S Board takes no position on the project's design elements, including the scope and mass of the project, we are nevertheless excited about the potential for development of this parcel. We are particularly supportive of the proposed public art installations on the Green Street connection and our potential role in supporting and curating those installations. The 3S Board further believes that the proposed greenway connecting the North End to Market Street will have an overall positive impact on the neighborhood.

Cathartes has included 3S staff in its development process and has a long-standing working relationship with 3S. We look forward to continued partnerships with our North End neighbors and city leadership.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "JR", written over a blue circular stamp or mark.

Joseph R. Russell, Vice Chair  
3S Contemporary Artspace, Inc.

**From:** [John Virball](#)  
**To:** [Planning Info](#)  
**Subject:** Application Bow St. Brew LLC  
**Date:** Monday, July 12, 2021 8:01:47 AM

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Dear Board Members,

Regarding the above application for a variance to the number of on site parking, as a direct abutter I formally object to the approval of this application.

Unless I know what type of tenant would be occupying the space, or the business of the tenant, I have no idea of their parking requirements and how it would impact the access that I presently have to my parking space.

If the business is one that requires their clients to have access to this office throughout the day, even for a minimal amount of time, the "no parking" area in front of the Brewery Condo parking area is typically ignored.

Tenants have more than adequate parking available in the church parking lot right across the street and these can be secured on an annual basis to provide the required 3 parking spots to the business as per code. The Ale House Inn has an ongoing agreement with the church to provide parking for their guests so this appears to be an acceptable solution.

Thanks for your consideration.

John Virball  
121 Bow Street, Unit A3  
Portsmouth, NH 03801

**From:** [John Virball](#)  
**To:** [Planning Info](#)  
**Subject:** Re: Application Bow St. Brew LLC  
**Date:** Tuesday, July 13, 2021 5:36:59 PM

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The LLC just emailed me with their intent, so please withdraw my objection to their variance application.

Thanks  
John Virball

Sent from my iPhone

On Jul 13, 2021, at 4:04 PM, Planning Info <[Planning@cityofportsmouth.com](mailto:Planning@cityofportsmouth.com)> wrote:

Thank you, your email will be added to the Public Comment at the July 15, 2021 meeting.

*Kimberli Kienia*

Administrative Assistant, Planning Dept.

1 Junkins Avenue

Portsmouth, NH 03801

**Tel:** (603) 610-7217

**OFFICE HOURS:**

**Monday** 8:00am–6:00pm

**Tues–Thurs** 8:00am–4:30pm

**Friday** 8:00am–1:00pm

**From:** John Virball [<mailto:johnvirball@gmail.com>]  
**Sent:** Monday, July 12, 2021 8:01 AM  
**To:** Planning Info <[Planning@cityofportsmouth.com](mailto:Planning@cityofportsmouth.com)>  
**Subject:** Application Bow St. Brew LLC

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Thanks for your consideration.

John Virball

121 Bow Street, Unit A3

Portsmouth, NH 03801