

**From:** [Tim McNamara](#)  
**To:** [Planning Info](#)  
**Subject:** 635 Sagamore Ave Variance Request  
**Date:** Thursday, December 8, 2022 11:17:47 AM

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ZBA Board Members,

I am writing to you in advance of your December 20th meeting to express my significant objection to the proposed 4 house project. As you know the applicant pulled its original plan for 5 units based on a single letter of objection which has since been rescinded. The new project application is a reduction in units but importantly the footprint of the new units is larger than the units in the original proposal hence not creating a material change to the initial application.

The applicant's variance request does not meet the 4 or 5 items required to approve a variance.

- It is not in the public interest to jam a cluster development sitting high above abutters property which would destroy a natural setting that may have real environmental impacts.
- It offends the spirit of the Ordinance and the current zoning requirement
- The applicant has not demonstrated an unnecessary hardship and certainly does not justify a material deviation from Portsmouth's restrictions on intense use of land
- The applicant's document on property values in the latest package - in my opinion - does not support the idea that property values in Tidewater Condominiums will not be impacted. A simple site visit will help you see that.

Additionally, at the November meeting the board approved a fence for a nearby neighbor to help with the noise from increased traffic on a dangerous piece of Sagamore Ave. Mr Mannel made a comment (I paraphrase) Sagamore Ave is the new route 1 at certain times. Please take the time to review 10 minutes of a Portsmouth Traffic Committee meeting on Nov. 3rd starting at approximately the 12 minute mark. <https://www.cityofportsmouth.com/publicworks/transportation/parking-and-traffic-safety-committee>

Please deny this request for all the right reasons.

Thank you in advance for your consideration.

Tim McNamara  
579 Sagamore Ave #19  
Portsmouth NH 03801  
617-413-4884

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Tim McNamara  
617 413 4884

**From:** Jane Reynolds  
**To:** [Planning Info](#)  
**Subject:** 635 Sagamore Avenue  
**Date:** Tuesday, November 15, 2022 12:49:24 PM

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Dear Board Members,

As a resident of Tidewatch I have frequently walked and driven by the backside of the referenced property with the current request to add two additional buildings. Not only is there insufficient square feet per dwelling and the added traffic safety concerns, I am concerned about the probable existence of a granite ledge where the 2 new buildings are proposed. Any excavation or blasting could damage the adjacent buildings and the nearby wetlands and Sagamore Creek.

My request would be for you to approve ONLY the replacement of the existing two buildings in the same general area. Thank you for your time and consideration on important matters in our community!

Sincerely yours,  
Jane Pratt Reynolds  
Unit 84  
579 Sagamore Ave, Portsmouth, NH 03801

**From:** [Phil von Hemert](#)  
**To:** [Planning Info](#)  
**Subject:** Comments re: 635 Sagamore Development LLC  
**Date:** Monday, November 7, 2022 12:19:53 PM

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I am writing to protest the planned residential development of the property located at 635 Sagamore Avenue. I and my wife, Susan, own Unit 42 in the abutting Tidewatch community. Our concerns are:

1. Requested unit variance is extreme, four units versus just one, a 400% increase.
2. Requested lot area variance is also extreme, 2 units per acre versus the permitted one per acre.
3. Such a large development will impact water runoff into Sagamore Creek.
4. This proposal requires approximately 12 feet of elevation to be excavated and a lot of forested area to be cut just to put in the four houses and the roadway.

If these extreme variations are allowed on this site, what's to prevent the same for other properties in the neighborhood along and near Sagamore Avenue? Permitting this plan as proposed will set an unwanted and unnecessary precedent.

Please do not permit four units to be built.

Phil and Susan von Hemert  
(603) 833-0844  
[philvonHemert@gmail.com](mailto:philvonHemert@gmail.com)

**From:** [Peter M. Wissel](#)  
**To:** [Planning Info](#)  
**Subject:** 635 Sagamore Avenue  
**Date:** Sunday, November 20, 2022 10:03:26 PM

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Dear members of the Zoning Board of Adjustment,

My wife and I were traveling abroad when the abutter notice dated November 15 regarding the subject petition was delivered by mail.

I am hopeful that it is not too late for our objections to the petition to be considered before a final determination is made by the Board of Adjustment.

We have two strong objections to the variance requested at 635 Sagamore Avenue.

We are avid cyclists. The shoulder of Sagamore Avenue in front of 635 Sagamore Avenue narrows from approximately 4 feet to approximately 12 inches. That stretch of Sagamore Ave is also on a grade, so a southbound cyclist would be moving uphill slowly. The crest of the grade is just beyond the subject property and a southbound motorist can not see vehicles approaching in the opposite lane. Consequently, an impatient southbound motorist, and there are many, especially during the tourist season, trying to pass a slow moving cyclist often fails to maintain 3 ft. of distance between their vehicle and a cyclist as required by NH law. One or more additional personal motor vehicles for each of 4 units, delivery vehicles and service vehicles seeking to turn in and out of a driveway at this already dangerous stretch of road will only add to the hazard to cyclists.

We are also owners of a unit at Tidewatch Condominiums. A major appeal of Tidewatch is the park-like setting which is protected by the current zoning along Sagamore Avenue. Allowing 4 units to be built on a lot currently zoned for a single unit would have a significant adverse impact on the aesthetics and the value of Tidewatch Condominium units without adding any benefit to the community at large. The best locations for increasing density are where residents can either walk to amenities or avail themselves of public transportation. 635 Sagamore Avenue is not such a location.

Respectfully yours,

Peter Wissel and Susan Philbrick  
579 Sagamore Ave., Unit 75  
Portsmouth, NH 03801

Peter M. Wissel  
Mobile: 1-603-380-8885



**From:** [Peter M. Wissel](#)  
**To:** [Planning Info](#)  
**Subject:** Re: 635 Sagamore Avenue  
**Date:** Monday, November 21, 2022 6:55:04 PM  
**Attachments:** [PTS Agenda Packet 11.3.22.pdf](#)

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Hi Ms. Kienia,

Thank you for the update.

I would like to add that the danger to cyclists at the crest of the Sagamore Avenue hill was also discussed at the Parking and Traffic Safety Committee Meeting on November 3, 2022. Attached is documentation from that meeting. I think it would be prudent for the Zoning Board of Adjustment to consult with the Parking and Traffic Safety Committee before ruling on the 635 Sagamore Avenue petition.

Best regards,  
Peter Wissel

Peter M. Wissel  
Mobile: 1-603-380-8885

On Monday, November 21, 2022 at 05:23:24 PM EST, Planning Info <[planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com)> wrote:

Hi Mr. Wissel,

This petition was postponed and will now be heard at the December 20, 2022 Zoning Board of Adjustment Meeting. Your email will be included in Public Comment for the December meeting.

Best,

**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

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**From:** Peter M. Wissel [mailto:pmwissel@yahoo.com]  
**Sent:** Sunday, November 20, 2022 10:03 PM  
**To:** Planning Info <Planning@cityofportsmouth.com>  
**Subject:** 635 Sagamore Avenue

Dear members of the Zoning Board of Adjustment,

My wife and I were traveling abroad when the abutter notice dated November 15 regarding the subject petition was delivered by mail.

I am hopeful that it is not too late for our objections to the petition to be considered before a final determination is made by the Board of Adjustment.

We have two strong objections to the variance requested at 635 Sagamore Avenue.

We are avid cyclists. The shoulder of Sagamore Avenue in front of 635 Sagamore Avenue narrows from approximately 4 feet to approximately 12 inches. That stretch of Sagamore Ave is also on a grade, so a southbound cyclist would be moving uphill slowly. The crest of the grade is just beyond the subject property and a southbound motorist can not see vehicles approaching in the opposite lane. Consequently, an impatient southbound motorist, and there are many, especially during the tourist season, trying to pass a slow moving cyclist often fails to maintain 3 ft. of distance between their vehicle and a cyclist as required by NH law. One or more additional personal motor vehicles for each of 4 units, delivery vehicles and service vehicles seeking to turn in and out of a driveway at this already dangerous stretch of road will only add to the hazard to cyclists.

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Respectfully yours,

Peter Wissel and Susan Philbrick

579 Sagamore Ave., Unit 75

Portsmouth, NH 03801

Peter M. Wissel

Mobile: 1-603-380-8885

# **PARKING and TRAFFIC SAFETY COMMITTEE**

## **PORTSMOUTH, NEW HAMPSHIRE**

**CONFERENCE ROOM A**  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

*Members of the public also have the option to join the meeting over Zoom  
(See below for more details)\**

**8:30 AM**

**November 3<sup>rd</sup>, 2022**

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**ON-SITE COMMITTEE:** Please meet on Tuesday, November 1<sup>st</sup> at 8:00 a.m. at the following location:

- Broad Street, north side of South Street

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### **AGENDA**

**I. CALL TO ORDER**

**II. ATTENDANCE**

**III. FINANCIAL REPORT**

**IV. PUBLIC COMMENT (15 MINUTES)**

This is the time for all comments on any of the agenda items or non-agenda items.

**V. PRESENTATIONS**

None

**VI. NEW BUSINESS**

*(No public comment during Committee discussion without Committee approval.)*

- A.** Broad Street, request to move no parking signage farther back from South Street, by resident. **Sample Motion: Move to relocate NO PARKING HERE TO CORNER signs 30 feet from crosswalk on the north side of South Street.**
- B.** Sagamore Avenue, request to extend bike lanes from Little Harbor Road to Rye line, by Seacoast Area Bicycle Riders. **Sample Motion: Move to refer to staff for evaluation and report back at future meeting.**

**VII. OLD BUSINESS**

- A.** Maplewood Avenue at Prospect Street, report back on request to slow traffic on Maplewood Avenue. **Sample Motion: Move to place item on file.**
- B.** Mariette Drive, speed analysis. **Sample Motion: Move to place item on file**
- C.** Maple Haven stop sign analysis. **Sample Motion: Move to approve installation of stop sign on northbound leg of Suzanne Drive, at intersection of Suzanne Drive and Simonds Road, near park.**

**VIII. INFORMATIONAL**

**A. Monthly Accident Report from Police**

**IX. MISCELLANEOUS**

**X. ADJOURNMENT**

*\*Members of the public also have the option to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser: [https://us06web.zoom.us/webinar/register/WN\\_6t88nxMpTyyzNoD6fcJPWA](https://us06web.zoom.us/webinar/register/WN_6t88nxMpTyyzNoD6fcJPWA)*



Percentage of Fiscal Year Complete  
25.00%

Preliminary  
Totals Thru  
September 30, 2022

	Total	Budgeted	% of Budget
FY 23			
Parking Meter Fees	1,128,480.07	3,250,000.00	35%
Meter Space Rental	34,330.00	150,000.00	23%
Meter In Vehicle	0.00	0.00	0%
EV Charging Stations	4,553.57	10,000.00	46%
Parking-Area Service Agreements	35,550.00	50,000.00	
High Hanover Transient	750,014.20	1,909,000.00	39%
High Hanover Passes	284,756.08	1,265,100.00	23%
Foundry Place Transient	106,852.94	502,000.00	21%
Foundry Place Passes	109,079.82	451,500.00	24%
Parking Sign Permit	0.00	0.00	
HH Pass Reinstatement	330.00	750.00	44%
Foundry Pass Reinstatement	234.75	750.00	31%
Parking Violations	290,215.50	700,000.00	41%
Immobilization Administration Fee	1,800.00	5,000.00	36%
Summons Admin Fee	0.00	0.00	0%
Total FY 23	2,746,196.93	8,294,100.00	33%

	<b>BUDGETED</b>	
	5,881,795	71% Transfer to Parking Fund
	2,412,305	29% Funds Remaining in Gen Fund

# **South Street and Broad Street Parking Near Intersection**



Cole  
260 Broad Street  
Portsmouth, NH 03801

September 30, 2022

City Of Portsmouth  
Department of Public Works – Roads and Sidewalks  
680 Peverley Hill Road  
Portsmouth, NH 03801

Re: **Broad Street/South Street**

Dear Sir or Madam:

I live at 260 Broad Street. I believe that the placement of the “No Parking Here to Corner” signs are creating or allowing a hazard.

The No Parking Here to Corner signs are placed at the end of Broad Street, where it meets South Street. As you know, this part of South is at the base of the hill leading down from the Edgewood Center and is one of the busiest streets in the City, particularly when students and buses and parents are driving to and leaving the High School. As one pulls out of Broad Street and turns toward the High School, the residence on the corner of Broad and South is surrounded by a high, dense privet hedge, which dramatically reduces visibility up South Street toward the Edgewood Center. The No Parking Here to Corner signs are placed about one car length onto or into Broad Street on both sides of Broad. Cars typically are parked right up to the signs. See my childish diagram, attached.

The result is that the opening for cars turning off of South, often with steady traffic both ways on South, is very narrow. This makes getting onto South from Broad and off of South to Broad difficult, because the narrow opening left by the parked cars is simply too small and the cars in traffic play a game of roulette, hoping there is enough room and time to pull out of or into Broad.

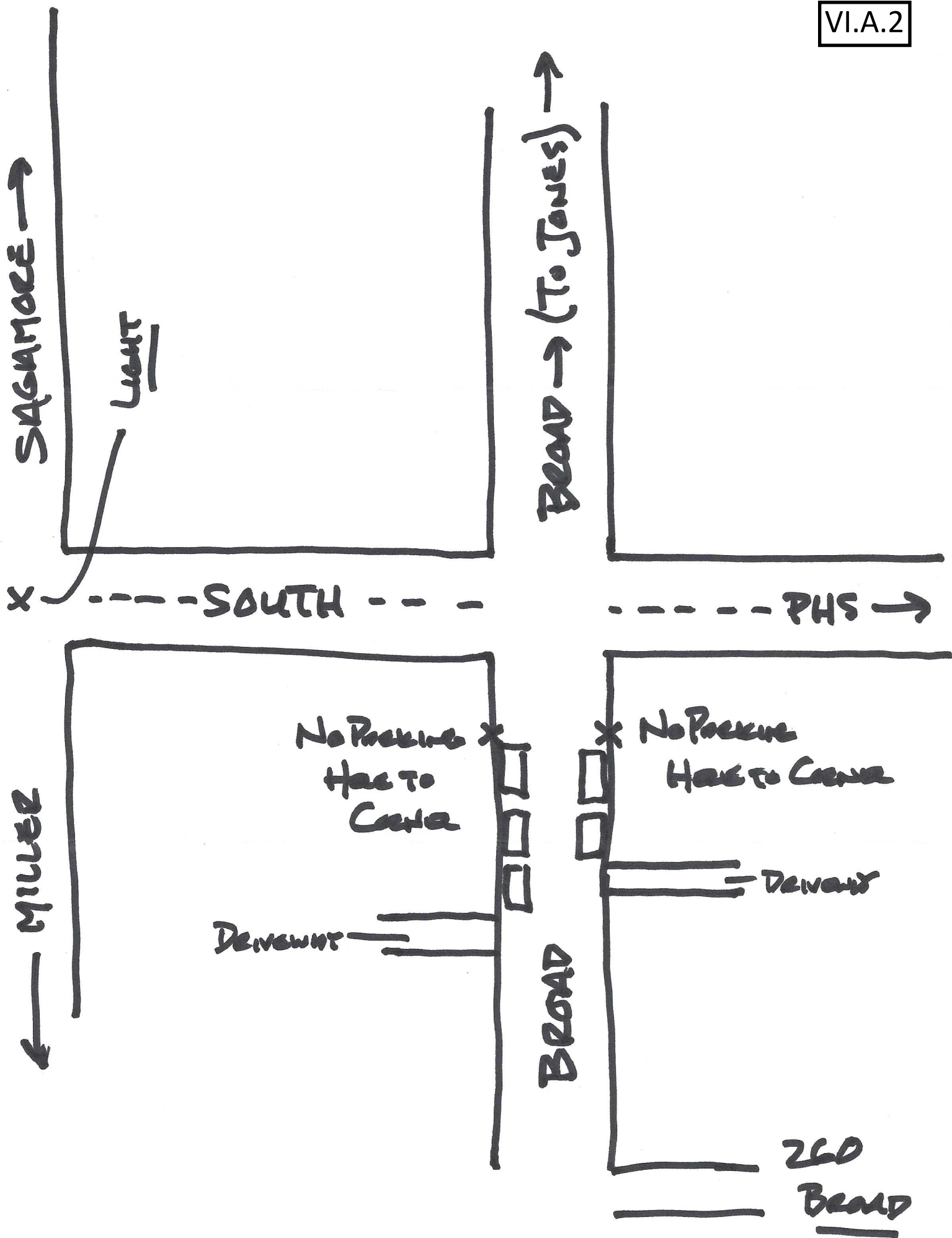
It seems that one solution could be to move the No Parking Here to Corner signs further down Broad Street, to at least permit some room to maneuver at the actual point of contact between the streets. I do understand that this would eliminate some parking spots – perhaps one on each side of Broad Street – but the safety advantages seem worth evaluating and trying on a temporary basis.

Thanks for reading this, and for everything you all at Public Works do to make the City so very livable.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Cole', with a stylized flourish at the end.





30' Per State Law

20' Existing



**From:** [Matthew Glenn](#)  
**To:** [Eric B. Eby](#); [Andrew Bagley](#)  
**Subject:** Request for PTSC to look at extending Sagamore Ave bike lanes  
**Date:** Tuesday, October 25, 2022 10:19:23 AM

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Dear Mr. Eby, Councilor Bagley, and members of the PTSC,

I would like to ask the Parking and Traffic Safety Committee to take a close look at extending the Sagamore Avenue bike lanes from Little Harbor Road to the Rye line. Please provide an update on what can be done to improve safety at the crest of the hill as the sewer project is completed; and for the full length of the road where existing shoulder width may allow it, please consider painting bike lane markings immediately.

In particular, the roadway in front of the Seacoast Mental Health Center is not wide enough to allow cars to park without crossing the white fog line and partially blocking the travel lane, so you should consider "no parking" signage here and in front of the new condos being built at 960 Sagamore. Shoulder width should allow for bike lane markings now that the "Golden Egg" is gone.

Please also provide an update on the project to extend the sidewalk to Tuckers Cove, and if bike lanes are to be included.

Finally, I'll request that you make reference in the PTSC packet to the Bicycle and Pedestrian plan, which calls for bike lanes and sidewalks for the full length of this very popular and critical biking, running, and walking route. Complete bike lanes may require additional time and funding, but I believe there are several small improvements the PTSC can make now with just signage and paint.

Regards,  
Matt Glenn

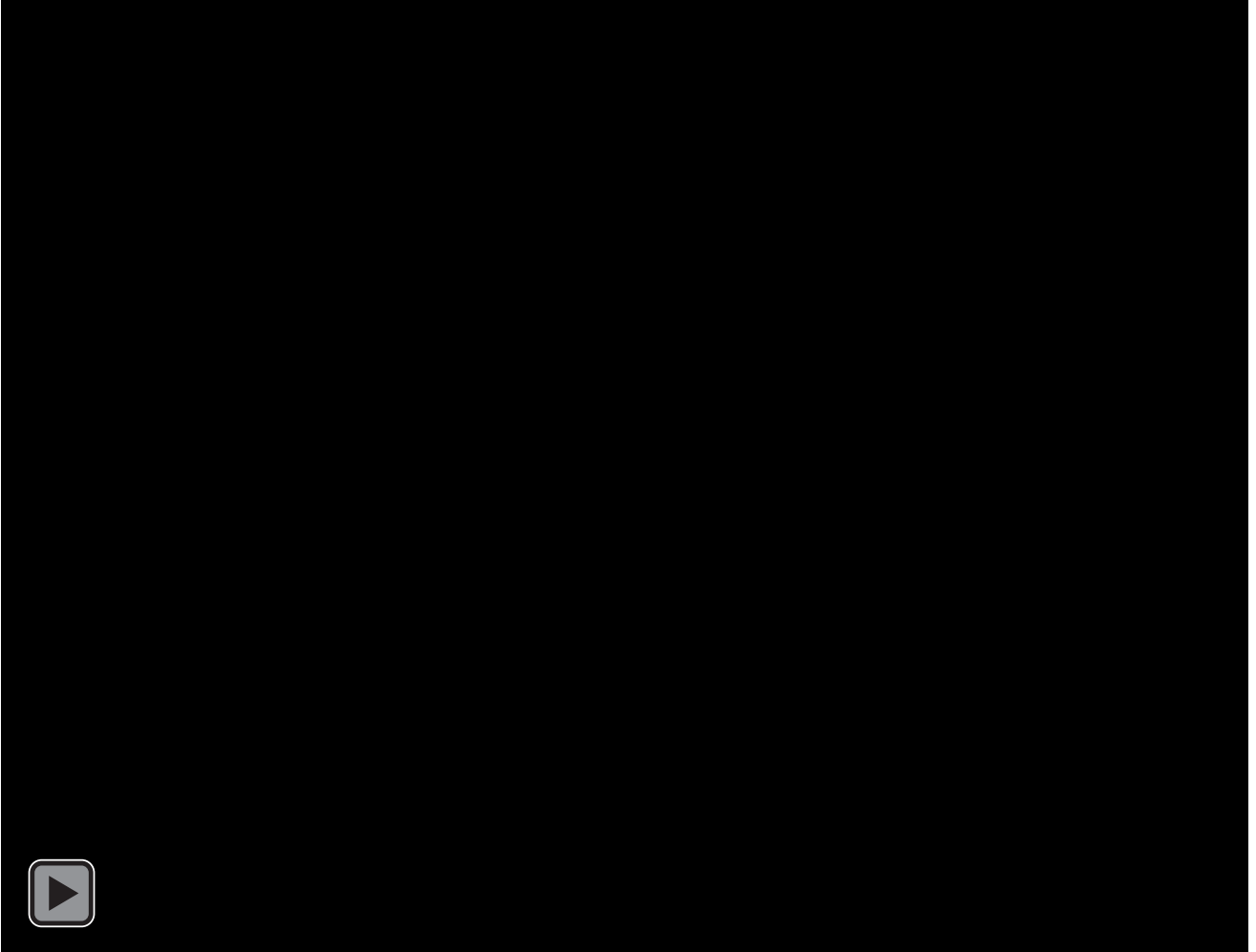
Seacoast Area Bicycle Riders  
[seacoastbikes.org](http://seacoastbikes.org)



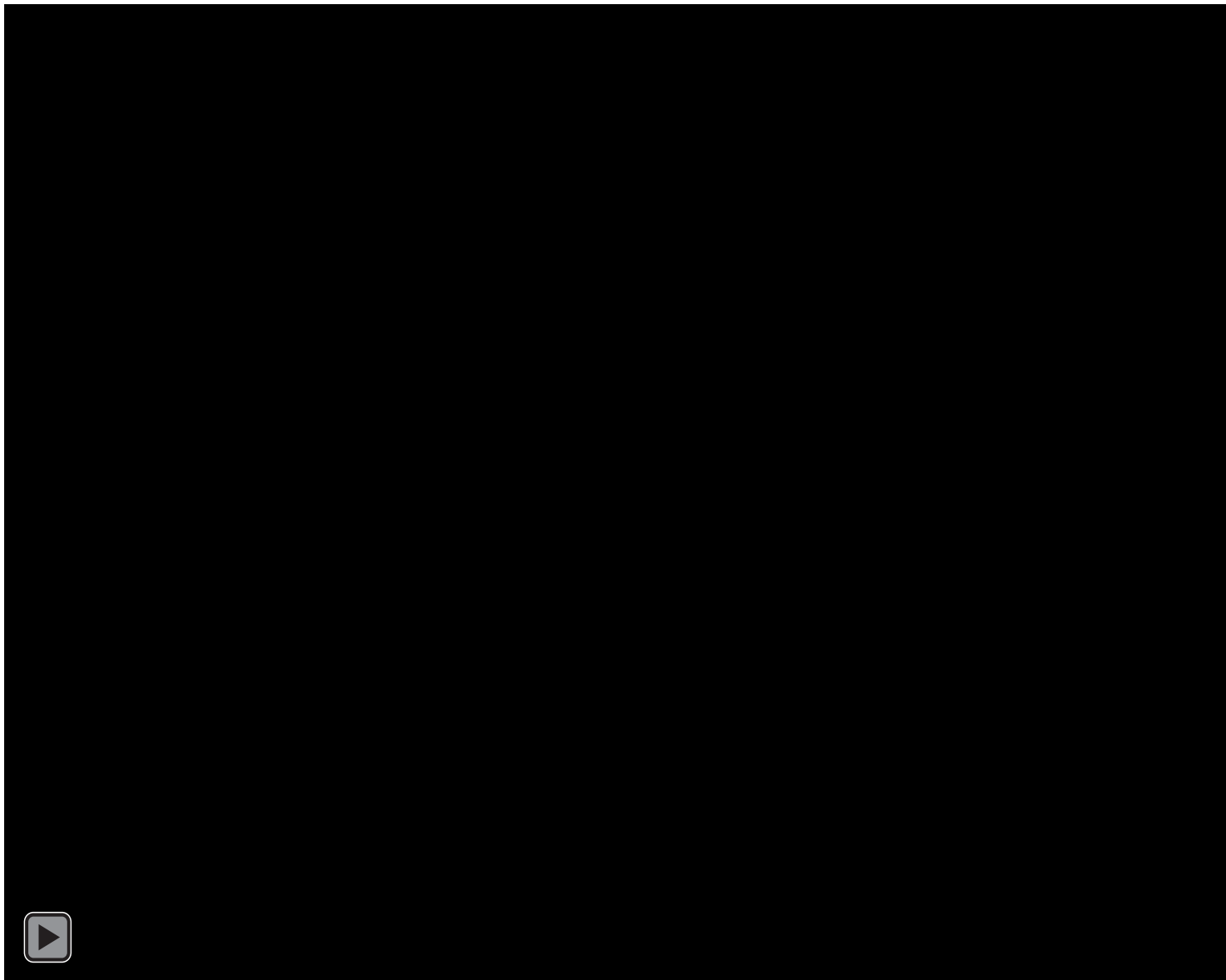
## VII.A.1 Maplewood Avenue at Prospect Street



# Maplewood Avenue and Route 1 Bypass Ramp



# Maplewood Avenue and Prospect Street





# City of Portsmouth

*Department of Public Works*



## MEMORANDUM

TO: Karen S. Conard, City Manager

FROM: Eric Eby, City Engineer – Parking, Transportation and Planning *EE*

DATE: October 24, 2022

SUBJECT: Maplewood Avenue at Prospect Street, Report Back on Request to Slow Traffic

City staff has received concerns from a resident of Prospect Street regarding the speed of vehicles turning right from the Route 1 Bypass northbound ramp onto Maplewood Avenue, the speed of vehicles on Maplewood Avenue, as well as the sight lines at the intersection of Prospect Street and Maplewood Avenue.

City staff has investigated the situation and conducted traffic volume turning movement counts, collected vehicle speed data, and measured sight distances at the intersection. The findings of the traffic evaluation indicate that, while there are some limitations to the sight lines, the available sight lines and observed speeds allow for safe operation of the intersection.

Traffic turning movement counts conducted at the intersection of Maplewood Avenue and Prospect Street revealed a peak hour volume of six vehicles exiting from Prospect Street onto Maplewood Avenue. This is a very low volume roadway, due to the small number of homes on Prospect Street and the ability to access the neighborhood from Dennett Street.

Average inbound traffic speeds on Maplewood Avenue were measured at 23 MPH, with an 85<sup>th</sup> percentile speed of 27 MPH. The posted speed limit is 25 MPH. These data include vehicles turning right from the ramp onto Maplewood Avenue, so the speed of vehicles coming over the bridge on Maplewood Avenue is likely somewhat higher. Vehicle speeds are used to determine the minimum required sight distance for safely stopping at an intersection.

Stopping sight distance on Maplewood Avenue, approaching Prospect Street from the west, was measured at 410 feet. This is sufficient for speeds of over 45 MPH, which is far in excess of the measured speeds on Maplewood Avenue. Stopping sight distance for vehicles approaching Prospect Street after turning right from the Route 1 Bypass ramp was measured at 90 feet, sufficient for vehicles traveling at 18 mph to see, react and stop for a vehicle turning out of Prospect Street.

The one noted deficiency at the intersection is the intersection sight distance for vehicles waiting to turn out of Prospect Street onto Maplewood Avenue. When measured from the standard location of 14.5 feet from the edge of Maplewood Avenue, the driver's sight line is only 175 feet, sufficient for oncoming vehicle speeds of 27 MPH. To get a longer sight line, it is necessary for the driver's eye to be within 7 feet of the edge of Maplewood Avenue. At this point, the front end of the driver's vehicle may be sticking out slightly into Maplewood Avenue. However, approaching vehicles on Maplewood Avenue are able to see the vehicle and come to a stop if necessary. In conclusion, the vehicle speeds on Maplewood Avenue are not excessive, and the intersection has adequate sight lines for safe operating conditions.

# Maplewood at Prospect - TMC

Sat Sep 3, 2022

AM Peak (WKND) (Sep 03 2022 10AM - 11 AM)

All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians,  
Bicycles on Road, Bicycles on Crosswalk)

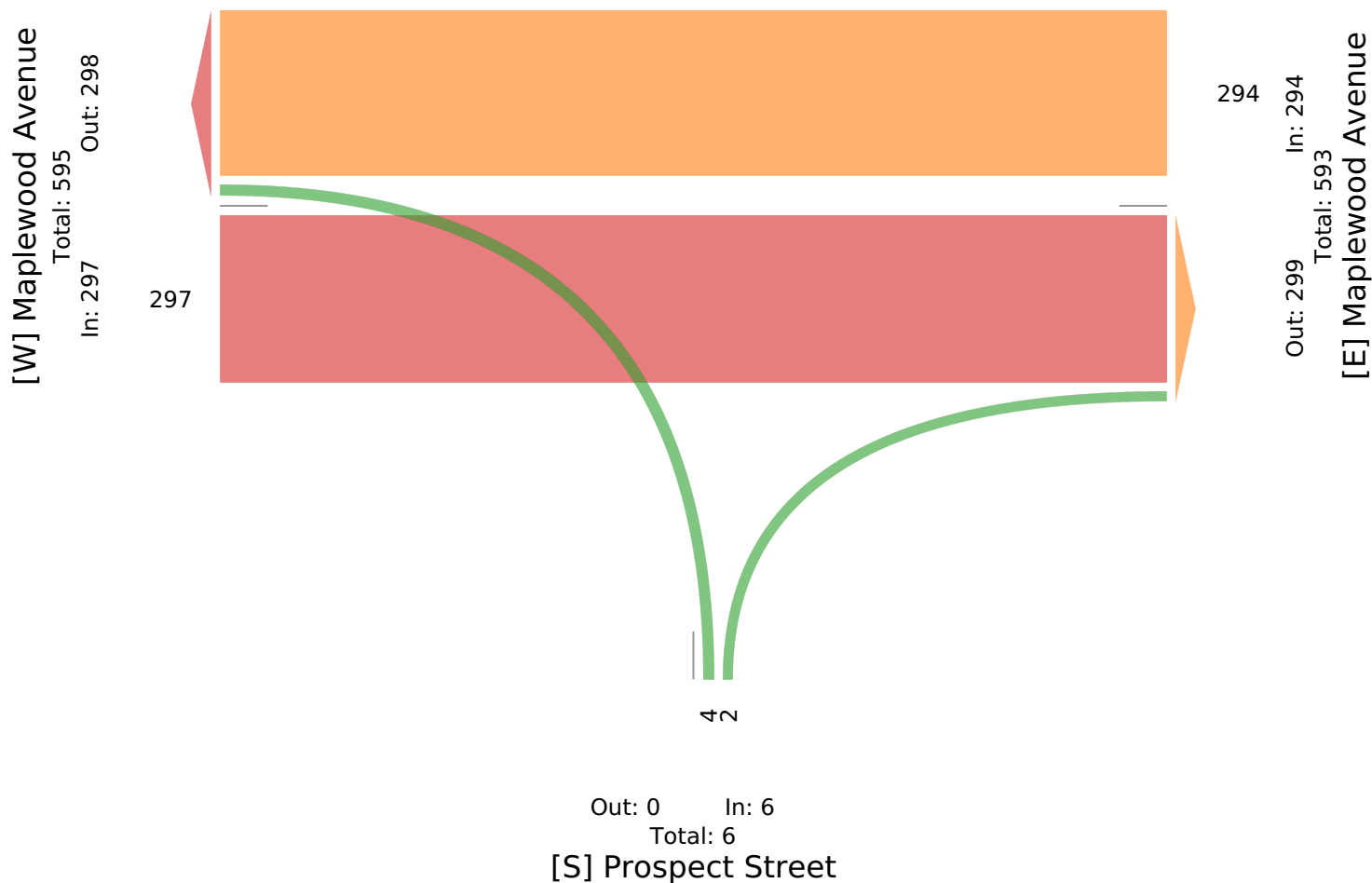
All Movements

ID: 985580, Location: 43.080381, -70.768384

Provided by: City of Portsmouth

680 Peverly Hill Road,

Portsmouth, NH, 03801, US





## VII.A.4 Maplewood Ave.

**From:** [Dan Freund](#)  
**To:** [Eric B. Eby](#)  
**Subject:** Re: Maplewood Ave Exit Ramp  
**Date:** Friday, July 15, 2022 10:43:45 AM

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Eric,

I'm still seeking your attention to the intersection at Maplewood and Prospect. In the past week, there has been evidence of an accident with a shattered headlight in the street. As I mentioned in my email to you on June 20th, I was nearly struck by vehicles that proceeded through the exit ramp intersection at speed. At the August 13, 2015 Traffic Safety meeting, a vote was taken to address the intersection. That action was never taken. With the construction currently taking place and the increased traffic that will occur as a result of new occupation on Prospect St, I am concerned that you have not adequately addressed this issue. I would like to see two things from you.

- 1: Signage on Walker St alerting traffic to the presence of children at play
- 2: Adequate effort to slow the traffic coming from the exit ramp and from over the bridge through the blind intersection at Maplewood and Prospect St.

--

**Dan Freund**  
Video Producer

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

m: 603-817-0161

On Mon, Jun 20, 2022 at 1:26 PM Dan Freund <[hey@myfrienddan.com](mailto:hey@myfrienddan.com)> wrote:

Hello Eric,

I'm writing to request your attention to the Maplewood Ave exit ramp. This morning as I was nearly struck by a vehicle speeding through the stop sign trying to beat traffic approaching from the bridge. With the speed bumps further up the road, I'm sure there can finally be a solution. Additionally, with all the construction happening on Prospect St and the inevitable addition of tenants/residents to the street, I'd like to see some signage warning the presence of kids to vehicles approaching up Walker street. I know we've visited these issues before, but more can be done to make this street/intersection safer yet.

Regards,

--

**Dan Freund**  
Video Producer

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

m: 603-817-0161

## SPEED DATA ANALYSIS

Location 19 Mariette Drive



Latitude: 43.025608  
Longitude: -70.799173

Analysis Time Period



Start	End
10/5/2022 9:03 AM	10/7/2022 8:45 AM

Vehicles Analyzed

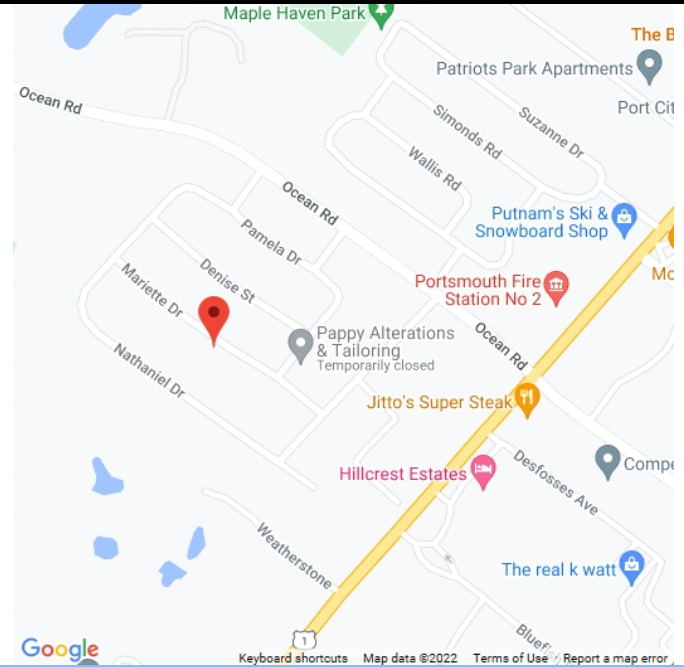


145

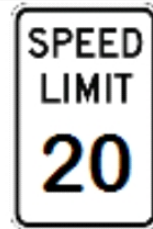
Average Speed



16



Speed Limit



20

85th Percentile Speed



21

## SPEED DATA ANALYSIS

Location 43 Mariette Drive

Latitude: 43.027145  
Longitude: -70.800418



Analysis Time Period



Start	End
10/3/2022 2:10 PM	10/5/2022 8:51 AM

Vehicles Analyzed



227

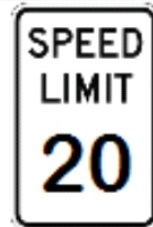
Average Speed



20



Speed Limit



20

85th Percentile Speed



26



Possible new stop sign

# Maple Haven, North Side



Speed Table  
(2023)

Speed Table  
(2023)

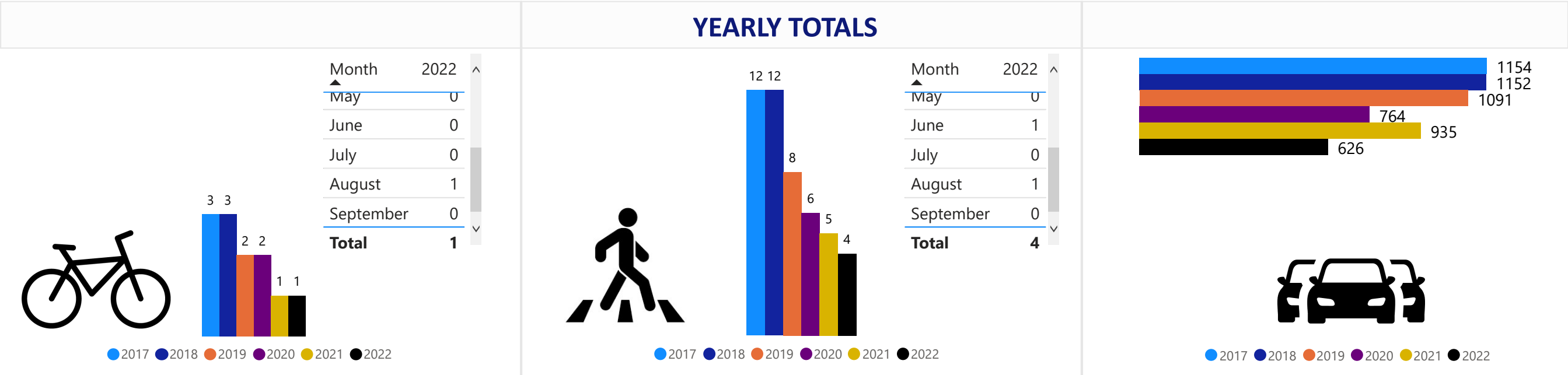
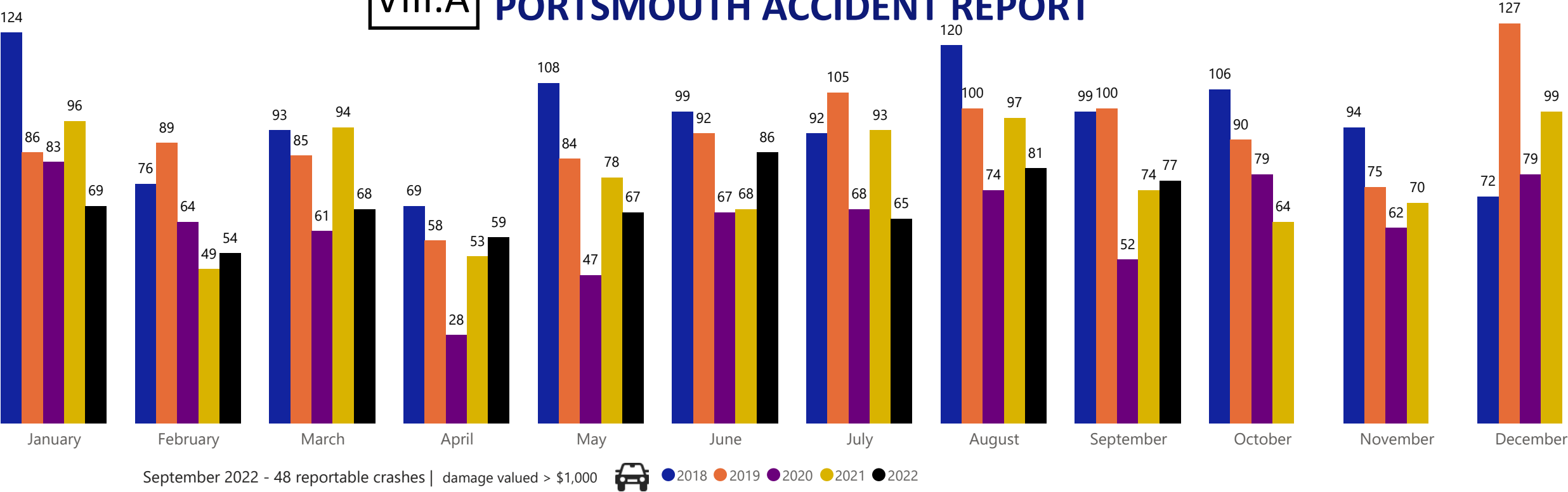




Possible new stop sign

Non-compliant stop signs, need changes

# VIII.A PORTSMOUTH ACCIDENT REPORT



Sue and Bob Thoresen  
100 Kensington Road  
Portsmouth, NH 03801



November 19, 2022

Zoning Board of Adjustment  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

Re: Variance Application 88 Kensington Rd  
December 20, 2022 ZBA Meeting

Dear Zoning Board of Adjustment Members,

We are next door neighbors of Ann Sherpick and Buzz Stewart, the applicants. Their addition to their sunroom abuts our property.

We are writing in support of their application. We have reviewed the site plan and the exterior elevations. We recommend the ZBA approve their application.

Sincerely,

Susan Werner Thoresen

A. Robert Thoresen

Cc: Ann Sherpick and Buzz Stewart

**Izak Gilbo**

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**From:** Cara Cabral <cara@artsinreach.org>  
**Sent:** Saturday, December 10, 2022 2:08 PM  
**To:** Planning Info  
**Subject:** Letter of Support for Karen Rosania

Dear Ms. Zendt and Planning Board Members,

I am writing to express my support for Karen Rosania's zoning application under consideration for the December 20 meeting.

I work as the program director for the Portsmouth-based nonprofit Arts In Reach (AIR), which has been serving the greater Seacoast area for 25 years. We are a free community arts program for girls and gender-expansive youth that offers a safe space to build confidence, creativity, and healthy coping skills. I had the pleasure of meeting and collaborating with Karen earlier this fall when she offered to lead a felting workshop for AIR. Karen generously donated her time and materials. She gave our teens a memorable experience exploring a medium and technique they may not have had access to otherwise.

Intrinsic to Arts In Reach is the belief that the arts transform lives, uplift and strengthen communities, and are accessible to all. I can attest that Karen mirrors these values. Her inclusive approach to teaching art expands the connection for her students to artistic tools and skills and their inherent healing and change-making capacities.

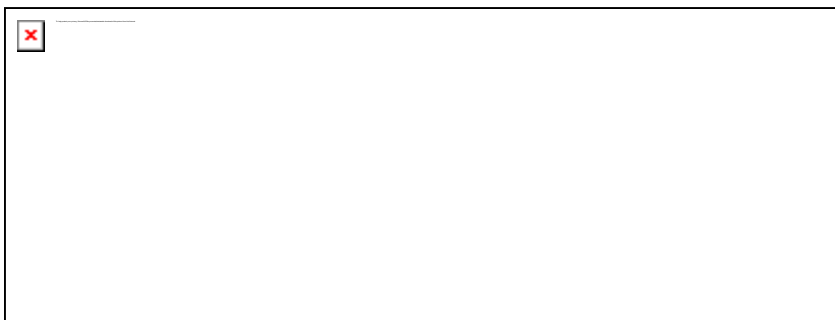
Currently, Karen secures local venues for workshops, limiting her ability to offer them. This process requires time for coordination, and it's physically demanding in that she must transport her supplies off-site. Granting Karen's request to hold small workshops in her Boss Ave studio would remove this barrier and amplify access to creative media and their much-needed benefits for the community.

I appreciate your consideration and review of this letter. Please don't hesitate to contact me if I can help you further.

Very Respectfully,  
Cara Cabral

603-812-1091

--



"You can't use up creativity. The more you use, the more you have."



- Maya Angelou

**From:** [Andrea/Adrian DeGraffe](#)  
**To:** [Planning Info](#)  
**Subject:** BOA meeting 12/20/22  
**Date:** Thursday, December 15, 2022 10:29:20 AM

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## Support of Karen and Rick Rosania Home Occupation variance

To the Board of Adjustment members,

Our family lives across the street from 32 Boss Ave., Portsmouth, NH.

Karen And Rick Rosania, the owners, are requesting relief to allow an art studio which would offer classes. Therefore, a variance is required. Within our little West End residential area we have the Button Factory, Exercise studios, and at least five artists all in three blocks. Many of our neighbors are artists and creative business people.

They operate out of their homes and we are thrilled to be around such an inspired group.

It is not any more intrusive to the neighborhood than any of the others, or when all our kids come home.

Portsmouth is a Mecca for artists. Let's encourage more to learn about it.

Parking within the neighborhood is only tight on Aldrich Road. The city made pull outs and planted more trees .

Boss Avenue has ample parking for all of us. The Rosania's also currently have a paved driveway, which could easily fit eight cars if required.

Currently, and in years past we have had neighbors with classes or holiday shows, special events, such as pocket garden and artist open houses. Nobody was complaining about it. As Neighbors, we embrace your right to use your home. We believe that Oliveteal studio will offer something special to Portsmouth budding artists and craftsmen.

Having grown up in Rye, New Hampshire with a Home occupation, I understand the need for a variance in a residential zone.

This type of art studio is well suited to a home occupation in Portsmouth , NH.

We approve of the granting and permitting of the Rosanias home.' occupation, artist studio at 32 Boss Ave.

Thank you.

Sincerely,

Adrian and Andrea DeGraffe

25 Boss Ave

Portsmouth, NH 03801

**From:** Monica Greenleaf [<mailto:monicagreenleaf1@gmail.com>]

**Sent:** Friday, November 18, 2022 11:49 AM

**To:** Planning Info <[Planning@cityofportsmouth.com](mailto:Planning@cityofportsmouth.com)>

**Subject:** in support of Karen Rosania

To the Portsmouth Planning Board:

My name is Monica Greenleaf and I have lived at 234 Aldrich Rd. for 37 years. I am writing today in support of Karen Rosania's application to this board for her art studio review which is to be addressed at a hearing on December 20th.

Karen is very community minded, and respectful of neighbors at all times. As an example, she has reached out to help me with an art project I was working on just because I was her neighbor. I am positive she will continue with this respectful approach as she opens her art studio in her home on Boss Avenue.

Karen's goal is to offer small, individualized art classes for both children and adults in a relaxed and supportive environment. And unlike most other art classes, Karen's plan includes reaching out to children and adults with disabilities to include them in the opportunity for individualized art classes. I know from experience that Karen is a gentle and talented teacher. I personally am interested in taking classes from her and love that it is so close to home. For one thing, now that I am retired I am interested in attempting some new creative projects, and also it will be such a nice way for me to meet other people from the neighborhood and surrounding area. Also as a former special education teacher, I would like to volunteer to assist with the students with disabilities.

Karen's art studio is accessible through it's own separate door, and her property is big enough so that there is room for students to come and go without disturbing anyone. Its a perfect set up for neighborhood art classes. Her plan is a wonderful idea for community building, giving people opportunities for learning new arts and crafts in a comfortable, social environment, and providing a fun, creative opportunity for people who may otherwise be sitting him alone. Children need easily accessible creative opportunities to lure them off their video and game screens. Moms and Dads might need a creative break from their parenting and work duties. Also, research shows learning new things, while in a social environment, is very important for cognitive health for older people. \* And all of that is exactly what Karen's art studio will provide, right here in the neighborhood.

In sum, I ask that you approve the opening of Ms. Rosania's art studio, which would benefit all ages and abilities in our community and help make it an even better place to work and play, all without disrupting anyone or anything around it.

Sincerely,

Monica M Greenleaf  
234 Aldrich Rd.  
Portsmouth NH 03801  
603-498-9573

\* <https://www.medicalnewstoday.com/articles/326064#Studying-social-activity-and-dementia>

**From:** [Katherine Plouffe](#)  
**To:** [Planning Info](#)  
**Subject:** Fwd: Karen Roania/Oliveteal Arts  
**Date:** Monday, December 5, 2022 8:39:50 AM

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

From: **Katherine Plouffe** <[katherinedesigns999@gmail.com](mailto:katherinedesigns999@gmail.com)>  
Date: Mon, Dec 5, 2022, 8:19 AM  
Subject: Karen Roania/Oliveteal Arts  
To: <[planning@cityofportsmouth.cim](mailto:planning@cityofportsmouth.cim)>

Hi Planning Dept.,

Hello my name is Katherine Plouffe & I live on Aldrich Rd. I am sending you this email to show my support for Karen Rosania and her business Oliveteal Arts! Karen Rosania has a great deal of artistic talent, has taken her time (I's dotted T's crossed) in pitching her business and shows an enormous amount of compassion for people & the arts. Portsmouth would be lucky to have her business as part of the community's landscape!

Sincerely,  
Katherine Plouffe

**From:** [Barbara Jenny](#)  
**To:** [Planning Info](#)  
**Subject:** Rosania special exception  
**Date:** Thursday, December 15, 2022 4:10:36 AM

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To the Planning & Zoning Boards:

I am writing in support of Karen Rosania's application to offer arts classes from her studio at 32 Boss Ave. Karen has been diligent and thoughtful in communication with neighbors as she and her husband renovated their home, demonstrating that she would be equally responsible in managing her home business in respect to the neighborhood and neighbors.

Offering small-setting, personal arts education is a wonderful service to Portsmouth residents that I hope the city and its boards will support.

Barbara Jenny  
Artists & Property Manager  
81 Lincoln Ave

Sent from my iPhone; please excuse any typos or odd auto-correct words.