

**From:** [Kimberli Kienia](#)  
**To:** [Kimberli Kienia](#)  
**Subject:** FW: Abutter Notice, RE: 57 Sherburne Ave  
**Date:** Thursday, June 16, 2022 12:05:13 PM

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

From: Strider [<mailto:93navy@gmail.com>]  
Sent: Wednesday, June 15, 2022 7:26 PM  
To: Peter M. Stith <[pmstith@cityofportsmouth.com](mailto:pmstith@cityofportsmouth.com)>  
Cc: [timkeaveney@yahoo.com](mailto:timkeaveney@yahoo.com); Strider Sulley <[strider.sulley.mil@army.mil](mailto:strider.sulley.mil@army.mil)>  
Subject: Abutter Notice, RE: 57 Sherburne Ave

Hello Mr. Stith,

I am writing to express my support of the request of Tim and Amy Keaveney's partnership, English and Hopkins LLC., to build a single family home on the currently empty lot at 57 Sherburne Avenue.

I own the property at 47 Sherburne Ave; however, I am away with a military assignment and unable to appear in person on 22 Jun. I purchased 47 Sherburne Avenue in 2006 from Ms. Dolly Robarts. Since that time, the empty lot at 57 Sherburne Avenue has stored a semblance of various boats, a temporary shed, a multitude of vehicles, an exposed hot-tub, and overgrown shrubbery. At no time has the location served a respectable purpose. The Keaveney's plan to build a home in the lot is most welcome and trusted.

Mr. Keaveney reached out to me of his own accord on multiple occasions to keep me informed of plans with their property on Elwyn Ave, and did so again with the lot in question. At every turn, the Keaveney's have been good, communicative and honest neighbors to me and to my fellow residents.

I did speak with Mr. Keaveney about the plan, I am familiar with the variances, and as the homeowner most affected, I am fully supportive.

Please reach out to me at this email address, and also [strider.sulley.mil@army.mil](mailto:strider.sulley.mil@army.mil) if you have any questions or concerns regarding my full support.

Very Respectfully,

Strider Sulley

**From:** [Linda Briolat](#)  
**To:** [Planning Info](#)  
**Subject:** 77 Meredith Way  
**Date:** Sunday, June 12, 2022 11:44:35 AM

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Dear Board of Adjustment members,

I'm writing again to express my continuing concerns around the standing water issues with the connecting properties. This is the second notice that we have received concerning a build on this property. Looking for relief for two properties where 100 feet of frontage is needed for each and you only have 104 feet to work with is confusing to me. From what I can understand the owners sold their home and purchased 77 Meredith Way and can't renovate the small house to suit them so now want to build another home or two. This whole thing is confusing and not necessary. However I do believe that the concerns expressed falls on deaf ears these days. Lots of green space is disappearing and being replaced by house after house.

I do ask that you think before granting this request about the impact it will have on surrounding properties. A neighborhood should have some balance of green space and housing.

Thank you,  
Linda Briolat  
260 Thornton Street  
Portsmouth  
Sent from my iPad

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Very Respectfully,

Strider Sulley

## Izak Gilbo

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**From:** silversons <silversons@comcast.net>  
**Sent:** Tuesday, June 21, 2022 11:51 AM  
**To:** Planning Info  
**Subject:** Zoning Board of Adjustment - 225 Wibird Variance Comments

To the Zoning Board of Adjustment,

Below are our comments on the variance proposal for 225 Wibird to be discussed at the June 22nd meeting. We will be presenting this at the public meeting.

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My name is Mark Anderson. My wife, Robin, and I live on 25 Hawthorne Street which directly abuts the property at 225 Wibird Street. We have lived at our home for 27 years. Over the years, we have seen a lot of renovations, additions, and entirely new homes built in our neighborhood. We are accustomed to and open to change.

We support the right of a property owner to enhance their property. We also understand how difficult it is to enhance a property in Portsmouth given the hardships of non-conforming lots and houses constructed over the past 200 years. In fact our house is one of those hardship properties. It does not even closely comply with the offsets. Back in 2018 we requested a variance from this board - which was approved. However we strived to minimize the impact to the neighborhood, and our variance was only for 3 ft. More recently our new neighbors across the street demolished the existing house and built an entirely new house — all without requiring any variances.

Therefore, we are *not* in favor of the proposed variance for Wibird. Simply put, the lot is too small and the proposed structure is too big. The request is for over 1000 square feet — or 15% of the required dwelling lot area. We believe that this excessive, and is compounded by the size of the proposed ADU structure which is a 750 square foot two bedroom house. This is more than half the size of our residence at Hawthorne Street. *Unlike other properties in Portsmouth, the Wibird property does not have sufficient hardship to justify a variance of this magnitude.* There are other options (such as an addition to the main house) that would better comply with the requirements and be less impactful to the neighborhood.

This ADU will run along side our property, and will dramatically change the view and cast shade on our garden. We are concerned that the construction will damage the root base of the trees that shade our house. The large sugar maple has been struggling and we have spent hundreds of dollars over the last 6 years to have it nurtured back to health.

We are also very concerned that this ADU will become a rental property that is basically in our backyard. We believe the scale of this house combined with the impact as a future rental with such close proximity to our property will negatively affect the value of our residence.

We have been very fortunate to live on Hawthorne Street — and especially next to this open area. We enjoy the view and the afternoon sun. Multiple generations of kids (including our son) enjoyed sledding on that hill in the winter. In Portsmouth, our neighborhoods are already very dense, and an open space is a rare thing. This ADU proposal will change our little Hawthorne community forever.

If this proposal was conforming, or the variance was less, or the property had sufficient hardship, my wife and I would not be here today. It would be saddening, but understandable. Yet, it will be most shameful to lose this open space and endure the long-term effects for a development project that is non-conforming, too large, and inappropriate for our neighborhood.

Please note that we have shared our concerns with the property owner.

Thank you for your consideration,

Mark Anderson  
Robin Silva

June 22, 2022

Planning Board  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

Re: APPLICATION for Subdivision of RANDI and JEFFREY COLLINS property at 77  
Meredith Way, Portsmouth

Dear Portsmouth Planning Board,

My name is David Chapnick of 97 Meredith Way, I am the immediately adjacent neighbor to Jeff and Randi Collins, at 77 Meredith Way and have been here since 2011. I am writing in support of Jeff and Randi's proposed subdivision and development of an additional single-family home, with some significant caveats and concerns regarding the plan as proposed. I feel issues these should be addressed with any approval:

- Jeff and Randi have indicated both in their application, in a letter to neighbors, and in conversation that they are looking for subdivision for two, *single-family homes*. If the variance for subdivision and creation of additional driveways is granted, along with that, I request that as a condition of approval an automatic deed stipulation is placed on the deed for both properties that indicate that these two new plots of lands are meant for single-family homes only, and cannot be further developed into multi-family housing and that in-law accessory dwellings are also not permitted to maintain the current level of traffic and residential density on the street. Asking for and being granted a subdivision for two single-family homes is one thing, but then being able to subsequently develop those two properties further whether by current or future owners into additional multi-families should not be permitted in perpetuity.
- The current application includes a home with a footprint of 1,561 sq ft. and an overall home size of 2,456 sq ft., which seems both large, but of a reasonable size for the new lot as defined and characteristics of the neighborhood. In the location plan, however, there is also a request for two much larger homes with footprints of 2,400 sq ft. each. On such small lots, I believe this would push the bounds of the house size to the absolute maximum if not beyond it. If approved, I would ask for stipulations requiring a limit to the more modest footprint size of no more than the 1,561 sq. ft., as proposed, to maintain the scale and character of the homes relative to the new, smaller lots.
- I am not in support of an extension of Meredith Way under any circumstances. Already a significant number of trees have been removed from the site. Extending Meredith Way would result in the further removal of the last bit of vegetation that we have in the neighborhood, which defines the park boundary and is home to many songbirds, rabbits, and other wildlife. There is also drainage at the end of the street that accommodates storm run-off. Further extension would only add concrete and impermeable surface, exacerbating the water issues we are facing. I would propose that the second driveway to the new house leave from current corner of the end of Meredith Way as originally

intended prior to the proposal to extend the road, and which would leave Meredith Way intact as it is currently constructed.

- There are significant water and drainage issues in the back and the side of the property proposed for development. Past construction has resulted in increased standing water on my own property as well as a vernal pool on several neighbors' properties on Thornton St. Drainage pumps can be heard throughout the spring and at times in other seasons as well. I believe as part of any project, a water abatement assessment and plan should be incorporated to ensure that neighbors are not further adversely impacted by the construction of an additional home.

I believe these concerns are easily addressed and accounted for in any plan for moving forward with subdivision and do not impose an undue burden while also keeping the property and character of the neighborhood intact. Assuming they are taken into account and addressed as requested, I am in support of the additional driveway and subdivision of the property to enable Jeff and Randi to build the additional home they have proposed, and which best fits their needs.

Best regards,  
David Chapnick

97 Meredith Way  
Portsmouth NH 04843

**From:** Aaron Long [<mailto:aaron.long.ma@gmail.com>]

**Sent:** Wednesday, June 22, 2022 10:22 AM

**To:** Peter M. Stith <[pmstith@cityofportsmouth.com](mailto:pmstith@cityofportsmouth.com)>

**Subject:** For the 6/22 Board of Adjustment meeting - Opposition to development of 77 Meredith Way

Dear members of the Board of Adjustment:

My family and I recently purchased 255 Thornton Street, which abuts 77 Meredith Way at the back of the two properties. We've learned that the owners of 77 Meredith Way wish to divide their lot into two, raze their existing home, and build two homes on the separated lots. While we aren't opposed to the owners' rights to do as they wish with their property, we hope that you'll deny the application until a significant water management plan has been professionally conceived and approved by this Board.

There is a history of shared water issues in the back yards of 255 and 275 Thornton Street that has been documented in a letter from the owners of 275 Thornton Street that was included in the Revised Agenda for the May 17, 2022 Zoning Board of Adjustment meeting. I urge you to review that letter as it includes several photos that show the extent of our shared drainage problem.

[https://files.cityofportsmouth.com/agendas/2022/boa/5-17-2022+Public+Comment\\_rev.pdf](https://files.cityofportsmouth.com/agendas/2022/boa/5-17-2022+Public+Comment_rev.pdf)

The letter states that the lot at 55 Pine Street was raised by two feet prior to the current structure being built on that lot, which exacerbated what had been an infrequent and manageable water issue. The property at 77 Meredith Way also slopes toward our property at 255 Thornton Street and our neighbor's property at 275 Thornton Street, which doesn't help matters. During wet weather, water often covers most of our back yard and much of our neighbors' back yard and I've been told that it has encroached on our homes in recent years.

If the application for 77 Meredith Way is approved as it stands the amount of permeable surface on the divided lots at 77 Meredith Way will be drastically reduced, and with no significant water management plan in place the impact will be a significant increase to the burden we and our neighbors at 275 Thornton Street currently share.

In the few weeks that we've owned 255 Thornton Street we've already seen how easily our yard can begin to flood. The photo below shows the back corner of our yard after just a day and a half of rainy weather. This standing water was 25+ feet wide in our yard and went far into the back yard at 275 Thornton Street. It took almost a week of dry weather to finally be dry enough to walk on.



Having reviewed the photos submitted by our neighbor at 275 Thornton Street in the Revised Agenda for the May 17, 2022 Zoning Board of Adjustment meeting, we're anticipating much worse than what's in our photo above. Please do review the photos in the May 17 Revised Agenda, as they will show this Board the extent to which the water is affecting our property and putting our home at risk. We've initiated discussions with Ben Holmes of Rye Beach Landscaping to determine how to mitigate our water management issue at its current level of severity, but if the 77 Meredith Way lot, which is already affecting us due to its slope toward our yard, is allowed to be further developed without an approved significant water management plan in place, we're not sure that anything we do to improve our yard's ability to handle the water will be enough.

Being new to Portsmouth, we're not familiar with what's included in the FY23-FY28 Capital Improvement Plan, but we'll be researching it to see if there's a possibility that this water drainage issue affecting our block might be included. We've also heard that a water

management plan may be in the works for the Bartlett Street corridor, so perhaps this issue could be made part of that plan.

In the meantime, we ask that you deny the application for development of 77 Meredith Way until a significant and professionally-created water management plan exists, has been made available to the public, and has met with the approval of this Board.

Thank you for your consideration,

Aaron Long & Tara Welby  
255 Thornton Street, Portsmouth