

**From:** [Kimberli Kienia](#)  
**To:** [Kimberli Kienia](#)  
**Subject:** Public Comment 2 Russell PB  
**Date:** Monday, February 14, 2022 1:34:35 PM  
**Importance:** High

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

From: Glenn Trefethen [<mailto:trefetheng@me.com>]  
Sent: Saturday, February 12, 2022 12:04 PM  
To: Beverly M. Zendt <[bmzendt@cityofportsmouth.com](mailto:bmzendt@cityofportsmouth.com)>; Peter L. Britz <[plbritz@cityofportsmouth.com](mailto:plbritz@cityofportsmouth.com)>  
Subject: RE: 2 Russel Street Development Design Review

To the Planning Department,

I'm looking to give feed back on the proposed development by Port Harbor Land LLC at 2 Russell Street prior to the February 17th Design Review.

Overall I appreciate this project and its use of this uniquely shaped lot. The size of this proposed development is a large improvement over the approved plans from several years back. I find that the view corridors as an essential part of this development as this lot can naturally create a large wall between the North End and the downtown districts. Additionally the multiple uses from office, condo and rental units will be a great contribution to diversifying the downtowns housing stock.

In response to the exterior photos that Seacoast Online has been able to obtain, I only have one concern in regards to the open spaces shown.

I appreciate the effort in creating different areas of open spaces and the mount of trees in the initial design. Though I would like to see the corner of Russell and Deer to be further thought out by aiming to create a 'sense of place'. What I see in the initial photos is a rather bleak corner of mostly brick, with a few trees on either side the accentuate the size of the condo building. Despite the insertion of photos of people I am having a hard time seeing the community finding this as a place to gather and hang out. With this corner facing towards the Historic homes that were relocated due to Urban Renewal this could be a great place for the community to rest and reflect. We should aim to creating a space for even more greenery, park benches, water features and/or a monument of some sort. This will not only help minimize the size of the condo's design but also make this feel like a cozy and comfortable spot that welcomes gathering.

Thank you and I look forward to seeing the design work its self out.

Glenn Trefethen  
Urban Planning Student

January 27, 2022

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

Re: Application of Randi Collins (Owner), for the restoration of involuntarily merged lots at 77 Meredith Way to their pre-merger status

Dear Portsmouth Planning Board,

My name is David Chapnick, I am the immediately adjacent neighbor abutting Jeff and Randi Collin, at 97 Meredith Way. I have lived here with my family and three children since 2011. My letter is not to about the impact to the neighborhood if this were to go through, which I believe would be significant. That said, I do believe there are significant issues with the application itself and the legal precedents upon which it depends, as this particular property does not meet the requirements for unmerger under RSA 674:39-aa as:

1. There is a lack of evidence that any owner previously viewed the property as multiple lots.
2. Jeff and Randi are estopped from claiming anything other than a single tract.

### **Lack of Evidence that Any Owner Viewed Property as Multiple Lots**

Unlike in *Roberts v. Windham*, in this case the deeds to 77 Meredith Way going back to the 1800s have stated consistently that this is one lot .52 acres in size. In order to unmerge, somewhere in history there would be a deed showing this to be multiple lots, that the city subsequently merged. There is no such deed to 77 Meredith which describes the property as more than one lot. 77 Meredith was always one lot, taxed as one lot, assessed as one lot, and if it was always one lot, it cannot be unmerged as 674:39-aa Restoration of Involuntarily Merged Lots does not then apply.

What my neighbors are relying upon in their application appear to be on tax maps and a “Plan for Elm Place” This is flawed for two reasons:

- a. These maps and plans were not generated or endorsed by any of their predecessors-in-title, but instead appear to have been created by a municipal agency; and,
- b. The Plan for Elm Place describes each adjacent and rear-abutting lot as being 50ft by 150ft. This may be arbitrary anecdotal evidence of how it was surveyed, but does not indicate anything more. It certainly doesn't show that it was legally 3 lots at one time.

Maps and plans are generated and endorsed by others and today we have no idea why those particular maps from the 1800s show it as three separate lots. It was seemingly done by a municipality, not by survey, and there is no reference in any deed to lots 1,2, or 3. In *Roberts v. Windham* there was reference to all of the lots in the deeds that that the selectboard in that case unmerged to the property in question. This key fact should weigh heavily in the consideration by the planning board. There is no evidence that any owner of 77 Meredith in history viewed it in any way other than one tract of land. The existence of these old maps serve as nothing more than anecdotal evidence of how this block was surveyed at some point long ago.

### **Petitioners Are Estopped from Claiming Anything Other Than Single Tract**

RSA 674:39-aa provides a right for an owner of an involuntarily merged lot to petition to the local body to unmerge the lots. This statute specifically identified 9/18/2010 as the date the right to petition for such relief became effective. Karen Dufour, who owned the property for the past 29 years before selling to Jeff and Randi, was the owner who had this right starting on 9/18/10, and is therefore defined as **the person or entity** who holds title, regardless of whether **such person or entity** held title at time of an involuntary merger. At the time, and until she sold the property, Karen did not take advantage of this statutorily created right to seek unmerger. Her failure to do that, due to her belief that 77 Meredith Way was one lot, should constitute adequate grounds to consider the property voluntarily merged.

Karen's treatment of the lot as one on a daily basis, combined with her inaction, and failure to petition prior to selling the property constitutes overt action and conduct of an owner believing the lot to be merged. That constitutes voluntary merger.

Therefore the fact that Jeff and Randi took title in May of 2021, knowing that their predecessor could have sought this relief, and did not, meant they too accepted this lot as merged as a consequence. Jeff and Randi had the opportunity to insist on the condition of sale that Karen file the petition and that they would prosecute it on her behalf. They could have insisted that the deed describe the lot in a different manner, composed of three lots, which they did not do, but viewed and accepted the deed as one. They also indicated themselves that they had no intention to subdivide the lot, itself an indication that they also viewed and accepted the lot as one. Both of these facts further prevent Jeff and Randi as the new owners of 77 Meredith Way from seeking unmerger.

The facts are that they are seeking an unmerger based on a superfluous argument due to the significant challenge they will face in subdividing the lot through a more traditional means. Their lot is non conforming, and lacks any road frontage. This application to unmerge is a "Hail Mary" pass, based on questionable maps from nearly 200 years ago.

The conveyance of deeds is not like opening a box of Lucky Charms. This isn't like a kid reaching to the bottom to see what toy they got. The law is very clear with respect to unmerging a lot. If the deed indicated the lot was at one time merged or separate lots it may qualify for unmerger, if the deeds do not show it to be multiple lots it would not qualify. In this case going back to the mid-1800s the deeds all show it to be one lot. Furthermore, every owner who has owned the property going back to then viewed, used, and accepted the property as one lot, including Karen Dufour, the previous owner who had accepted the lot as one. Given these factors, in this case, 77 Meredith does not qualify for unmerger. The subdivision maps they are relying upon have never been utilized in the decision of such cases, Roberts v. Windham included. Given these factors, 77 Meredith does not meet the requirements or standards for unmerger.

Respectfully,

David Chapnick  
97 Meredith Way  
Portsmouth NH 03801  
(617)953-6677

February 7, 2022

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

Re: Application of Randi Collins (Owner), for the restoration of involuntarily merged lots at 77 Meredith Way to their pre-merger status

Dear Portsmouth Planning Board,

I am the immediately adjacent neighbor abutting Jeff and Randi Collins, at 97 Meredith Way. I wrote a previous letter in opposition to the unmerger of Jeff and Randi Collin's property. I am writing today to rescind my previous letter. In discussion with Jeff and Randi, they have assured me that they wish to only build on two lots, and not the three originally requested and in a way that respects the size and scale of the surrounding houses and neighborhood.

I am writing to vocalize my support of this plan.

Respectfully,

David Chapnick  
97 Meredith Way  
Portsmouth NH 03801  
(617)953-6677

**From:** [Sarah Cornell](#)  
**To:** [Planning Info](#)  
**Subject:** 77 Meredith Way - January 27th meeting  
**Date:** Wednesday, January 26, 2022 5:51:38 PM

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Dear Planning Board members,

While we are not opposed to the unmerging of the lot at 77 Meredith Way, we are opposed to the resulting development of the property. Without consideration of existing drainage issues, any development of the lot at 77 Meredith Way will damage our property at 275 Thornton Street.

In a letter to abutters postmarked January 18th, the owners stated that, once their lot is unmerged, they intend to develop the second lot and replace the existing house. The City should require significant drainage management measures for any construction at 77 Meredith Way due to the removal of dozens of trees and doubling of impermeable surfaces on the lot.

Our property at 275 Thornton Street includes the lowest point in the block bounded by Bartlett, Thornton, Stark, and Pine Streets. It has historically been a wet area, attested to by the long-term owner of 255 Thornton and other long-term residents. We have been told that before the property at 55 Pine Street was built in 2012, both 255 Thornton and 275 Thornton would often have shallow standing water close to the boundary with 55 Pine and 77 Meredith Way during spring thaws. We accept this as typical vernal pool behavior.

Following the building of the house at 55 Pine in 2012 (which included raising the ground level on that property by 2 feet) and the subsequent addition in 2019, the water began to pool at 255 and 275 Thornton more and more often. Where neighbors reported high water reaching our basements perhaps once in decades, we have now had high water up to 2 feet deep and reaching our basements twice in 2 years. (December 14, 2019 and October 31, 2021.) The water now often covers a quarter of the two lots despite mitigation efforts including a sump pump in the rear of our lot which runs about 4 months out of the year.

Today, January 26, the wooded portion of the lot at 77 Meredith Way was cleared. I'm sure I don't need to point out that the significant reduction in tree cover is already a threat to the amount and safety of runoff in the Creek neighborhood:  
<https://www.epa.gov/soakuptherain/soak-rain-trees-help-reduce-runoff>.

We ask that the City prioritize water management in the Bartlett-Thornton-Stark-Pine block. No development should further damage our property. Again, the City should require significant drainage management measures for any development at 77 Meredith Way because of the removal of dozens of trees and doubling of impermeable surfaces on the lot.

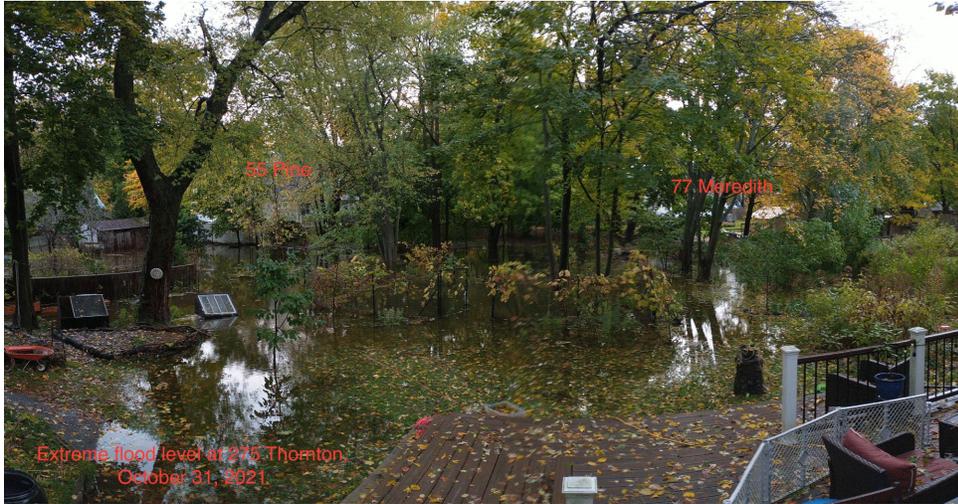
I have attached photos which demonstrate typical and extreme water levels.

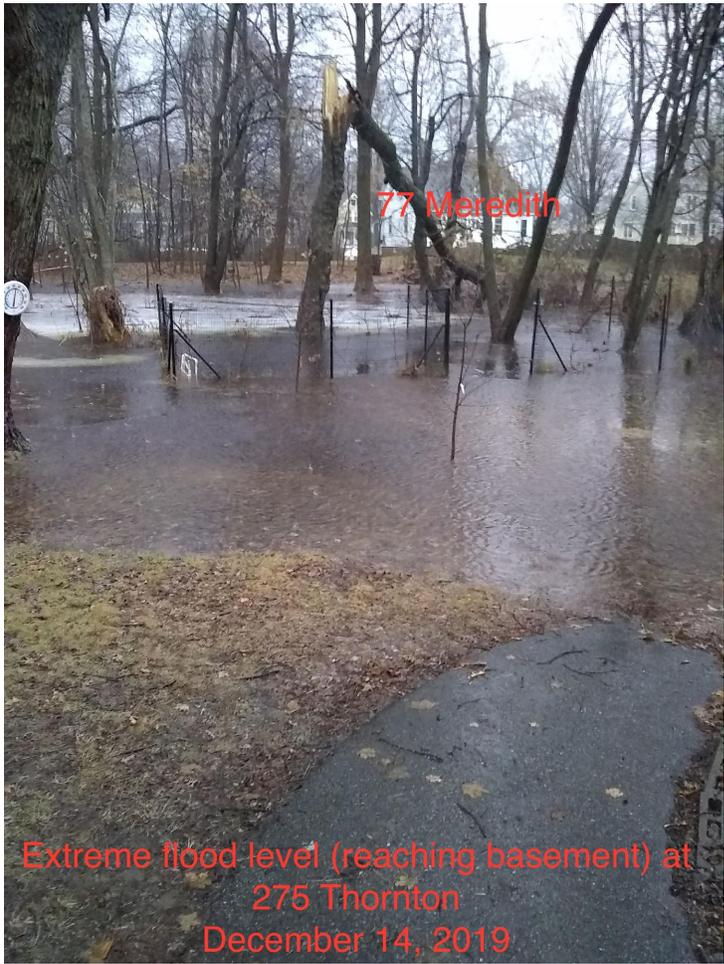
Thank you for your consideration.

Sincerely,

Sarah Cornell  
Susan Curry

owners, 275 Thornton Street





77 Meredith

Extreme flood level (reaching basement) at  
275 Thornton  
December 14, 2019



55 Pine

Extreme flood level at 275 Thornton  
December 14, 2019



55 Pine

Typical flood level at 275 Thornton  
March 4, 2020

January 23, 2022

Peter Britz, Interim Planning Director  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

Re: Application of Randi Collins (Owner), for the restoration of involuntarily merged lots at 77 Meredith Way to their pre-merger status

Dear Director Britz and Members of the Planning Board,

My name is Karen Dufour and I am writing in response to the above referenced application. I understand the public hearing will be held on 1/27/22 and I would respectfully ask that these written comments and attachments become part of the record.

I am the former owner of 77 Meredith Way, the property in question. I bought it in 1992 and lived there for 29 years until selling it to my neighbors Jeff and Randi Collins in May 2021. Please consider the following comments, facts and questions when deliberating on the Collins's application to 'unmerge' this property.

- 1) Please see my 3/28/21 memo written to the City (Attachment A). After writing it, I had a phone call with a City Hall employee as I was asking if I could have this memo entered into the property file for 77 Meredith Way. The document outlines my reasons for making this request. The staff person repeatedly stated that I could not file anything in the property file. She explained that the file belonged to the City of Portsmouth and only City staff could file anything in it. I felt strongly that my explanation/appeal needed to become part of the file and I persisted in trying to get that done. I asked 6-7 different times and she responded as many different times that No, I could not enter my document into the property file. It remains saved on my computer which is how I was able to attach it to these comments.
- 2) While my memo did not reference a statute I knew nothing about and while I did not employ the terms 'merge' or 'un-merge,' it is clear that my intent was to appeal to any future owners to not subdivide the property and to keep the .52-acre parcel whole. Therefore, it is also clear that I regarded the property as a merged, entire parcel of land.

3) Per RSA 674:39-aa, if any previous owner voluntarily merged their lot, or exhibited any action or conduct to indicate that they regarded said lot to be merged, an application for un-merger cannot be granted.

I offer the following as proof that I most definitely considered the lot to be merged:

- I was the owner in 1994 when the City allegedly (per the Collins application) merged the historic 2 (or 3?) lots. I was never notified of said merger and never informed of a right to request that it remain merged or become un-merged. As a matter of fact, I never learned of any of this until I was informed about the Collins's application and I read the attorney-prepared 53-page application on the Planning Board website.
- The memo I requested be added to the property file asking that the lot be kept whole is documented proof of my belief that it was one lot – i.e., “merged” - and my desire to see it remain as such.
- The giant Linden tree I planted in the middle of the lot 28 years ago is an overt action proving that I viewed the .52-acre parcel to be one merged lot. If I had viewed the lot as 2 or 3 distinct parcels, I certainly would not have planted a tree in the middle of land that was not mine.
- After I learned from and reflected on the experience of the first purchase and sale offer and chose to not go forward with it (per the 3/28/21 memo), I stipulated to my realtor that I would not sell to any future buyers who were interested in subdividing the property. Such overt conduct or action is further proof that I regarded this lot as a merged lot of land and wanted to keep it as such.
- For 29 years, I voluntarily paid taxes on an appraised, assessed, deeded .52-acre of land.

Given that the property underwent at least four and possibly 5 title searches during my tenure and given that every single deed indicated it was a .52-acre parcel of land, can someone explain to me how a tax map could possibly trump a legal deed? And if it can, then why wouldn't a title search incorporate historical tax maps if they can indeed define and/or change the legal definition and boundaries of a property?

The Collins's application raises many questions. Given the changing tax records over the years, we do not know if this was intended to be one parcel, two parcels or three. We do know that the 'genealogy' of the property done by my mother and gifted to me shows that going back to 1857, every deed noted the half-acre or .52-acre parcel of land. With this book of history, my mother also included a copy of the historic map of "Elm Place," a proposed development which did indeed show the possibility of three parcels which became one. I not only accepted the merged property, I was pleased that it had remained undeveloped as a half-acre of green, natural space.

I can attest to the fact that for my 29 years at 77 Meredith Way, the property was owned, regarded, tended, title searched and taxed as one .52-acre parcel of land. Therefore, this owner has demonstrated by numerous overt actions and conduct that it was indeed voluntarily merged.

If the Collins had respected my stated commitment to only sell my property to someone who would keep it whole, the Planning Board would not even need to decide on this matter. I was very clear that I would only sell to someone who would not only see but preserve the positive aspects of this unique parcel of land. Both my realtor and I clearly stated this to Jeff and Randi Collins after they expressed interest in purchasing the property. Jeff stated to me, "We have no plans to subdivide the property." In a 2/11/21 email to my realtor Jeff Collins stated, "We have no plan to sub divide the lot and we plan to live in the house" (Attachment B). It was only because the Collins made both verbal and written declarations to uphold my request on no subdivision that I agreed to sell them my property.

It is my sincere hope that the Planning Board will estop this application and allow this very unique half-acre lot to remain merged and whole for generations to come.

Thank you for your time and consideration,

*Karen L. Dufour*

Karen Dufour

To: City of Portsmouth

From: Karen Dufour, current owner *KD*

Date: March 28, 2021

Re: 77 Meredith Way (Tax Map U-62/ Lot 16)

I have lived at this address for the past 29 years. I am in the process of selling the property as I hope to move to a more pastoral setting. I have witnessed many changes in this town and at this point, Portsmouth has gotten too big for me.

This property includes an antique house (built in 1857, per a genealogy done by my Mom even though City records show it to have been built in 1875) sitting on a square, half-acre (.52) lot with a wooded perimeter around three sides. When the foliage leafs out, it is secluded and green. A welcome bit of nature in the middle of a fast-growing city which seems to be currently in the process of developing every square inch of land. This unusually large lot sits in the middle of the first planned workforce housing neighborhood in the city, fondly known as The Creek. This lot is a haven for the cottontail bunnies, hawks, owls, foxes, deer, possums, woodchucks and (perhaps way too many) squirrels who share this bit of land.

In this file, one will find a 2020 petition to the Zoning Board to request permission to subdivide the property. This petition is under my name as I was the owner at the time. The petition was actually submitted by a potential buyer who wanted to put his in-laws in my antique house and then build his own family home on the other side of the lot. I agreed to the petition, in principle. However, once I read the plan and realized the devastation that would occur in subdividing the land, I terminated the deal at the first legal opportunity to do so. Subdivision would totally destroy everything that is positive about this unique piece of property.

I fully realize that once I sell, I will have no say over what a future owner might do the land or the house. I realize that this note in the file may or may not be read, let alone carry any influence or impact. But being a person who prefers to err on the side of commission rather than omission, I feel compelled to put this personal note in the property file in case any future owner considering subdivision might be persuaded to think twice.

It is my hope that this half-acre of greenery will remain intact for many future generations of people and animals. Please, preserve it.

*Karen L. Dufour*

**From:** [Luanne Burt](#)  
**To:** [Dufour Karen](#)  
**Subject:** Jeff  
**Date:** Monday, February 15, 2021 6:10:07 PM

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email from Jeff;

"Hi Luanne

So we are considering an offer for 77 Meredith. We have no plan to sub divide the lot and we plan to live in the house. Not sure how to proceed here. If we make an offer, there will undoubtedly a counter.

Or you could simply give us the bottom line then we could decide if that's acceptable or return with our best offer.

What do you think ?"

I will give you a call just finishing something up  
Luanne

--



Luanne Burt  
BHG The Masiello Group  
2 Center Street Suite B  
Exeter, NH 03833  
603-686-9412- Cell  
603-418-3000 - Office  
RESA Certified Staging Advocate  
[NH Brokerage Relationship Form](#)

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**From:** [Kendra Ford](#)  
**To:** [Planning Info](#)  
**Subject:** regarding the petition to subdivide 77 Meredith Way  
**Date:** Thursday, January 27, 2022 12:54:57 PM

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27 January 2022

Dear Planning Board of Portsmouth,

Thank you for all the work you do tending our town and trying up hold the common good.

I am writing to object to the request for the lot on 77 Meredith Way to be split up and made available for development. The Pine Street park that sits between Pine Street and Meredith Way is a resource for the entire neighborhood and visitors to the hotels by the traffic circle. Adding housing on Meredith Way would increase traffic around the park and that would be detrimental to the many children and families who frequent the park.

The flooding situation behind and next to the lot is impressive. The neighboring lot floods regularly and by floods I mean deep enough to float a canoe. Taking out trees (which they are doing today which seems ill advised in a number of ways) and adding foundations will not go well for the existing areas of flooding, for existing basements or for any additional homes.

And then there is the matter of the deed for the property being for a single lot and this claim being made based on a map from well over a hundred years ago.

I appreciate your time and attention and I hope that the well being of the neighborhood will be put first.

Sincerely yours, Kendra Ford 30 Pine St. Portsmouth NH 03801

**From:** [Kendra Ford](#)  
**To:** [Planning Info](#)  
**Subject:** re 77 Meredith Way  
**Date:** Thursday, February 17, 2022 3:37:32 PM

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17 February 2022

Dear Planning Board -

I submitted public comment at the last meeting. Since then the owners of 77 Meredith Way have contacted me saying they would like to subdivide the lot into 2, not 3, lots and build smaller houses "in character with the neighborhood." And if they are not allowed to do that they will "have to" build one larger multifamily house on the existing lot which they say is allowable under current zoning. They did just that on the previous lot they owned directly across the street from us - building a house twice the size of any other on the street. If, indeed, the only options in this scenario are they build a single very large house or two small houses I support the two smaller houses. I don't fully trust that the proposed smaller houses will, in fact be in line with the neighborhood - in character or size. Is there are way for the planning board to review the plans to be sure that the buildings are in indeed in character with the neighborhood?

thank you for your work - Kendra

**From:** [Eva Marino](#)  
**To:** [Planning Info](#)  
**Subject:** Meredith Way unmerging of lot  
**Date:** Wednesday, January 26, 2022 1:26:41 PM

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Hi there,

My name is Eva Marino, and I reside at 114 Pine St, Portsmouth, NH 03801, with my husband Daniel and my two children, Noah and Zoe. I have become aware of a petition to unmerge the lot at the end of Meredith way when I got the abutters notice- and initially I was not concerned, but now that I have been made aware that the current owners are wanting to put in three lots, I have many concerns. We live in visible distance from the current home that is there, and this is a safe, child-filled area where many people bring their kids to the park daily- on any average day you see many families congregating there. The addition of 2 more homes on this road seems excessive and unnecessary, and not really in line with the look of the neighborhood as a whole, not to mention the extra traffic this will cause on this quiet lane. I was very upset and concerned to see the removal of what seemed like countless trees at this property today, many of which preserve the beauty and privacy of this little neighborhood. The rapid growth of Portsmouth is something that I am personally not averse to, and the West End in particular has seen a massive growth lately. That being said, I do not see how this addition of two more homes in this particular space will benefit the community as a whole. I beg of you to let this lane stay as it is. I do not know the current owners, and have nothing against them personally, but I do know that this neighborhood does not need the extra strain of more traffic and on the resources we currently have with the existing infrastructure.

Best,

Eva Marino

**From:** [Eva Marino](#)  
**To:** [Planning Info](#)  
**Subject:** 77 Meredith Way  
**Date:** Thursday, February 10, 2022 8:56:03 AM

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Hello to the planning department,

I am writing to amend my stance on this plan to unmerge the properties at the end of Meredith Way. I was formerly given information that was not complete, and I wish I had done more of my own research before writing my previous letter from Jan 26th 2022 (copied below), which is on public record re: this property. My stance has changed, since the owners have reached out to me to explain their point of view and plans. After hearing their plans, It doesn't seem unreasonable to me, and I no longer oppose this unmerging, especially if it means there will only be 2 houses in that area, and not three as I was previously understanding. As far as the flooding is concerned, I am not versed in that, so cannot speak to it, but I will say that this entire neighborhood seems to have flooding issues during times of high precipitation. I will leave that part to the experts.

My Best,  
Eva Marino  
114 Pine St, Portsmouth, NH 03801

"Hi there,

My name is Eva Marino, and I reside at 114 Pine St, Portsmouth, NH 03801, with my husband Daniel and my two children, Noah and Zoe. I have become aware of a petition to unmerge the lot at the end of Meredith way when I got the abutters notice- and initially I was not concerned, but now that I have been made aware that the current owners are wanting to put in three lots, I have many concerns. We live in visible distance from the current home that is there, and this is a safe, child-filled area where many people bring their kids to the park daily- on any average day you see many families congregating there. The addition of 2 more homes on this road seems excessive and unnecessary, and not really in line with the look of the neighborhood as a whole, not to mention the extra traffic this will cause on this quiet lane. I was very upset and concerned to see the removal of what seemed like countless trees at this property today, many of which preserve the beauty and privacy of this little neighborhood. The rapid growth of Portsmouth is something that I am personally not averse to, and the West End in particular has seen a massive growth lately. That being said, I do not see how this addition of two more homes in this particular space will benefit the community as a whole. I beg of you to let this lane stay as it is. I do not know the current owners, and have nothing against them personally, but I do know that this neighborhood does not need the extra strain of more traffic and on the resources we currently have with the existing infrastructure.

Best,  
Eva Marino "

**From:** [Ryan Baker](#)  
**To:** [Planning Info](#)  
**Subject:** Raynes Ave Project- Support  
**Date:** Tuesday, December 14, 2021 9:11:51 AM

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Dear Planning Dept, my name is Ryan Baker and I live at 137 Wibird Street in Portsmouth. I have lived in Portsmouth for over 20 years with my wife and two children.

The Raynes Ave Project is something that I've been following for a few months now. As we all know, this area of Portsmouth has been underwhelming for many years and I'm excited for this new addition to the city. The developers have put a lot of thought into their proposal and I think the latest changes are exactly what were needed to move forward.

On a personal note, I run through this area of Portsmouth several days a week and would love to see it further developed and used more efficiently. Currently, the buildings are an eye sore and don't add any value to the general public. The Raynes Avenue project is exactly what is needed and will be a tremendous addition to the city. We are lucky to have developers who still want to invest in Portsmouth. This development team continues to put careful thought into all the final details to help preserve Portsmouth's historic charm.

Again, I support this project and hope you'll approve it to move forward.

Regards,

Ryan Baker

Re: Planning Board  
Raynes Ave Development Proposal  
Dec 16, 2021 meeting

Dear Chairman & Members of the board

I am writing in opposition to the attempt for buildings to be built within the 100 ft water front setback on the property at Raynes Avenue due to multiple reasons.

So, the city will receive community space along the waterfront that will be the first to be damaged, and destroyed by the advancing sea levels while the developer is rewarded with an extra story of building height. How can this be explained to the current residents and future ones. Future costs likely will off set public benefits.

The 100' setback is to insure a healthy eco system, and as the Master Plan states to provide a walkable, livable scaled urban area. A green space that is overshadowed by block style buildings is not acceptable.

The conversation commission has denied the developer twice proposal of building within the 100'. At what point will this council LISTEN TO and act for the BETTER GOOD of all residents, not the corporations who attempt to squeeze the most out of the square footage of a parcel.

The reasons for attempts to build within the zone do not meet the criteria of hardship, no lot configurations as these were all known factors prior to the purchase of the lot.

Please show us the residents that open, green space have value for multiple generations to come. This should be the criteria to follow the Portsmouth Masterplan 2025. Financial hardship does not fall into any of the 5 criteria needed for this.

Sincerely;  
James Beal  
286 Cabot St.  
Portsmouth, NH  
resident for 22 years

**RE: 1&31 Raynes, 203 Maplewood**  
**Meeting: Planning Board 12-16-21**  
**Site Plan Review**

Dear Members of the Planning Board,

12-10-21

**Please separate each request presented by this development and review them individually.**

1&31 Raynes/203 Maplewood Ave is asking for Determination of Completeness of their Site Plan Review. It seems they have missed some critical requirements provided in the zoning and Site Plan Review Regulations.

Section 4.1 of the Site Plan Review states they must meet the off-street parking standards in the ordinance, however they are before you asking for a Conditional Use Permit for parking because they are exceeding the parking ordinances found in Chapter 11 by wanting to use over 158 municipal spaces and asking for a CUP on an incentive overlay district.

The North End Vision Plan is not reflected by the majority of this development. There currently are 68,457 sf (3) buildings on all three lots. These are being replaced by 132,656sf (2) buildings on one lot. There will be NO affordable housing provided. The only "stepping down" provided is on the Maplewood Ave side. However the Vision Plan specifically states: "The massing strategy of the vision plan is to respond to the surrounding context and viewsheds **by stepping down building heights and densities towards the waterfront and existing historic structures**"

Approvals do include the recommendation of boards and committees and their stipulations. The Conservation Commission seemed to have serious concerns about digging into known contaminated soils and the effects on groundwater and the North Mill Pond as well as future residents. They also had concerns regarding the NHDES requiring impervious surface being used for the parking lot due to the known contamination, pervious was not allowed. The former dry cleaners, auto repair shop and auto painting shop have left these lots with years of contamination. There are some clean up efforts proposed which are an improvement but they do NOT have the approval of the Conservation Commission.

A game of *pushing the Historic District Commission under the rug* has been happening for months now. Most meetings were postponed by the development team and at the recent December 1 meeting ONLY the residential building was presented. These discussions talked about the excessive massing, 100' buffer, lack of complementing the water side, step downs and others.

It seems this development may still need to make changes to the actual buildings which may impact TAC as well as this board. Please do NOT approve this Determination of Completeness until the Historic District Commission has provided its final approval as well as this development receiving its NHDES approvals for all of the proposed community space most of which is in the wetland buffer.

Respectfully,

Elizabeth Bratter  
159 McDonough St  
Property Owner

**RE: 1&31 Raynes/203 Maplewood Ave**  
**Meeting: Planning Board 12-16-21**  
**Wetlands Conditional Use Permit**

Dear Members of the Planning Board,

December 12, 2021

The Conservation Commission is a group of highly intelligent people who critically review the environmental aspects of a development. After many meetings and changes to the initial plan the original issues were not resolved. The application was denied and was not re-considered. Here are the minutes (pg 1-6) from the meeting where the proposed application was denied.

[http://files.cityofportsmouth.com/agendas/2021/conservation/06-16-21\\_CC\\_minutes.pdf](http://files.cityofportsmouth.com/agendas/2021/conservation/06-16-21_CC_minutes.pdf)

The massing seemed to be a big issue because it is the massing which creates environmental issues. The amount of impervious parking in the 50' to 100' buffer, which per NHDES, can NOT be pervious due to the contamination in the land. The level of land contamination, the depth of the piling led to concerns about the long term impacts on groundwater as well as the North Mill Pond at previous meetings. The intensity of use will make the wetlands more vulnerable even with good landscaping.

1. The land is not suited. The massing is doubling the amount of building on the property, going from about 68,000sf (3 buildings) to 133,000sf (2 buildings). This use increases the impact by having 124 hotel rooms which have no loyalty to the land and 8000 sf of commercial space which will encourage many people to occupy the 50' buffer, *especially in light of no one monitoring its use daily.*
2. No alternatives were presented. The massing could be as was suggested by the North End Vision Plan which it IS NOT, nor does it match the Master Plan. Most of the buildings themselves are out of the 100' buffer, but the parking and restaurant space are not.
3. This massive development WILL impact the wetlands functional values, including too many people living and visiting this wetland buffer. There will be over 312 people staying overnight on this property, much less those who will visit it to go bike riding, kayaking, walking and running. The wetland buffer is NOT protected and its functional values will quickly be diminished.
4. N/A
5. No alternatives have been presented. As a matter of fact the HDC meetings have pretty much been postponed for months. No plans for the hotel have been presented to HDC at this time and the second work session for the mixed use building took place Dec 1st.
6. They are attempting to return it to a better vegetative state but are only going to monitor it for 1 year. It takes a minimum of 3 to 5 years for a garden *on land* to mature. Wetlands take even longer.

Please deny this Wetland Conditional Use Permit. The massing, the uses and the amount of people will have serious negative impacts on the wetland. Smaller structures would provide an appropriate balance to the proposed wetland improvements.

Respectfully,

Elizabeth Bratter  
159 McDonough St  
Property Owner

**RE: Parking CUP 1& 31 Raynes/203 Maplewood**  
**Meeting: Planning Board 12/16/21**

Dear Members of the Planning Board,

December 12, 2021

The basics; this application does NOT seem to have a *Parking Demand Analysis* as required by 10.1112.141. There do not seem to be ANY reports from the city regarding current and future availability of municipal parking in this area to off-set the requested CUP, much less any listing of the amount of parking reductions received by utilizing the Downtown Overlay Incentive District(DOD)

A real litmus test for development is whether MINIMUM parking requirements can be met. 1&31 Raynes Ave/203 Maplewood is requesting a CUP above what they are receiving by using Downtown Overlay Incentive District. *This is essentially a bonus on a bonus.*

The CUP requested is to reduce the DOD minimum parking requirements of 138 parking spaces to 70 spaces on site, 25 shared spaces(95) and 18 reserved spaces. Some of the proposed reserved spaces have been removed from the wetland buffer zone and the number reduced. Reserved spaces should NOT be counted in the amount of spaces being provided since they do NOT exist! *Ironically, in this case, reserved spaces lets the Planning Board the developer already knows they are NOT providing enough spaces for units and rooms presented.* **The parking CUP is for a reduction of 43 spaces before considering the reserved spaces and the DOD reduction they are choosing to use.**

This development without the DOD must provide a **minimum of 253 spaces**. 49 residential spaces (1.3 X 32 + 1 guest space per 5 units), 155 hotel spaces (1.25 X 124), 35 spaces for the proposed restaurant (1 per 100sf) and 14 spaces for retail (1 per 300sf). **They can choose to use the DOD to reduce this number.** *When a development team chooses to use an incentive overlay district for the addition of an extra story they must comply with the ordinance and in most cases they do NOT receive an extra two stories because that would be a bonus on a bonus. This is exactly the same thing.*

**This development falls within the Downtown Overlay Incentive District (DOD) which provides a significant reduction in parking, if the developer chooses to use it.** **With the DOD incentive this development must ONLY provide 49 residential spaces [(1.3 X 32) + 7 guest spaces] and 93 hotel spaces (124 X .75) for a total of 142 spaces.** *The developer does NOT have to provide ANY spaces for commercial use and receives a 4 space reduction for being in the DOD.* **The final MINIMUM amount is 138 spaces for this development. The amount of reduction in parking the DOD has provided for this development is a reduction of 115 spaces (253-138) BEFORE asking for the additional space reduction for the CUP.**

Parking CUPs are a numbers game having significant impacts on neighborhoods and availability of parking for potential customers, guests and residents throughout the city but especially in the North End, South End, Islington Creek and Downtown. No one is keeping track of CUPs and documented reports from the City are NOT asked for nor provided in Parking Demand Analysis.

Parking was plentiful in Portsmouth, those days are gone and getting worse. *Just basic thinking says they will need at least 156 spaces*, one for each unit and room. No one is taking a train, bus or uber to Portsmouth to stay in a hotel, much less to live here. **PLEASE do NOT grant a parking CUP it is essentially reducing the municipal supply by 158 spaces, that's with 25 shared spaces and is a bonus on a bonus.**

Respectfully,

Elizabeth Bratter  
159 McDonough St  
Portsmouth Property Owner

**RE: 1& 31 Raynes Ave**

**Dear Members of the Planning Board,**

**02-14-22**

Having attended most of the various board meetings regarding 1&31 Raynes Ave. I would like to submit these minutes from the TAC meeting 11-02-21. They may be helpful regarding the many issues with parking for this development.

**TAC Minutes 11-02-2021**

**Regarding Reserve Parking, its MANY issues and the need for MORE shared parking:**

TEC should evaluate whether the reserve parking is necessary as part of the approval of this project.

**Preferably, the applicant should remove the reserve parking** – shown now as the surface parking along the driveway facing Maplewood Ave. – and be required to submit a subsequent application should this parking become necessary to support the approved development program.

- o **Reserve parking in 100' buffer may need to come back for approval in the future.**

- o Mr. Crimmins responded that they were requesting **reserve parking. They are needed to meet the parking requirements.** The intent is to meet the parking requirement. They will put the lifts in as part of the program and the reserve parking would go on the back side. It should not need to go back to TEC. The reserve parking will not be built now. If more is needed in the future, then this can be built.

- o Future reserve spaces designed to meet parking req. Crimmins – in last TEC preferred calc based on city requirements and that's how they were done.

  - Include change in S.F. in buffer zone impervious and pervious surface.

- o Mr. Crimmins responded that they have broken that out on the exhibit. They can break it out for the reserve parking area separately.

Mr. Cracknell requested details on the revised number of units on the hotel and residential apartments. Mr. Crimmins responded there were now 32 larger residential units. The hotel went from 128 rooms to 124 rooms. Part of the feedback from HDC was to step building. There is a penthouse on the fifth floor now.

Mr. Cracknell commented that TEC traffic consultants reviewed the prior project counts. It would be good to hear from TEC about how much reserve parking could be further reduced based on this. **The goal is to have less reserve parking.** Mr. Crimmins responded that TEC did agree with the parking calculations demands from the city. The units changed between this meeting and last. Mr. Cracknell noted that it would be good to show where parking was reduced. Mr. Hanson responded that the residential building did shrink. The prior version had 2 sets of 4 car wide lift spaces. Seven spaces were eliminated in the top right area. Some additional spaces were removed where the path connects between the two buildings.

Mr. Cracknell commented that the most offensive surface parking was the not yet built parking along Maplewood Ave. The berm is a good idea. It would be nice to figure out how to not put in parking perpendicular to Maplewood Ave. Mr. Hanson responded that they tried to maximize impact by reducing parking. Mr. Cracknell commented that **they treat reserve parking as built. It's just a matter of when.**

Liz Oltman from TEC commented that the applicant is providing 145 spaces total including 25 off site spaces and 138 is required. They could remove 7 parking spaces. Mr. Cracknell commented that they should remove those 7 spaces to get it down to 138.

Respectfully.

Elizabeth Bratter

159 McDonough St, Property Owner

**From:** [Tyler Goodwin](#)  
**To:** [Planning Info](#)  
**Subject:** Raynes Ave Project  
**Date:** Thursday, December 16, 2021 11:46:50 AM  
**Attachments:** [image001.png](#)  
**Importance:** High

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Planning Board—

My name is Tyler Goodwin, and I have lived in Portsmouth since 2013. It has been great to watch the Vaughn St area grow into what it has become today. I'm encouraged to see that the Raynes Ave area is being considered for significant improvements as well. The building plans being presented are far superior to the eye sores that currently occupy that space. It appears that the building plans are also in compliance with Portsmouth Zoning Ordinances, and in line with the City's stated desire to revitalize that area. Finally, I appreciate the developers focus and investment into environmental improvements that will make the pond, and access points better for Portsmouth and its citizen's long term.

I am very much looking forward to seeing this project come to fruition. Thank you for seeing it through.

Best,

Tyler Goodwin  
Goodwin Family Management  
COO  
603-491-1220



*Goodwin Family Management*

Written Comment Submission re: 12.16.21 Planning Board Meeting

As a longtime resident of the South End, I would like to make the following comments:

With respect to both the Raynes Avenue and North Mill projects proposed – the overdevelopment of Portsmouth is one of the reasons many long-time residents are leaving. These projects have undermined the character of Portsmouth to such an extent our city has, or soon will become a slightly less congested version of Boston. To what end? Property owning residents are sacked with taxes, while sweetheart deals to corporate entities lure in the wolf and local businesses suffer. That in mind, the Pleasant Street project, while well intended, is simply in the wrong place. Again, no parking, added congestion, historic encroachment. Look across the street at the old Statey perhaps? Where apartments formerly existed? It shouldn't be so difficult to see the value in maintaining the Soul of this city. Greed and political/corporate two-steps will hurt Portsmouth for years to come. I say no.

Sandra LM Gosser, 260 Marcy Street, Portsmouth, NH 03801

**From:** [Catherine Harris](#)  
**To:** [Planning Info](#)  
**Cc:** [Peter L. Britz](#)  
**Subject:** Raynes Ave,  
**Date:** Monday, December 13, 2021 3:55:52 PM

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To Members of the Planning Board,

I am writing to you about the Raynes Avenue project and the request by the developer of that property for a Conditional Use Permit to build in the 100' Buffer zone.

Over the course of this past summer, in TWO separate meetings, the Conservation Commission denied that request. It doesn't get much clearer than that. The Commission responded exactly as they should to a request that will harm the North Mill Pond and the habitats it supports. I applaud their defense of this critical and very fragile tidal waterway.

And yet developers, with sights set on the banks of Pond, continue to hammer away at city boards to have their profit driven behemoths approved regardless of the environmental damage they will inevitably cause. I find that level of greed deplorable. And if not held in check with the common sense measures and protections our boards have in place, will result in irreparable consequences.

Portsmouth's North Mill Pond is an incredibly valuable natural resource that demands our help to keep it vibrant, healthy and supportive of wildlife habitats. To do otherwise is a recipe for disaster.

I urge your board to uphold the decision(s) of the Conservation Commission with regard to the 100' Tidal Setback in the Wetlands Buffer Zone and deny the CUP.

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

RE: 1&31 Raynes, 203 Maplewood Meeting:  
Planning Board 12-16-21 Site Plan Review

Dear Members of the Planning Board,

I do not support the proposed plans for Raynes Avenue. Density, building height, lack of parking and nothing that remotely ties in with the historic character of the city seem to be the common theme from developers along with yet another request for a Conditional use permit, which should be eliminated completely. The last thing the city needs is another hotel. The look of the North end rivals something more like downtown Boston vs a historic seaport, which is what draws visitors here to begin with. The city becoming more and more difficult to navigate with the non-stop, never-ending construction. Seems that every parking lot and single-story building is a target for developers and the city boards have been very accommodating. These large-scale projects in the city need to end. Please do not approve this project for the reasons I have stated.

Respectfully,

Judy Hiller

18 Manning Street

**From:** [Cate Jones](#)  
**To:** [Planning Info](#)  
**Subject:** North End Development  
**Date:** Sunday, December 12, 2021 11:22:00 AM

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To Whom,

I am a home owner and long time resident of Portsmouth. I moved to the seacoast area in 1983 because of the proximity to the ocean, the colonial architecture, and the history of this beautiful city. I'm witnessing the architecture morphing into characterless buildings of enormous size and height. This ruins the historic aspect of our city by blocking the view of buildings of reasonable heights and scale. I feel no need nor desire to allow greedy developers to get their way by allowing these behemoths to be built. This is NOT downtown Manhattan, nor do we want it to be. My business of researching real estate titles affords me access to our history, and deepens my appreciation of structures which are lovely to look at, and small in scale. I beg you to stop any further development of any large scale projects within city limits. Have them build out at Pease if necessary. That won't affect the character of downtown Portsmouth.

Thank you for your consideration.

Sincerely,

Cate Jones  
40 Dodge Avenue  
Portsmouth, NH  
[catej@comcast.net](mailto:catej@comcast.net)

**From:** [Tom](#)  
**To:** [Planning Info](#)  
**Subject:** Reynard Avenue Project  
**Date:** Thursday, December 16, 2021 3:57:23 PM

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Hello in reviewing this application it appears to me that the developers followed the submission process; listened to input and suggestions for improvement; addressed all of the compliance and environmental concerns and are prepared to deliver a quality improvement to the city.

Any parking issues could be addressed by requiring parking in the newest city parking garage.

Thank you  
Tom Lonnquist  
370 Richards Ave.  
603-436-0954

Sent from my iPhone

**From:** [Jillian Mirandi](#)  
**To:** [Planning Info](#)  
**Subject:** North Mill Pond Improvement Project  
**Date:** Wednesday, December 15, 2021 5:00:45 PM

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Good evening, I have lived in Portsmouth's West End for 5+ years in two different houses. I love the North Mill Pond area, and have always thought that it was underutilized. Not only would this project help environmentally, but it would also help build a better sense of community in this area of Portsmouth.

With more people moving in, it's critical to protect our outdoor, green space. as well as the overall West End development.

Best Regards,  
Jillian

Dear Members of the Planning Board,

I have been the General Manager at the AC Hotel since the opening in December 2019. Throughout these two years our guests have been able to explore all parts of this beautiful city. We have noticed, along with many others, that the outdoor areas of our city have become more utilized since Covid began and the trend will remain for the foreseeable future.

I am writing in support of the Raynes Ave Development near the AC Hotel. As I mentioned in my previous support of the 53 Green Street application, the public safety and waterfront access are very positive changes to this area and very much needed. The City owned park will be a welcomed addition for our guests and the many people who visit Portsmouth. The improvements on the existing site will give everyone easy and safe access to our neighborhood and the North Mill Pond Greenway while enhancing the quality of the area. We are excited for the future of Portsmouth and the revitalization of the North End.

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



**From:** [Poldrack, Kimery G](#)  
**To:** [Planning Info](#)  
**Subject:** North Mill Pond Project on the 12/16 Planning Board Agenda  
**Date:** Wednesday, December 15, 2021 9:27:33 AM  
**Attachments:** [image001.png](#)

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I've had the opportunity to review the proposed improvements in this plan for the North Mill Pond area from the Procon group. After reviewing, I can't imagine not moving this forward. What a beautifully thought out way to enhance both the environment and existing charm of Portsmouth! I recently worked with the Procon group to build our new facility at 145 Maplewood. They are top notch individuals who bring honesty and integrity to the construction/development arena. I know that they have the best interests of the City of Portsmouth at the heart of their plan for the proposed development and hope that the plans can be approved and implemented. What a potential boon for the City!

Sincerely,

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**Kimery Poldrack**  
VP Real Estate & Facilities

**Houghton Mifflin Harcourt**  
2700 La Frontera Blvd.  
Suite 100  
Round Rock, TX 78681  
Office: 512.721.7777  
Mobile: 512.789.7119  
[hmhco.com](http://hmhco.com)



**From:** [Jonathan Sandberg](#)  
**To:** [Planning Info](#)  
**Subject:** In support of TherequestofNorthMillPondHoldingsLLC(Applicant),andOneRaynes Ave LLC, 31 Raynes Ave LLC, and 203 Maplewood Ave LLC (Owners) for property located at 31 Raynes Avenue, 203 Maplewood Avenue, and 1 Raynes Avenue  
**Date:** Wednesday, December 15, 2021 3:02:06 PM

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Dear Planning Board,

I live along the North Mill Pond and am writing to urge you to approve the CUP request of North Mill Pond Holdings LLC, One Raynes Ave LLC, 31 Raynes Ave LLC, and 203 Maplewood Ave LLC. I believe this project will provide important ecological and recreational improvements to the North Mill Pond area.

This will remove a significant amount of impervious surface which is currently encroaching on the shoreline. It will replace invasive species with native ones and will repair erosion. It will also provide important opportunities for the public to enjoy the waterfront with the installation of benches, paths, and walkways.

It will be a marked improvement for the entire city and will expand the tax base.

Thank you,

Jonathan Sandberg  
160 Bartlett Street

Sent from my iPad

**From:** [Laura Stoll](#)  
**To:** [Planning Info](#)  
**Cc:** [Brad Stoll](#)  
**Subject:** Fwd: planning board letter  
**Date:** Wednesday, December 15, 2021 12:22:31 PM

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Dear Members of the Planning Board,

We am writing in support of the project located at 1 Raynes Avenue, 31 Raynes Avenue & 203 Maplewood Avenue. In terms of the environmental impact the project will have, the developer is making significant improvements to the area including stabilizing the deteriorating bank, installing stormwater treatment units, and removing invasive plants and replacing them with native grass and plants. Currently there are impervious surfaces within the 100 foot tidal buffer zone. This project will result in a net loss of impervious surface, and completely eliminate the impervious surfaces in the 0-25 foot buffer where currently there is 848 SF.

This project is in full compliance with zoning ordinances and supports the city's Master Plan and vision for the North End. Currently the area consists of vacant buildings and is not very pedestrian friendly. The project provides more than 30% of open space where only 20% is required. The North Mill Pond Greenway and Community Park will create an amazing outdoor space and path for both pedestrians and bicyclists. This project provides for the construction of a 1/2 acre of the Greenway and multi use path in a key area that connects the North End with downtown.

As residents of Portsmouth's West End, we have seen what well thought out development can do for the city. Where once there were contaminated sites and dilapidated buildings, there is now vitality. This project would be a wonderful improvement to the North Mill Pond area. It gives the public access to the waterfront area, makes several environmental improvements, and brings much needed business and housing to a growing community. Aesthetically, environmentally, and functionally, this project is a major win for the city.

Sincerely,  
Brad and Laura Stoll  
55 Lovell Street

**From:** [Dylan Thomas](#)  
**To:** [Planning Info](#)  
**Subject:** Letter  
**Date:** Tuesday, December 14, 2021 9:11:48 PM

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To the Planning Department:

I read this week about Dover's plans for public waterfront access and a small boat launch at their new development downtown. I wish Portsmouth could do something similar and I realized that there is already a plan underway for just that on Raynes Avenue along North Mill Pond. I am writing as a Portsmouth citizen to wholeheartedly support that project and the benefits it will bring to our vibrant downtown and greater community.

As I was learning more about the Raynes Avenue project, I was impressed with the environmental benefits that the developers would bring to the table. I can't believe that the existing stormwater runs directly off onto the pond and therefore into the river and Great Bay. Adding a stormwater treatment system would absolutely benefit the entire ecosystem.

Portsmouth's downtown is so special, but it doesn't need an old derelict dry cleaning store to keep it that way. I love the vitality and vibrancy that this new project would bring to the North End, and the fact that it would also bring an incredible public waterfront park makes this a homerun for me. I'm already looking forward to biking with my daughters along the path and bringing them out on our kayaks to appreciate their hometown in a whole new way.

Thank you,  
Dylan

Dear Chairman Legg and City of Portsmouth Planning Board,

I fully support the North Mill Pond Project!!! It is a total win for our beautiful city of Portsmouth and in my opinion, it is way overdue. Thank you for the Islington Street corridor improvement, as it truly makes a welcoming statement as you enter from the West End!

Thank you for giving this beneficial North Mill Pond Project the consideration that it deserves.

Sincerely,

Janet Thompson

There are many reasons that I support the North Mill Pond Project and they are listed below.

- \* Construction of 1/2 acre of greenway and multi use path along NMP connecting Maplewood Ave to the city
- \* Key piece of North Mill Pond Greenway as contemplated in the North End Vision Plan and City's Master Plan Hospital
- \* The total open space for the project is over 30% where 20% 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
- \* Additional residential units in a market with no vacancy and skyrocketing prices, will help to ensure our city .

### **North Mill Pond and Environmental Benefits**

- \* The Net Buffer Improvement by over 7,000sf
- \* Installation of StormWa Treatment system(s) (where none currently exist)
- \* Buffer enhancement by removing invasive species and replacement with native plantings
- \* Treatment of storm water from neighboring city streets before discharge into NMP

**From:** [Steve Thompson](#)  
**To:** [Planning Info](#)  
**Subject:** North Mill Pond Gateway w Raynes Ave Project Support  
**Date:** Wednesday, December 15, 2021 3:29:28 PM

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Dear City Planning Board,

I live in the West End on Woodbury Ave. I am a definite supporter of the proposed Raynes Ave Project. It appears to include significant and badly needed improvements to the North Mill Pond area. I believe it would be a huge bonus for our neighborhood and the West End to be able to walk into the downtown area via a beautiful greenway path along North Mill Pond. Right now the old railroad tracks that parallel NMP prohibit any real use of that valuable land and space.

Thank you for considering my opinion.

Steve Thompson  
19 Woodbury Ave, Portsmouth, NH 03801

**From:** [Janet Thompson](#)  
**To:** [Planning Info](#)  
**Subject:** North Mill Pond Project  
**Date:** Wednesday, December 15, 2021 10:57:44 AM

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Dear Chairman Legg and City of Portsmouth Planning Board,

I fully support the North Mill Pond Project!!! It is a total win for our beautiful city of Portsmouth and in my opinion, it is way overdue. Thank you for the Islington Street corridor improvement, as it truly makes a welcoming statement as you enter from the West End!

Thank you for giving this beneficial North Mill Pond Project the consideration that it deserves.

Sincerely,

Janet Thompson

There are many reasons that I support the North Mill Pond Project and they are listed below.

- \* Construction of 1/2 acre of greenway and multi use path along NMP connecting Maplewood Ave to the city
- \* Key piece of 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 open space for the project is over 30% where 20% 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
- \* Additional residential units in a market with no vacancy and skyrocketing prices, will help to ensure our city grows and keeps improving

**North Mill Pond and Environmental Benefits**

- \* The Net Buffer Improvement by over 7,000sf
- \* Installation of StormWa Treatment system(s) (where none currently exist)
- \* Buffer enhancement by removing invasive species and replacement with native plantings
- \* Treatment of storm water from neighboring city streets before discharge into NMP

**From:** [April Weeks](#)  
**To:** [Planning Info](#)  
**Subject:** December 16 meeting  
**Date:** Tuesday, December 14, 2021 4:23:26 PM

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Gentlemen and gentle women of the planning board,

I write to you about the Raynes Ave ( DiLorenzo) plan to build yet another wetlands-buffer violator on the North Mill Pond.

How many times is this protection of our native habitat going to be challenged? Perhaps the message needs to be clearer to future developers: don't mess with our wetlands! Respect the buffer zone!

And while you're at it, how about refreshing your memories about the 2014 North End Preliminary Vision Plan, which was beautiful and doesn't look much like today's North End.

One more request, in the interests of trust between the board and Portsmouth's citizens. Don't schedule a huge modification of existing regulations in the week before Christmas, when everyone is too busy to adequately protest such a maneuver. It wouldn't seem like you were trying to sneak something by when vox populi were otherwise involved if you avoided such slight of hand in the future.

Thank you for your consideration in this matter. Assume that significant pushback will occur for this request for a wetlands buffer violation Conditional Use Permit.

April Weeks  
Sent from my iPhone