

A Summary Report on Public Input Relating
to Accessory Dwelling Unit (ADU)
Regulatory Amendments.

Public Involvement Summary Report

Accessory Dwelling Unit
Regulation Amendments

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State Regulatory Context

Accessory Dwelling Unit (ADU) law requires municipalities to allow internal or attached accessory dwelling units in all zoning districts where single-family dwellings are permitted. Minimum provisions include:

- ADUs must provide accommodations for sleeping, eating, cooking, and sanitation;
- Maximum ADU size must not be smaller than 750 square feet;
- When the main dwelling unit is attached to the ADU, an interior door is required and locking that door (or other internal doors) must be allowed.
- Must not limit an ADU to only one bedroom;
- No familial relationship between the occupants of an ADU and the occupants of the main dwelling unit is required; and
- Must not require separate water and sewage systems between the main dwelling unit and the ADU.

Local Regulatory Context

Detached dwelling units are allowed in Portsmouth. There are three types of ADU's in the code, including attached, detached, and garden cottage spaces. Minimum provisions include the following.

- Only one ADU per single-family dwelling on a lot;
- ADU must match the design of the principle unit;
- Property owner must live in the ADU or principle unit; and
- Property owner must comply with an annual certification to confirm residency.

Regulatory Amendment Work Plan

On April 13, the Land Use Committee transmitted the 2022 Regulatory Work Plan to City Council for approval. On April 18, 2022 regular meeting, the City Council approved the 2022 regulatory work plan which included evaluation of proposed amendments for alignment with existing Master Plan goals, City Council adopted goals (2022-2023) and City Council adopted policies (Housing Policy). The work plan further identifies stakeholders and focus group members to be included in public outreach. The work plan consists of three phases:

- 1. Phase 1: Code Clean-Up**
Purpose: Improve regulatory implementation and align with legislative intent. Eliminate ambiguous sections that result in unintended consequences.
- 2. Phase 2: Accessory Dwelling Unit Amendments**
Purpose: Remove barriers and expand the number of eligible properties for ADUs and Senior Housing Facilities.
- 3. Phase 3: Incentive Amendments**
Purpose: Adjust incentives to place a higher emphasis on Workforce Housing.

Both Phase 2 and Phase 3 will include a public input summary which will identify key themes and concerns articulated and captured as part of the public involvement plan. This report summarized public involvement to date for Phase 2 amendments.

Phase 1 Public Involvement

The Public Involvement Plan for Updates to ADU regulations involves three phases:

1. **Small Focus Group Meetings.** Four meetings took place over the course of two weeks from June 9th to June 15th. Staff and a representative/moderator from the Land Use Committee met with representatives from four groups of stakeholders:
 - Previous applicants,
 - Architects,
 - Engineers, and
 - Neighborhood representatives.

A list of attendees and full summary of comments is provided in Appendix A and Appendix B.

2. **ADU Direct Abutter Survey.** A survey was distributed to over 200 direct abutters of approved ADUs built within the last five years.

A summary of survey input is provided in Appendix C.

3. Public meetings and public hearings at which time additional input will be invited and will help guide refinements to the proposed amendments.

Staff Note:

- 17 of the 30 ADU's approved since 2017 have had a variance
- 7 of the 17 units required a variance for unit size
- 8 of the 17 units with a variance are garden cottages

Key Themes

1. **Process navigational support is needed.**

ADU applicants who participated in the focus group meetings described how complicated it was to navigate the various regulations. Participants indicated that the hardest part was just knowing where to get started. Focus group participants pointed out that the city has no step-by-step process for how to build and plan for an ADU. Some applicants hired attorneys or architects to help navigate the process, further increasing the cost of an already expensive project.

2. **Dimensional relief is both an obstacle and a protection.**

“Accessory building garages do not meet the needs for a living unit. The 600 square foot limitation needs to be loosened.” –Portsmouth Architect

Focus group participants indicated that because of Portsmouth's tight development pattern, zoning relief was often needed, particularly setback relief to allow continued use of the back yard. Unit size limitations have made conversions of accessory structures to garden cottages challenging as well.

Similarly, we heard from focus group respondents that privacy is important to many Portsmouth residents. The current zoning ordinance provides protective provisions addressing separation requirements. In most cases, the square footage maximums are the smallest possible according to New Hampshire state law. The code for a garden cottages reflects that even more so with a maximum unit size of 600 square feet.

3. There is considerable cost and risk in the process and this is a deterrent.

The architects and engineers who participated in the focus group meetings addressed the risk that comes with applying for a variance or modification. Focus group participants indicated that cost can run as high as \$20,000 for land use approvals, and approval is never guaranteed. This may deter potential applicants by not only making the process more expensive, but also not guaranteeing the approval of a planned ADU.

“They have to spend \$10,000-\$20,000 on the approval process...when we present the feasibility study and present the findings, people have a hard time moving forward with the uncertainties.” - Portsmouth Architect

4. Regulations for ADUs need to be clear and implementable.

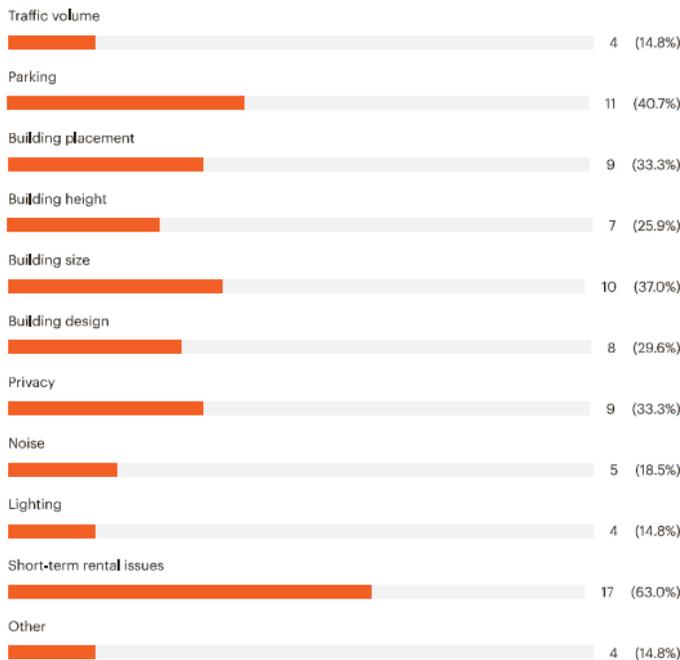
Focus group participants indicated that more clarity is needed in the zoning ordinance for terms like “subordinate to the principal structure” and “architecturally compatible”. Participants indicated that these terms are not only very subjective, but hard to define and therefore hard to interpret. The terminology used should be clear and specific so that all parties may be able to understand and follow the zoning ordinance provided to them and community members and abutters can expect consistent application of the regulations.

“If this is going to be rewritten - the intent needs to be clearly addressed.” - Neighborhood Representative

5. Foremost among abutters’ concerns are: parking, short term rentals, neighborhood character, and buffering and separation.

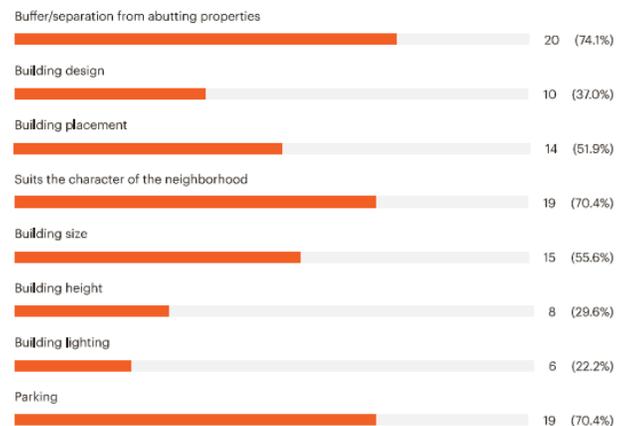
Survey respondents identified parking (41%) and short-term rentals at (63%) as impacts that they are most concerned about.

“Of the following potential impacts – which are you most concerned about? Check the three that are most important.”



When asked about relaxing restrictions, 70% identified parking requirements as a major standard that needs observed for all ADUs. Similarly, buffering and separation were identified as important (74%). Compatibility with neighborhood character also was also identified as a high priority (70%).

“The City is thinking about allowing some ADUs to be approved WITHOUT Planning Board review or a public hearing if the project can meet some minimum standards. Which standards are most important to you? Please check FOUR of the boxes below.”



6. Abutters were generally positive about ADUs.

Survey abutters were mostly positive about their experience with ADUs. When given the chance to write optional comments on the positive or negative impact of ADUs, 41% of the responses were positive, while 24% were neutral and 35% were negative.

Abutter on the impact of ADU's

“It is a smart way to make Portsmouth more affordable and to increase housing supply.”

Abutters were split about whether they would consider building an ADU. Nearly half (48%) of respondents said they would consider building or converting a space on their property into an ADU while 52% said they would not mostly citing lack of space or interest as the main reason.

Appendix A

Zoom Focus Groups Response

ADU Applicants (5 attendees)

- Has done 2 – one for himself and one for a client
- Planning process was fairly easy a variance for setback was required.
- Issue has been amount of time it took to get inspections done.
- Planning was good. Not too many complaints
- Not a contractor or in the building trades.
- *"It is like hitting a fly ball to mid-field."*
- *"I'm just an average Joe"* - I have a new house – (fire with old house).
- Wanted to house his mother in an ADU.
- He did the preemptive work on that project.
- In dealing with the city of Portsmouth – no one wants to do it.
- Dealing with inspections is just horrible.
- Website – touching specifically on ADUs - there should be an ADU section - a section based on ADUs.
- *"If you really want to make this process work you need to make in idiot proof."*
- Need an ADU section on the webpage would be helpful.
- How do I know what I need?
- Purpose is family – mom.
- Moderately difficult process. Planning? Inspections? Do I need a variance? Paperwork and documentation could be challenging.
- Did not need a variance.
- There should be a separate process.
- If the city is really serious about making ADUs easier for common folk- sit down with an average person to design your website.
- There are things in some of the applications that are not relevant to the ADU process. Average Joe needs to go through it.
- Garden Cottage – historically detached unit was a workshop and maybe a garage and then a cake bakery.
- Took a long time to get out of inspections. Underlying gas line – upgraded electrical service. Final C/O was not gotten by original applicant – had to redo all the electrical then expose everything for inspections.
- Change of use was interpreted very restrictively by Inspections.
- Building code was very restrictive and would not allow the loft. ADUs should be allowed for the loft. 2018 IBC allows for this.
- *"We need a provision in the zoning code for a tiny house"*
- *"It would be great if this could be done without a CUP and renewed annually"*

- **Staff Note:** Several attendees did not know that there was an annual renewal process.
- The unit was an attached dwelling unit.
- *"Did the process to get it kosher with the city –for parents and for future income."*
- Moderately- difficult process- did have professional help- hired an attorney.
- I did get a variance –most confusing –
- I did not know what I was doing – I was looking for a PDF file – here is what you do— does not exist.
- I had a difficult time between planning, zoning and inspections being going between the different applicable departments.
- The only curve ball was around electricity and I had to have my electricity split.
- *"We need a checklist – Here is the order. You should not need an attorney."*
- 300 square foot studio attached to our existing home for future ground floor living for us in the future - until that time we are renting it out.
- The whole process went very smoothly.
- Couple of things I would recommend. If a person is good at their job it does not qualify them to be a builder. You need to have more support and direction.

Architects (5 attendees)

1. Can you talk about the level of interest your clients have had in ADUs - either here in Portsmouth or in other jurisdictions?
 - Has had one client Pre-Covid and renovated garage.
 - Decided not to go forward with the ADU due to the struggle. Might eventually do it. Not too many clients – the clients think it is too hard.
 - Agrees – immediately *"going before the boards is terrifying"* most people who are interested do not have the resources to pay for the professional services needed.
 - The regulations they perceive to be a lot to think about. A lot of interest but fear that they will spend money and not get to do it.
 - Mostly general business A or B.
 - Often the accessory buildings are near the property line and you are looking at 3 different boards. Adds a level of complication.
 - Has not done an ADU without doing feasibility study.
 - In Elliot there are not variances required.
 - Older children are creating ADUs for elderly parents is getting more common.
 - Small occupancy is at odds with accessibility.
 - The ones that have actually going ahead are the ones that do not have a choice.
 - The reality is that these the expense. They will cost \$300K at minimum. If it is an existing structure it is still \$200 at minimum.
 - Feasibility in Portsmouth – it is a little more arbitrary but once they find out how much they have to spend -10 to 20 K on the approval process.

- A lot of feasibility studies – when we present the feasibility study and present the findings – people have a hard time moving forward with the uncertainties.
 - In Newfields, where there is land – they want them attached. Portsmouth does not have lots of land and *“this is a better use of land without the sprawl”*.
2. How do you feel the Portsmouth’s regulations for ADUs compare with those from other jurisdictions?
- Seattle – dramatically different sized city – they actually have preapproved designs for their ADUs and had architects design these and they were approved and done.
 - Most people are not thrilled at spending the legal fees and the architect fees. Seattle takes the architect out of it. This is a wild idea but something to think about for streamlining. No matter how simple an ask, a variance is a risk – you can never be sure if you are going to get it.
 - The term *architecturally compatible* requires professional support and is subjective.
 - You almost always need a variance – you are going to have a garden cottage or DADU inside the setback to get a useable rear yard and most likely for lot coverage.
 - It would be more than just the design – it requires a preapproved floor plan that could provide a path for the variances that would need to be approved.
 - Preapproved designs make it more viable. Recently did one on Richards avenue.
 - ADU regulations are all over the place in the state. State law was very broad. *“One off decisions can provide barriers – Simplification is the key.”*
 - In Portsmouth we have all these established neighborhoods. They almost all need lot coverage relief. *“Accessory building garages do not meet the needs for a living unit. The 600 SF limitation needs to be loosened. Within the units they give flexibility on the size give the existing stock that will be converted.”*
 - ADUs are challenging everywhere- there is no benchmark from the state – there is nothing good for us to look at.
 - Look at HDC administrative approval – Can we craft something that allows for administrative approval. If it does not increase volume can it be an administrative approval??
3. Which jurisdictions have regulations that you feel are worth reviewing and possibly replicating here in Portsmouth, and why?
- **Staff Note – Most suggest that they are all over the place.**
4. Based on your experience, which of the following standards prove to be the most challenging for the design and construction of an ADU:
- Minimum lot size – this is the worst one. A lot of properties cannot fit that requirement I remember a house I worked on at Cornwall and we had to ask for

density relief and 90% of the properties in that area did not meet that requirements.

- *“What accessory dwelling units are really for- single people and sometimes their partner. The minimum lot size has to be chopped in half or 1/3. The lot size requirements in place don’t exist very often- you really have to get lucky to have had that lot for years.”*
- 600 is a two car garage 1000 is basically a 3 car garage. No additional requirement should be there unless you are in the historic district. *“My neighbor can construct a 3 car garage without any oversight – why would we put any more requirements on an ADU?”*
- Maybe 25 % less setback or some increase in density should be allowed. The door that is required between – why does that have to be in this – I would have to do that anyway.
- Extra regulations other than parking do not make sense.
- You are ruling out single parents because there is no way to get that second bedroom in.
- The size is extremely challenging. We are trying to make the most of what we can with what we have. We are strong arming the people who are trying to do something good.
- The lot coverage is a non-starter. The ordinance is getting into design – no windows greater than 8 feet of height – this gets us to the point where the regulations are designing where the architects should be designing.
- Getting into design and affecting egress- that is part of the building code.
- Has to come down to a policy adjustment to the BOA. We need to eliminate the variances. Most of the houses are too close. Going to the BOA with some confidence that the variance will get approved.

Engineers (5 attendees)

1. Can you talk about the level of interest your clients have had in ADUs - either here in Portsmouth or in other jurisdictions?
 - We have had a couple of clients because sometimes there are septic upgrades.
 - Not so much in Portsmouth but some Amherst. There is a lot of interest in Rye
 - We have had a few – we permitted one that did require variances. *“The permitting problems are part of the process but the economics are hard”.*
 - Inspections has been a problem as well with the building code. The zoning code and building code have been inconsistent.
 - I did a couple in Londonderry and a couple in Merrimac – not too many in Portsmouth
 - I only did one but most are homeowner and architect driven.
2. How do you feel the Portsmouth's regulations for ADUs compare with those from other jurisdictions?

- The first item in the zoning requires additional lot size in the GR district- a lot of times that is a component that is a deterrent. Lot size requirements.
 - One unit per lot is restrictive. And you are restricted by the size of the unit. If you have to double the lot size there is no incentive to do it. Amherst allows you to double the density.
3. Based on your experience, which of the following standards prove to be the most challenging for the design and construction of an ADU:
- I think the rest of the ordinance makes sense. Parking can be a problem sometimes but the regulations make sense.
 - The façade area along the front – how does that work with a corner lot – the 40% visibility requirements.
 - Make dimensional standards waivable rather than zoning – it is a more streamlined process
 - The cost of a two car garage is expensive – ADUs even more so.
4. What regulatory changes would you recommend we consider to facilitate greater ADU conversion/construction in Portsmouth?
- Limiting the number of bedrooms from 2 to 1 might detract from being short term rental in the future.
 - Costs are still going up. 300k is on the low side for a new detached unit.
 - You should consider bringing in financial representatives. One income may be required to support two units, which can be a problem.
 - Owner occupied is a barrier.
 - Permit review is hard – architects are doing the work. Homeowners are also doing the work. The biggest obstacle is running through a difficult process.
 - Approvals are 20k to 30k. There is risk in the process.
 - Then there are the other costs. Surveying especially in downtown Portsmouth. In Downtown there is more cost to get out of the ground.
 - Everybody is talking about staff review but no one has done it.
 - Administrative approval would be problematic for the abutters who would not have opportunities to speak concerning an application.

Neighborhood representatives (3 attendees)

1. Do you have any ADUs that you are aware of in your neighborhood and if so, have there been any positive or adverse impacts that you are aware of.
- We have one carriage house conversion – same lot coverage no impacts to our home – no negative consequences that I am aware of.
 - We have several in the Plains neighborhood – three years ago one was approved that was never built.

- There is an ADU that will be built next to us. It will be a 4000 SF building built above a four car garage and what is allowed as a result and what the PB is approving based on their interpretation of the ordinance.
- I would like to know what the intent of the ordinance is and how do you define that.
- This could impact the way neighbors feel – two rowdy college students would be more concerning. Why is this being brought forth at this point?
- What is the number we are trying to achieve?
- I have a problem with how it has been approved next to my property.
- Privacy is a concern.
- Short term rental is a concern.
- Architecturally consistent needs to be defined.
- One of our properties is non-conforming – with two units. If a lot is really non-conforming, you could not add an ADU.
- Privacy is important.
- In neighborhoods like the McDonough St. neighborhood, the lots are small.
- “If you move grandma into the unit – that is all fine and dandy but when grandma dies that is a different story”.
- If it is already a lot pretty well used or non-conforming and that carriage house gets converted. That needs to be considered.

2. What impacts are you most concerned about?

- Traffic volume
- Off-Street parking
- Building Placement
- Building Height
- Building Size
- Building Design
- Privacy
- Noise
- Lighting
- Short term rental

- If it was adjacent to my home – all of those things would be concerning.
- If you live in a single-family neighborhood you have an expectation to live in a single- family neighborhood. I don't have a problem with an ADU but I would want to address all those.
- Each situation is different. One thing that is not on the list is drainage. In our neighborhood – any change impacts water in our basement. *“A little closer to the lot line may not impact privacy but may impact drainage. I really don't care about building design – that is least on the list”.*

- I am in two neighborhoods. The concern is that a lot of the times everyone is looking for a variance.
- An accessory building is unique – usually in a SF neighborhood. Max size needs to be more clearly defined.
- Going before a board is very disconcerting – I have seen it. The Board does not live there.
- If the neighbor is a problem, then it is only going to get worse.
- If this is going to be rewritten – the intent needs to be clearly addressed.
- An accessory is adding another unit-but adding it is a bigger impact. You take away green space and add a new neighbor and should be owner occupied and that should be checked. Make sure we avoid the Air B and B situation.
- There should be limits on size.
- We should probably understand why some folks don't actually build these.
- Potential impacts – you don't know until it happens to you and you don't know until it is built.
- I have some concerns about a number of these potential impacts.
- Building placement is a concern.
- The term clearly subordinate is vague to me. Apparently, what is subordinate to the PB is different than what I think. Clearly subordinate and less than are not the same thing.
- Neighbors approved ADU is five inches shorter than his home. That is not clearly subordinate. I was told by the PB member that this ordinance was written purposely vague.

Public Involvement Summary Report

Accessory Dwelling Units

7-15-2022

Appendix B: Focus Group Meeting Attendees

Stakeholder Group	Meeting Date /Moderator	Name/Invited Attendee	Affiliation/Neighborhood	Attended
Engineers	Rick Chellman			
	6/14/22	Eric Weinrieb	Altus Engineering	
		Corey Colwell	TF Moran	
		Neil Hansen	Tighe & Bond	
		Joe Coronotti	Jones and Beach	
		Matthew D Beebe	MNB Design	
		Pat O'Keefe	Torrington/Dolben	
		Gregg Mikolaities	August Consulting, PLLC	
		John Chagnon	Ambit Engineering	
Architects	Elizabeth Moreau			
	6/13/22	Anne Whitney	Gates Street	
		Carla Goodknight	Cummings Architects	
		Brendan McNamara	Brendan McNamara Residential	
		ROBERT HARBESON AIA	Market Square	
		Lisa Destefano	Maugel DeStefano Architects	
		Jenn Ramsey	Soma	
		Richard Desjardins	McHenry Architecture	
ADU Applicants	Joanna Kelley			
Garden Cottage (constructed)	6/9/22	Tracy Kozak	28 WALDEN ST	
Garden Cottage (constructed)		Christopher and Anna Shultz	140 ORCHARD ST, Portsmouth, NH 03801	
Garden Cottage (constructed)		Butch Ricci	36 Artwill	
AADU (Constructed)		Patrick Liam Hughes 22-2	65 Fields Road	
AADU (Approved)		Chuck Dudas	32 Monteith St	
Garden Cottage (constructed)		Matthew Beebe	81 Lincoln and 50 Mt. Vernon	
Attached ADU		Kenton Slovenski	175 Grant Ave, Portsmouth, NH 03801	
Attached ADU		Shawn Dick	869 Woodbury Ave, Portsmouth, NH 03801	
Garden Cottage		Mark Baldassare	191 Sagamore Avenue, Portsmouth, NH 03801	
Attached ADU		Paul Messier	171 WALKER BUNGALOW RD PORTSMOUTH, NH 03801	
Neighborhood Representatives	Rich Blalock			
	6/15/22	Kathy Bergeron	(Wibird Street), Single family neighborhood /Commercial real estate appraiser	
		Karina Quintans	Islington Street neighborhood	
		Robin Husslage	27 Rock Street / Islington Creek	
		Liz Bratter	159 McDonough St	
		Liza Hewitt	726 Middle Road	

Public Involvement Summary Report

Accessory Dwelling Units

7-15-2022

Stakeholder Group	Meeting Date /Moderator	Name/Invited Attendee	Affiliation/Neighborhood	Attended
		Jim Lee	520 Sagamore Ave	
		Joan Hamblet	Pannaway Manor	
		Jackie Cali Pitts NH State Rep	Bedford Way	

Are there any ADUs that you are aware of in your neighborhood?	If yes, have there been any positive or negative impacts that you are aware of? Please explain.	Of the following potential impacts, which are you most concerned about? Check the three that are most important.	If you checked other above, please explain.	The City is thinking about allowing some ADUs to be approved WITHOUT Planning Board review or a public hearing if the project can meet some minimum standards. Which standards are most important to you? Please check FOUR of the boxes below.	Would you consider building an ADU next to your home or converting a building on your property to an ADU?	If you checked yes, for what purpose would you add an ADU? Please check all that apply.	If you answered 'other' above, please explain.	If you answered 'no' above, why not? Please check all that apply.	Thank you for completing this survey. Your feedback is very important to this process and we appreciate your time and interest in assisting the City with this process. Is there anything else you'd like to add about ADUs?
Yes	Completely positive mother-son arrangement--necessary for both. Adequate driveway parking. No privacy issues. Owners were not allowed to install dormer windows on side facing neighbor's backyard--incredibly stupid rule.	Building design, Parking, Short-term rental issues		Buffer/separation from abutting properties, Building design, Parking, Suits the character of the neighborhood	No			Just not interested, Not enough space, Prefer my privacy	
Yes	No	Building height, Building placement, Short-term rental issues		Buffer/separation from abutting properties, Building height, Building size, Suits the character of the neighborhood	No			Just not interested, Neighbors might object	
Yes	Gives someone the ability to live in Portsmouth that is lacking housing	Building height, Building placement, Building size		Buffer/separation from abutting properties, Building lighting, Building placement, Building size	Yes	For additional income			
Yes	The previous tennant was respectful. The current tennent is respectful.	Parking, Privacy, Short-term rental issues		Buffer/separation from abutting properties, Parking	No			Just not interested, Not enough space, Prefer my privacy	
Don't know		Building placement, Privacy, Short-term rental issues		Buffer/separation from abutting properties, Building size, Parking, Suits the character of the neighborhood	No			Neighbors might object, Prefer my privacy	
Yes	We have not been impacted by this dwelling in any way.	Building design, Building height, Building placement, Parking		Building design, Building size, Parking, Suits the character of the neighborhood	Yes	To accommodate a family member			
Yes	Neither. It is fine	Other	My neighbors have been fantastic with their ADU, so it doesn't bother me	Buffer/separation from abutting properties, Building design, Building placement, Parking	Yes	Personal residence so the main house could be rented or used by another family member.			
No		Building design, Parking, Short-term rental issues		Building placement, Building size, Parking, Suits the character of the neighborhood	Yes	To accommodate a family member			
Yes	Positive, affordable housing	Building design, Parking, Short-term rental issues		Buffer/separation from abutting properties, Parking, Suits the character of the neighborhood	No			Just not interested, Not enough space, Prefer my privacy	
No		Parking, Privacy, Short-term rental issues		Buffer/separation from abutting properties, Building size, Parking, Suits the character of the neighborhood	Yes	For additional income, To accommodate a family member			Keep the requirement that one unit be owner occupied.
Don't know		Parking, Short-term rental issues, Traffic volume		Buffer/separation from abutting properties, Building placement, Parking, Suits the character of the neighborhood	Yes	For additional income			

Yes	Negative. I spoke at a planning board meeting on [date] with regards to the negative impact the property at [address] has had on us. Other neighbors attended as well. We are direct abutters, our home of 22 years is about 3 feet from from their rental in our backyard. Concerns I shared were loss of privacy, noise, beer bottles in our yard, laundry on our fence, use of our water spiket attached to our fence, the fact that on a regular basis a motel was operating in our backyard. My understanding in corresponding with primarily [name] at that time and [name] at the time, included the property owner being served, I believe 2, cease orders. They have continued to have people coming and going since then. Most recently a woman that was staying there had a smoke/fire issue. The alarm went off and smoke was pouring out of the back door. I walked over and asked what was happening and should I call the fire dept (the owners weren't home) and she said no and closed the door. My concerns were that the property is about 5 feet from our <u>garage</u>	Lighting, Noise, Other, Privacy, Short-term rental issues	We have had "vacationers" come into our yard before, not invited. We didn't buy our home to have a motel in our backyard. The building was there before these owners took over but was not used as a VRBO. Next door is a property of rentals with an absent landlord that turns over frequently so I would assume they don't mind.	Buffer/separation from abutting properties, Building height, Building lighting, Building placement, Building size, Parking	No			Just not interested, Neighbors might object, Other, Prefer my privacy	The accessory dwelling unit is often used for overnight guests of the property owners as well. I am not opposed to VRBO's but to use them in tight knit neighborhoods where people are paying a lot of money in taxes isn't right. There are hundreds and hundreds of hotel rooms in Portsmouth that folks can stay in.
Yes	Great idea. No negative impacts.	Building size, Short-term rental issues		Building design, Building size, Suits the character of the neighborhood	Yes	For additional income, Other	To increase the local housing stock		
Don't know		Noise, Parking, Short-term rental issues		Buffer/separation from abutting properties, Building design, Building placement, Parking	No			Just not interested	
Yes	Positive. It is a smart way to make Portsmouth more affordable and to increase housing supply.	Other	I would rather see a more permissive short term rental environment. Any short term rental issues should be handled on a case by case basis, not by blanket bans.	Building lighting, Building placement, Parking, Suits the character of the neighborhood	Yes	For additional income, Personal residence so the main house could be rented or used by another family member.			
Yes	Negative. It does not fit in the neighborhood, towers over my property and lights shine in my backyard. I greatly regret writing a letter for my neighbor to help him along the process.	Building design, Building height, Building placement, Building size, Lighting, Parking, Privacy, Short-term rental issues		Buffer/separation from abutting properties, Building design, Building height, Building lighting, Building placement, Building size, Parking, Suits the character of the neighborhood	No			Not enough space	They should fit the characteristic of the neighborhood and take existing neighbors welfare into account. Variances are set for a reason. I'd hate to see my neighborhood turn into a rental hub.
Don't know		Building placement, Building size, Short-term rental issues		Buffer/separation from abutting properties, Building placement, Parking, Suits the character of the neighborhood	No			Just not interested	
Yes	vehicles block sidewalks	Noise, Short-term rental issues, Traffic volume		Buffer/separation from abutting properties, Building design, Parking, Suits the character of the neighborhood	No			Just not interested, Other, Prefer my privacy, Too complicated, Too expensive	Continue with extensive reviews and oversight by city
No		Building placement, Building size, Short-term rental issues		Buffer/separation from abutting properties, Building size, Parking, Suits the character of the neighborhood	No			Just not interested, Neighbors might object, Too complicated	

Yes	negative	Parking, Short-term rental issues, Traffic volume		Building placement, Parking, Suits the character of the neighborhood	No			Just not interested	
Yes	[requested to remain anonymous]	Building design, Building height, Building placement, Building size, Lighting, Noise, Other, Privacy	[requested to remain anonymous]	Buffer/separation from abutting properties, Building design, Building height, Building lighting, Building placement, Building size, Parking, Suits the character of the neighborhood	No			Just not interested, Not enough space, Too expensive	[requested to remain anonymous]
Don't know		Building height, Parking, Traffic volume		Buffer/separation from abutting properties, Building height, Parking	Yes	For additional income, Other, Personal residence so the main house could be rented or used by another family member, To accommodate a family member	One option might be to rent to a grad student during the academic year and have the ADU available for daughter and grandchildren when they visit for two months in the summer from abroad.		1) The reason I mentioned height is that when a neighbor on New Castle Avenue renovated his garage (and I naively approved decades ago) is that the additional height unexpectedly blocked my view of the sunset. Height is fine except when it has effects like that. 2) I would also be concerned if the increase in property taxes outweighed the possible revenue benefit. 3) I think energy efficiency and affordability of maintenance (e.g. vinyl siding) should trump historic district worries, as long as the ADU isn't trashy. 4) I think if the number of ADUs is limited in a location such as my area, the neighbor who has lived there continuously longer, has a greater need, &/or is older, should have priority. 4) I would like to have the option of adding a carport; too old and small to clear snow off car. 5) I think septic tanks should not be allowed in areas with a high water table. (And I think there is septic drainage under my street which causes the pavement to crack and need fixing just about every year, plus may make my sump pump need to run more often during certain weather events. 6) I'd like to know about low interest loans for seniors who would benefit from an ADU. 7) I think fire pits should not be allowed in close neighborhoods where their pollution affects neighbors. 8) Perhaps the number of cars should be limited. 9) My lawn is a good off-street parking area. 9) There are new energy efficient modular buildings/constructions that should not be snobbishly disdained. 10) A list of recommended energy efficient contractors would be appreciated. 11) My house is too small for my situation now. It was great for me as a single mother of one child, but my family has grown, plus I'd like room for my boyfriend. I very much appreciate that Portsmouth is considering simplifying the process for attaining ADUs!
Yes	rarely used, as only family of property owner uses it	Building size, Noise, Privacy		Buffer/separation from abutting properties, Building height, Building placement, Building size	Yes	For additional income			
No		Building design, Building size, Privacy		Building design, Building size, Suits the character of the neighborhood	Yes	For additional income			
Yes	Positive impacts are: affordable housing without needing a bureaucracy to support it (which keeps taxes down thus also helping affordability). Greater density helps businesses downtown without needing extra parking. Small house in an urban core relies on existing infrastructure thus saving us all money. If scientists are right, in the coming years I believe we need to reduce our dependence on cars and the enormous infrastructure costs of suburbia and the irony is, I believe, that Portsmouth is proof that the older way of living in a walkable urban core like Portsmouth is a more desirable way to live	Building design, Building size		Buffer/separation from abutting properties, Building placement, Building size, Suits the character of the neighborhood	Yes	Other	All of the above		I would like to see the city keep all planning board approvals with guidance to the planning board that ADUs are strongly encouraged. I am considering an ADU and I welcome the planning boards role. I want to make sure that my neighbors are on board and that I am doing something that is in line with the city's guidelines. Without the planning board, I fear, that lawyers are going to become an enormous expense and burden on both the city and us residents. Thank you so much for taking the time to ask residents like me for our opinions!!!
No		Building placement, Building size, Short-term rental issues		Building design, Building height, Building placement, Building size	Yes	To accommodate a family member			ADUs seem like a good way to help an older or younger family member afford to live in the area and be part of the community while at the same time, have their own privacy and independence. Thank you for being thoughtful about how to make it work in our city.

Yes	A yurt in a neighbors yard - other than being an eyesore, no other negative impacts	Building height, Lighting, Privacy		Buffer/separation from abutting properties, Building height, Building lighting, Suits the character of the neighborhood	No			Just not interested, Not enough space	
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