

RE: 281 Cabot St
Meeting: Zoning Board of Adjustments
Date: August 22, 2023

Dear Chairperson Eldridge and Members of the Zoning Board of Adjustments,

August 18, 2023

Please approve the application for this 4 bedroom, 3 bath house at 281 Cabot St as shown in the Meeting Packet on pages 86 and 87, (enclosure 4). All pages noted will be from said packet. Please *do not approve* the enclosures from the June meeting found on pages 96 and 97 (enclosure 6). These older plans may have been provided for legal comparison.

The new application shows a decrease from the June proposal of 43% coverage down to 36% coverage (pg 65,66), just shy of the required 35%. It also shows the addition of a front door and front steps along the sidewalk as the rest of the quintuples have. The parallel roofs, as opposed to the adjacent roofs, give a less intrusive feel to this structure. The other noticeable factor is a change in materials to all clapboard style making it more cohesive with the rest of houses along Cabot St. This house is the first house seen of the quintuplets, coming from Islington St onto Cabot St. The color shown really fits in nicely next to the house on Islington which is almost yellow (not shown), the gray house across the street(not shown) and the white house next door, although color is not part of the application. This new application is in the character of the neighborhood.

The request to have the HVAC within 7.5' instead of 10' could be considered reasonable if modern quieter units are purchased. These will be right next to the neighbors driveway allowing for some relief for the abutter.

Please approve the requested variances presented in the beginning of the packet (86,87) by DTC Lawyers for Karyn DeNicola for the property located at 281 Cabot St. Were this property sold, this would be considered a new packet based on the changes presented. Please consider these changes as such and approve them.

Sincerely,
Elizabeth Bratter
159 McDonough St
Property Owner

August 22 proposal- please approve



June 27 proposal-denied



August 7, 2023

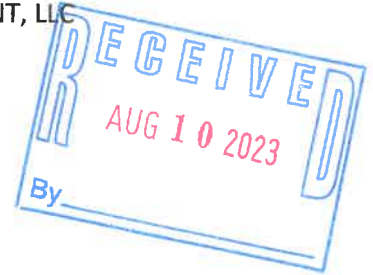
Dear Board of Adjustment Committee,

This is to state my approval for the variance requests for the property at 281 Cabot (Karyn DeNicola Trust). As a direct abutter, I am happy that the property will be renovated and agree with the requested variances. The property has long been neglected and the renovation will only improve the neighborhood.

Please approve this request.

Sincerely,
Jennifer Meister
287 Cabot Street

NORTHERN TIER REAL ESTATE ACQUISITION & DEVELOPMENT, LLC
172 Hanover Street
Portsmouth, NH 03801



August 6, 2023

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

RE: Letter of Support/Approval of Roof Pavilion "penthouse at 64 Vaughn Mall
Novocure North America

Dear Sirs or Madams:

I am writing to you in support of the application for Novocure for the construction of a roof pavilion "penthouse" located at 64 Vaughn Mall, Portsmouth, New Hampshire.

I am the managing member of Northern Tier Real Estate Acquisition & Development, LLC which is the owner for the property located at 172 Hanover Street, Portsmouth. We are a direct abutter to the property where the proposed improvement will be located since 2007. We have enjoyed watching the Portwalk project evolve over the years and watch as the community and its residents have benefitted from the new development, its restaurants and retail environment.

With respect to the plan proposed by Novocure, we have been following this project closely as an abutter and have most recently reviewed the proposed plans for the roof pavilion Penthouse with our management team. We applaud the efforts of Novocure for choosing Portsmouth for its headquarters and the significant investment that they have made in the downtown area. We also applaud their introduction of the roof pavilion penthouse as, in our opinion, it will enhance and complement the surrounding landscape of this part of the City and bring a sense of urban renewal and outdoor energy which many restaurants and café's in Portsmouth currently offer in the beautiful downtown Portsmouth area.

Therefore, as a direct abutter to the building where the proposed project is located, we unconditionally support the Novocure project.

Thank you for your consideration.

Very truly yours,


John J. Dussi
Managing Member

NORTHERN TIER REAL ESTATE ACQUISITION & DEVELOPMENT, LLC
172 Hanover Street
Portsmouth, NH 03801

August 6, 2023

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Very truly yours,


John J. Dussi
Managing Member

From: [Michael Labrie](#)
To: [Planning Info](#)
Subject: 64 Vaughan Street
Date: Thursday, August 17, 2023 4:26:44 PM

Greetings,

My name is Michael Labrie and I am the owner of both 135 Congress Street (Jimmy's) and 147 Congress Street (former Health Food Store.) Both of these buildings directly abut the Novocure property across the Worth Parking Lot.

I am in support of the application filed by Novocure seeking a variance to allow the construction of a penthouse level at a total height of 47 feet. I feel that their design fits perfectly with the other buildings in our newly evolving neighborhood. Additionally, Novocure is investing greatly in our community and is doing important, groundbreaking work in the field of oncology. This building will play an important role in the training of talented professionals from around the world in the use of their new lifesaving technologies.

Sincerely,

Michael Labrie

SEACOAST

Spine & Sports Injuries Clinic

To:
The City of Portsmouth, Zoning Board of Adjustment

This letter is submitted in support of Novocure's Variance Application to approve the enclosure with a glass roof of the existing rooftop deck at 64 Vaughn Mall, Novocure's North America Flagship Building.

The deck enclosure (requested and referred to as the Pavilion) will provide a year round venue for Novocure, add to the improvement of Vaughn Mall, and increase the overall value of the neighboring properties.

I respectfully suggest that the advantages of Novocure's deck enclosure may be summarized as follows:

Novocure will have a beautiful, unique rooftop outdoor space for year round use by visiting medical professionals, scientists, and partners for training and conferences. It is my understanding that Novocure has confirmed that the Pavilion will not be utilized as any type of permanent office space for its employees, and that it may be made available to local Portsmouth organizations for weekend meetings or conferences.

Abutting neighbors and businesses will also benefit from the enclosure of the rooftop deck. This addition will eliminate ambient noise and lighting that will naturally accompany an open air deck. This will undoubtedly improve the ambiance for all abutting residential and commercial neighbors.

As all of the above provide significant benefit to Novocure, abutting neighbors, and the City of Portsmouth/Vaughn Mall, I request that the Board of Adjustment approve Novocure's Variance Application for the enclosure of its rooftop deck— The Pavilion.

Respectfully,

Tamara L Lovelace, DC, DACBSP, ICCSP
Chiropractic Sports Doctor

Clinic Director - Seacoast Spine and Sports Injuries Clinic
12 Portwalk Place, Portsmouth NH, 03801