

From: [Elizabeth Mooney](#)
To: [Planning Info](#)
Subject: 212 Woodbury Avenue redevelopment proposal
Date: Monday, March 13, 2023 6:22:17 PM

Ladies and Gentlemen:

We live on Woodlawn Circle near Woodbury Avenue. We often drive by the hazardous wreck of what was once a beautiful mansion at 212 Woodbury Avenue.

It is heartening to learn that the owners and developers don't plan another mega-mansion for that site. Rather, their proposal seems to address an urgent need for mid-tier housing in Portsmouth. The location is just perfect.

We do have one concern, which we hope you seriously address as a condition of permission. The issue is stormwater runoff.

Even for city residents, like us, whose homes are not in designated flood zones, the water table is very close to the surface. When additional impervious surfaces are added to an area, precipitation displaced from ground absorption flows into storm sewers and into neighbors' basements.

We know this firsthand. Circa 2015, four houses were built on formerly vacant land on Woodbury Avenue between Echo and Hillcrest. Since then, damp and even wet basements have become a problem for surrounding houses.

Our response, at our expense, has been to install a drywell, to waterproof the outside and inside of the foundation, to plant thirsty pussywillow trees, and to dig a rain garden.

We ask that you require this developer and others in this city to obtain an engineering calculation of water displacement. Based on that information, the builder should be required to anticipate and mitigate. Permeable pavement for the driveways and sidewalks. Drywells. Rain gardens and/or stormwater retention ponds. Preservation of mature trees where possible during construction. Planting new trees where practical.

Thank you for your attention, consideration and, hopefully, action.

Sincerely,
Liz and Tom Mooney
176 Woodlawn Circle
Portsmouth, NH 03801