

From: [Janet Doyle](#)
To: [Planning Info](#)
Subject: TAC Review for 180 Islington St - April 2, 2024
Date: Tuesday, April 2, 2024 1:20:16 AM

I am submitting comments regarding the request of ZJBV Properties LLC (Owner), for property located at 180 Islington Street requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance to provide 0 parking spaces where 9 are required.

As indicated in the submitted site plan and parking demand analysis, the applicant currently has 3 non-compliant parking spaces on site. As an abutter, I have personally observed on many occasions that the occupants of 180 Islington St park so as to obstruct the public sidewalk. Pedestrians, including those pushing baby strollers, are sometimes forced to walk in the street to pass around the obstructing vehicle(s). This is clearly a safety hazard and is unacceptable.

As a condition of the approval sought, the Technical Advisory Committee should require the applicant to stripe the 3 existing parking spaces to be clear of the public sidewalk, and ensure enforcement of parking within the delineated spaces, subject to parking fines for violations. If vehicles cannot park within the delineated spaces (i.e., without obstructing the sidewalk), they should be using the other ample options outlined in the parking demand analysis.

Please note: I just received the abutter notice this afternoon after close of business due to slow USPS mail forwarding, and respectfully request that you incorporate these comments into the record despite the few hours' delay in submission. Unfortunately, I am not available to attend the meeting in person or via Zoom.

Sincerely,

Janet Doyle
198 Islington Street, Apt. 10
Portsmouth, NH 03801-4476

Meeting: TAC
RE: 180 Islington St
Date: April 2, 2024

Dear Members of the Technical Advisory Committee,

March 25, 2024

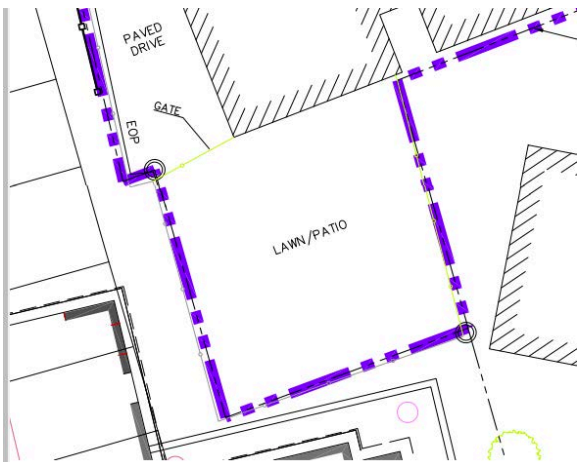
Please do not approve the request to lower the amount of required parking for any lots which are across the street or directly about the Islington Creek Neighborhood until the property owner's have exhausted all available options. There is a home on Rock St that added a very small apartment and had to remove about 95% of their yard space to add two parking spaces. There are other people in the Islington Creek neighborhood who have removed large sections or all of their yards to create parking.

This proposal has some very convoluted language regarding stacked stalls and only shows possibly 3 spaces, one for an undersized car. Yet, Google 2019 shows a truck and a car parked in said space. The size of the upstairs unit is not presented and the "piercing parlor" is not clarified as to who uses it. There appears to be a shed or addition to the property as well as a lawn/patio area. **The proposal does not show any effort to increase the required parking at all. Parallel parking out front or remove lawn/patio area could be options. What is planned for this property as part of the Islington St revival?**

The minimum spaces needed may be 6- 2 for employees, 2 for tenants, 2 for customers. There will likely be a need to park a truck somewhere to drop off or pick up items for sale in the business. There are NO on street spaces in front of this business. The Kitchen and Cafe Kalim are across the street. This proposal needs some work. Please do not approve this until some real efforts are made to utilize the space on this lot more efficiently.

Sincerely,

Elizabeth Bratter, 159 McDonough St, Property Owner



From: [Susan von Hemert](#)
To: [Planning Info](#)
Subject: 635 Sagamore Road Abbutor Reply TAC Meeting
Date: Wednesday, March 27, 2024 6:08:27 PM

TAC Committee:

I am writing to voice our concerns about the proposed 4 unit development at the above stated address. We have several concerns about the engineering design and proposed construction of these units.

First, the site plan is significantly changed from what the zoning board was presented with. At that time, several of us voiced concerns that the parcel was not adequate enough nor does it meet the requirements for land use (they used our Tidewatch condos as 117 units instead of 47 units on 60 acres that more than adequately meet the criteria).

The land is shown to be a granite ledge that the developers propose to blast out, severely damaging the terrain and could potentially disrupt our well and adjacent properties. Taking out the large stand of trees also would cause erosion problems not only on the Tidewatch access road but impacting the runoff to Sagamore Creek. The developers have stated they will create a buffer zone however it will be impossible to replant 60-80' trees to hold the soil in place.

They additionally propose an annual drainage assessment however there is no mention of who will administer this plan and hold the developers accountable should problems occur.

Additionally, the traffic coming off the hill on Sagamore Road has very limited visibility and would cause issues with additional cars coming out of the proposed driveway with little view of oncoming traffic.

We believe that this plan should be declined in the best interest of the environment and safety of the area.

Susan and Phil von Hemert
579 Sagamore Avenue #42
Portsmouth, NH

From: [Tim McNamara](#)
To: [Planning Info](#); [Peter M. Stith](#)
Subject: TAC Meeting for 635 Sagamore Ave
Date: Friday, March 29, 2024 12:01:41 PM
Attachments: [IMG_1970.HEIC](#)
[IMG_1967.HEIC](#)
[IMG_2496.HEIC](#)

Chairman and Members,

In this email I am concentrating on the task in front of you regarding the 635 Sagamore Ave proposed development.

I reviewed the technical packet presented by the developer and I have some significant concerns.

First, the amount of blasting that will need to happen on a granite hilltop is alarming. I am certain that the reason the existing structures are slabs is because of the granite. Additionally, the buildings in Tidewatch have only crawl spaces because of the disruption full basements would have caused to the environment. The recent project further down Sagamore Ave looked like a granite quarry. Even the simple sewer work connecting houses nearby to the new sewer line required significant hammering. I have attached photos related to these concerns.

Second, drainage is a huge concern of all those that live down hill from 635. The amount of drainage engineering for this small area is staggering and concerning at the same time. I would have thought there was a way for them to tie into the city run off system but apparently that is not possible. While the property has no wetlands on it there are wetlands all around it again, all downhill from the proposed development. I am not an engineer, but I do not think it takes one to know that this level of development has no place on a granite hilltop like this. The Tidewatch community (buildings) are already dealing with significant rain water issues costing us tens of thousands of dollars to repair. There is great concern that even with this degree of drainage engineering this construction project will adversely affect us and the surrounding wetlands adversely. Please suggest to the planning board that this is too much development for such a small parcel.

Thank you for your consideration.

Tim McNamara
617 413 4884







COMING SOON
bg
beaingroup
603-449-7227

KOMATSU

SILVERADO
192-315

From: [Jeff Certo](#)
To: [Planning Info](#); [Peter M. Stith](#)
Subject: 635 Sagamore - Proposed Development
Date: Sunday, March 31, 2024 10:43:42 AM

Town Members,

As residents of the Tidewatch community I wanted to share a few concerns we have about the proposed development at 635 Sagamore Ave. Please take these topics in consideration during your review and approval process for this proposed development.

1) Traffic Safety - With the proposed development, access to Sagamore Ave from on "top of the hill" is a concern. This will be a "blind" area for vehicles from both directions and with the increased traffic from more development on this main route that connects with the rest of the Seacoast, this project may create additional safety issues for vehicles/pedestrians/bikers. This will not only impact Sagamore Ave, but also from this proposed development under consideration. It's already difficult getting in/out of our own property at times and this will only compound those safety concerns with the increased vehicular volume.

2) Blasting - Please take a close look at the proximity to our community. There are concerns about causing structural damage to our properties as well as continual noise from the blasting that will impact other quality of life considerations (traffic, noise and safety).

2) Environmental - Overdeveloping this "mostly" pristine and natural parcel of land will not only impact local wildlife, but may also create unintended consequences for water runoff into our community and possibly Sagamore Creek which is one of the most beautiful and unique sections of our town. Keeping as much of the "green" property in its natural state is not an unreasonable request.

We are not saying the development is a bad thing in our growing community, but special considerations should be made when considering the type, location and local impacts of these decisions. Please walk the proposed property and visit our community to better understand such impacts in your decision making process. Maybe a solution would be to scale down the project utilizing the existing "developed" part of the property and maintaining the natural buffer that currently exists within the neighborhood.

Thanks,

Tracy & Jeff Certo
Tidewatch Residents

From: [Veda Clark](#)
To: [Planning Info](#); [Peter M. Stith](#)
Subject: 635 Sagamore Avenue
Date: Monday, April 1, 2024 10:28:53 AM

Chairman and Members-

We live at 569 Sagamore Ave in Tidewatch. As an abutter to 635 Sagamore Ave, we greatly object to the changes that have been made to the plan for several reasons:

- Environmental threats to Sagamore Creek from the extensive blasting
- Threats to the wildlife from the blasting and extensive changes to the topography
- Extensive changes to the topography that will create flooding threats to the Tidewatch community, and create potential run off into Sagamore Creek

Certainly in this day and age of environmental concern, the City of Portsmouth should be striving to protect its local environment. There are developers and architects who are skilled at this. The developer of 635 Sagamore should be required to submit a bond in the order of millions of dollars to the City and all abutters should harm be created. Abutters and the City are the ones who will end up paying for the cost of remediation when this harm is created. My overwhelming question is – How is the City demonstrating its concern for protecting the environment? How do those steps compare to widely-accepted national standards for environmental impact evaluation?

Respectfully,

Veda Ferlazzo Clark and Preston R. Clark | VFClark@comcast.net | 617-429-3808

From: [Kimberli Kienia](#)
To: [Kimberli Kienia](#)
Subject: FW: 635 Sagamore Ave. TAC meeting 4/2
Date: Monday, April 1, 2024 8:40:16 AM

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

From: Linda Cunningham <lunarsolinda@comcast.net>
Sent: Friday, March 29, 2024 3:56 PM
To: Peter M. Stith <pmstith@cityofportsmouth.com>
Subject: 635 Sagamore Ave. TAC meeting 4/2

Dear Members of the Planning committee

I am unable to attend Tuesdays TAC meeting on the above property but wanted to express my concerns to you.

We in Tidewatch have quite a lot of wetlands and have worked hard to preserve them as the state requires. Building 4 houses on the property adjoining us with basements dynamited into the granite ledge will cause a great deal of drainage on to our property and into the preserved wetlands. I am deeply concerned the state will hold Tidewatch responsible.

This entire area is on granite ledge. All work (roads, sewers, buildings) has to be done with dynamite. Our units do not have basements - only limited crawl spaces to hold the furnace and water systems. We have established rip rap and swales to make sure our drainage is clean as it enters the estuary. That will not be true of the water pouring downhill from 635 Sagamore.

To add to this, they are getting rid of most of the forest that now covers the land. And the plat they show is so close to our property that they cannot restore an appropriate buffer. This also is an environmental issue.

In short, this is way too much building - size and number - for this piece of land. I hope you will visit the property and see for yourselves.

Thank you for taking my concerns into consideration.

Linda Cunningham
579 Sagamore Ave.
Portsmouth, NH 03801

Sent from Linda's iPad

From: [Kimberli Kienia](#)
To: [Kimberli Kienia](#)
Subject: FW: 635 Sagamore Ave. TAC meeting 4/2
Date: Monday, April 1, 2024 8:40:16 AM

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Thank you for taking my concerns into consideration.

Linda Cunningham
579 Sagamore Ave.
Portsmouth, NH 03801

Sent from Linda's iPad

From: [Suzan Harding](#)
To: [Planning Info](#)
Cc: [Peter M. Stith](#)
Subject: Luster King 635 Sagamore
Date: Friday, March 29, 2024 2:42:48 PM

Chairman and Members,

In this email I am concentrating on the task in front of you regarding the 635 Sagamore Ave proposed development.

I reviewed the technical packet presented by the developer and I have some significant concerns.

First, the amount of blasting that will need to happen on a granite hilltop is alarming. I am certain that the reason the existing structures are slabs is because of the granite. Additionally, the buildings in Tidewatch have only crawl spaces because of the disruption full basements would have caused to the environment. The recent project further down Sagamore Ave looked like a granite quarry. Even the simple sewer work connecting houses nearby to the new sewer line required significant hammering.

I survived an entire summer of drilling solid granite in front of my house for the sewer lines. I can't express fully enough how awful it was. This is not essential and plans changed to avoid or drastically limit.

Second, drainage is a huge concern of all those that live down hill from 635. The amount of drainage engineering for this small area is staggering and concerning at the same time. I would have thought there was a way for them to tie into the city run off system but apparently that is not possible. While the property has no wetlands on it there are wetlands all around it again, all downhill from the proposed development. I am not an engineer, but I do not think it takes one to know that this level of development has no place on a granite hilltop like this. The Tidewatch community (buildings) are already dealing with significant rain water issues costing us tens of thousands of dollars to repair. There is great concern that even with this degree of drainage engineering this construction project will adversely affect us and the surrounding wetlands adversely. Please suggest to the planning board that this is too much development for such a small parcel.

And, lastly, it seems the traffic issue is not being addressed with specific plan to address the safety of at least 8 more vehicles coming in and out of a crammed space on a dangerous road. I am sure the road workers on Sagamore can attest to this.

Thank you for your consideration.

Suzan Harding
594 Sagamore Av

From: kaninpress@aol.com
To: [Planning Info](#)
Cc: [Peter M. Stith](#)
Subject: Former Luster King Proposed Development - 635 Sagamore Avenue
Date: Sunday, March 31, 2024 4:41:15 PM

To the Chairman and Members of the Technical Advisory Committee,

We are writing in opposition to the proposal before the Committee concerning the property at the former Luster King on Sagamore Avenue.

As Tidewatch residents for over 35 years, we have seen many changes on Sagamore Avenue. There have been major developments along the road which has and will bring additional traffic. The number and speed of vehicles traveling along Sagamore has significantly increased making it challenging to exit our community. And it is even worse in the summer when beach goers travel along this already busy road.

In addition, because the crest of the hill near the entrance of the former Luster King creates a blind spot, it is very difficult to see the oncoming traffic. Adding more vehicles (commercial/residential) trying to exit will make it an even more serious safety concern.

Having been a former customer of the Luster King, we had on several occasions tried to navigate out of their driveway turning left heading back towards downtown. It was unnerving at times because we could not judge the speed of vehicles coming up over the hill. And now this proposed 4-unit development will only compound this potential risk.

Also, this is not only a concern for vehicles - it is a concern for bicyclist and pedestrians. The bike path and sidewalk are extremely narrow near the former Luster King property and this creates an additional hazard.

We hope that the Committee will give serious consideration to not adding four homes on a single home property at the former Luster King location.

Thank you very much for your consideration for the safety of our Sagamore Avenue neighborhood.

Erik & Karen Kanin
579 Sagamore Ave., Unit #44
Portsmouth, NH 03801

From: [Michael Lannon](#)
To: [Planning Info](#)
Subject: Development 635 Sagamore Avenue
Date: Friday, March 29, 2024 12:57:56 PM

Dear Members,

I live at 579 Sagamore Ave., unit number 30.

I am writing to support all the concerns outlined by my co-resident Tim McNamara regarding the development of this property at 635 Sagamore Ave.

I share his concerns about blasting and water runoff.

I hope you'll give it appropriate and serious consideration,

Yours truly

Michael Lannon.

Sent from my iPhone

From: [Tim McNamara](#)
To: [Planning Info](#)
Subject: 635 Sagamore Ave
Date: Monday, April 1, 2024 11:19:39 AM
Attachments: [635 Sagamore Surrounding Wetlands.docx](#)
[IMG_2597.HEIC](#)
[IMG_2596.HEIC](#)

TAC,

While the developers and engineers for the developer have made their case in design, how can we be sure that blasting the cap off a granite hill will not adversely affect the surrounding wetlands. The attached image shows how close the parcel is to the wetlands and it is all down a sharp grade. Please go look at the site if you have not yet done so.

We ask that the city or state engineers look closely at this and we use more than one entity's opinion. Also, the abutters at 579 Sagamore and surrounding owners of which there are over 100 of us ask you to hold off TAC approval so that we may get opinion from our own engineer that is intimately familiar with the surrounding area.

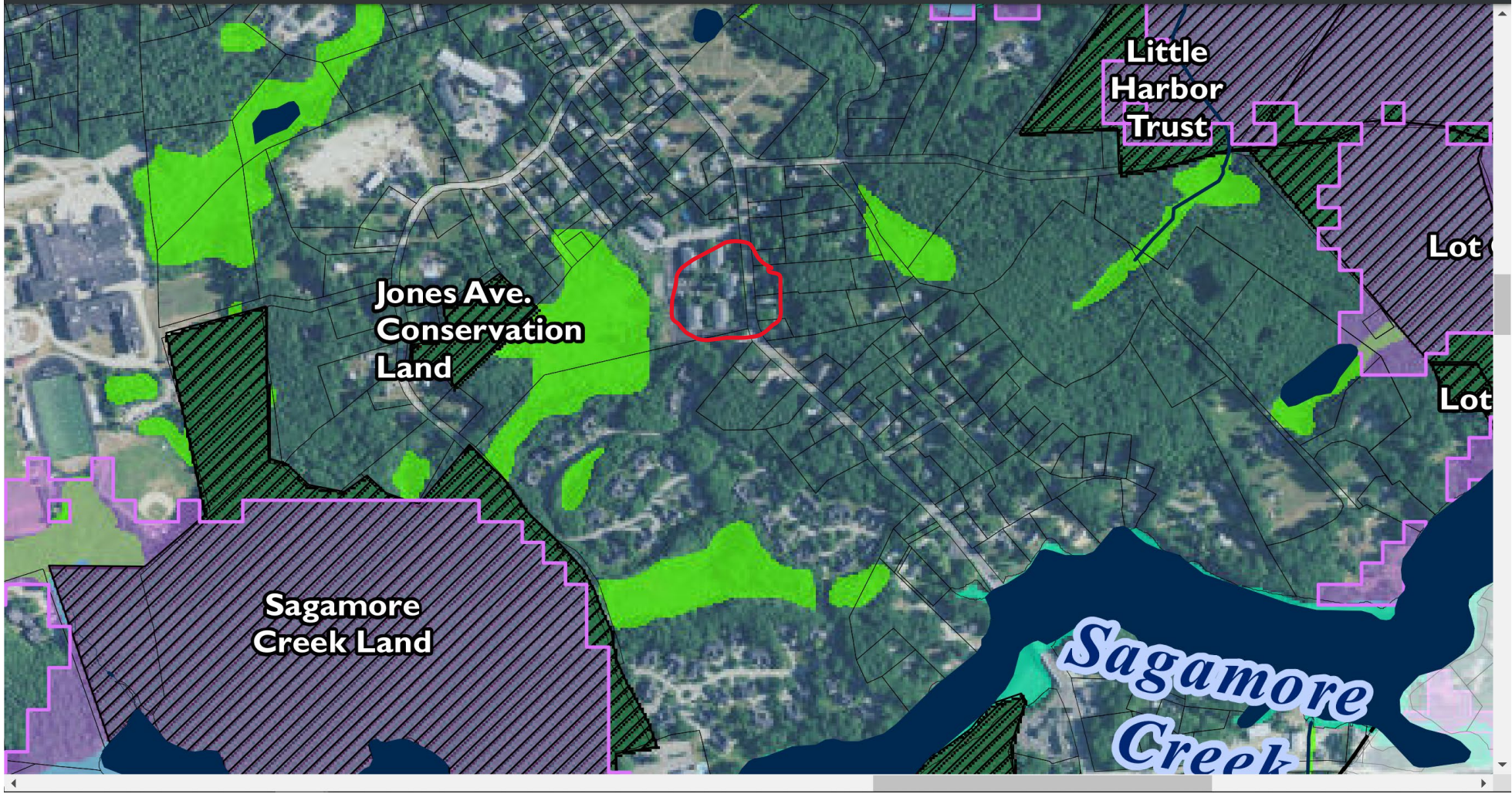
With all this in mind I am still unclear how ZBA could approve this project without considering any of these concerns which were voiced during that flawed process.

Thanks for the careful consideration.

Tim McNamara
579 Sagamore Ave

--

Tim McNamara
617 413 4884







From: [Tim McNamara](#)
To: [Planning Info](#)
Subject: 635 Sagamore Ave Cluster
Date: Monday, April 1, 2024 11:35:51 AM

TAC and Planning Board,

In the packet diagram DM-1 shows a significant area of proposed clear cutting. Does TAC know how the severe reduction of tree count will affect the runoff even with the proposed drainage plan.

Additionally, you will see that C-1 shows a very different plan than what ZBA approved. Including moving units 3 and 4 close to the abutters property line. Finally, walkout basements (which should be crawl spaces if anything) are now proposed where they were not in the original packet which ZBA made their decision on.

It is my opinion that the ZBA should have the chance to reconsider their decision even though they gave a conditional approval. The new plan is significantly different from what was proposed. Does that conditional approval include bigger houses? Units 3 and 4 are larger than the ones originally presented. Does it include moving them closer to abutters?

It is my opinion the abutters are not getting a fair opportunity to consider the new proposal.

Tim McNamara

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Tim McNamara
617 413 4884

From: [Lennie Mullaney](#)
To: [Planning Info](#); [Peter M. Stith](#)
Subject: 635 Sagamore Development Luster King
Date: Friday, March 29, 2024 12:52:49 PM

Hello,

I live at Tidewatch and regularly walk my dog past Luster King lot. With all the rain this week, Tidewatch's many brooks, wetland ponds, low grassy areas are already flooded. I'm concerned about the new development adding to runoff down the hill into our complex.

The increase in impervious surfaces, the most recent location of the houses closer to the setback lines on the map, give me grave concern.

All of our units have crawlspace cellars. Any blasting that might reverberate throughout our property has the potential for serious problems. There is one unit which suffered severe water damage last year, which had to be completely renovated at great cost to the association.

What guarantees do we have that the blasting, construction and placement of houses will not adversely affect our homes? I think the rear new lots are too close to our lot lines to allow sufficient plant screening, which would help absorb water runoff. I am dismayed that waivers were given for the ratio of housing square footage to minimum lot requirements.

I am not a NIMBY. If this project did not endanger Tidewatch's safety and values, I would not have objections. As it stands, zoning waivers are for the profit of the developer alone. These units are not even adding to the lack of affordable housing in Portsmouth.

Lennie Mullaney
579 Sagamore Ave Unit 52
Portsmouth, NH 03801
603-828-4556
www.lenniemullaney.com

From: [Knut R](#)
To: [Peter M. Stith](#); [Planning Info](#)
Cc: [Tim McNamara](#)
Subject: 635 Sagamore Ave.
Date: Sunday, March 31, 2024 8:14:51 PM

Dear Planning Board Members,

I am writing, as a resident of Tidewatch and an abutter, to add my input to that of Tim McNamara regarding my concerns of the development proposed for 635 Sagamore Ave. In addition to the concerns discussed by Tim, I would add my significant fear of the development adding to the dangerous traffic situation at this part of Sagamore Ave. As an cyclist I have personal experience of how dangerous this location is. Because of the hill just to the East of the Luster King development (with essentially no visibility for oncoming cars coming over the hill from the creek, often at a high speed) and a turn in the road at Tidewatch, making a left turn into Tidewatch or trying to cross the road in general here) is a very hazardous situation for bike riders and walkers. This part of Sagamore Avenue is heavily used by bicyclists of all types, wanting to get from Portsmouth to New Castle, Odiorne and the Rye and Hampton beaches, and the quiet back roads of Rye, and back. It is heavily used since it is the easiest access road for these areas and (apart from the issues with the hill) is otherwise a pleasant ride.

Adding traffic entering and leaving the main driveway to the 635 deveopment, just after this dangerous hill, will add to the hazards of this section of the road, especially for cyclists who are not always seen by drivers, who often do not follow the speed limits posted. I understand that Portsmouth prides itself on being a bike friendly town and we all should be encouraging the use of bicycles for pleasure and business trips given climate change and healthy habits. The addition of this deveopment to an already very dangerous section of road will discourage the use of bicycles in town. I would hate for this deveopment to go through and an accident occur that could have been prevented by better planning.

Thank you for your consideration!

Knut Roalsvig MD
579 Sagamore Ave., Unit 94
603 426 3378

From: [Katherine Tobin](#)
To: [Planning Info](#); [Peter M. Stith](#)
Subject: 635 Sagamore Avenue development
Date: Friday, March 29, 2024 12:23:12 PM

Chairman and Members,

I am writing in reference to the [635 Sagamore Ave](#) proposed development.

I live in the Tidewatch community, Unit 60, and I have significant concerns.

First, the amount of blasting that will need to happen on a granite hilltop is extremely concerning. The buildings in Tidewatch have only crawl spaces because of the disruption full basements would have caused to the environment. The recent project further down Sagamore Ave looked like a granite quarry. Even the simple sewer work connecting houses nearby to the new sewer line required significant hammering.

Second, drainage is a huge concern of all those that live down hill from 635. The amount of drainage engineering for this small area is huge and worrisome at the same time. Apparently it is not possible for the project to tie into the city run off system. While the property has no wetlands on it there are wetlands all around it again, all downhill from the proposed development. I am not an engineer, but I do not think it takes one to know that this level of development has no place on a granite hilltop like this. The Tidewatch community (buildings) are already dealing with significant rain water issues costing us tens of thousands of dollars to repair. There is great concern that even with this degree of drainage engineering this construction project will adversely affect us and the surrounding wetlands adversely. Please suggest to the planning board that this is too much development for such a small parcel.

Sincerely,

Katherine Tobin MD
579 Sagamore Avenue
Unit 60

From: [Peter M. Wissel](#)
To: [Planning Info](#)
Cc: [Eric B. Eby](#)
Subject: 635 Sagamore Avenue Site Plan Application
Date: Wednesday, March 27, 2024 6:06:03 PM

TO: Technical Advisory Committee, Portsmouth, NH

The purpose of this e-mail is to request technical assistance as offered in the Abutter Notice with respect to the subject application which has been submitted for approval at the TAC meeting scheduled for April 2, 2024.

I also left a message at 603-610-7216. A response to this e-mail is preferred.

My primary interest is from the perspective of a traffic safety and bicycle safety in particular.

<!--[if !supportLists]-->1. <!--[endif]-->Does the Site Plan take into account plans to mark a bike lane from Little Harbor Road to the Rye town line? If not, must the site plan be modified prior to approval?

<!--[if !supportLists]-->2. <!--[endif]-->Page 186 is titled "Stopping Sight Distance Plan and Profile". One of the lines near the crest of Sagamore Ave. to the proposed driveway is labelled "244' STOPPING SIGHT DISTANCE REQUIRED". The other line is labeled "228' STOPPING DISTANCE PROPOSED". Does that mean that the Site Plan does not meet the required Stopping Sight Distance? If so, what are the implications of that with respect to approval? What speed was used to determine STOPPING DISTANCE? If the 30mph posted limit, does that reflect reality?

Respectfully yours,
Peter Wissel
579 Sagamore Ave., Unit 75
Portsmouth, NH 03801

Mobile: 1-603-380-8885

From: [Peter M. Wissel](#)
To: [Planning Info](#)
Cc: [Eric B. Eby](#)
Subject: 635 Sagamore Avenue Site Plan Application
Date: Sunday, March 31, 2024 10:12:13 AM

March 31, 2024

To: Technical Advisory Committee of Portsmouth, NH

Subject: Site Plan Application on behalf of 635 Sagamore Avenue

I urge TAC to deny the subject Site Plan Application because

- 1) the regulation requiring a minimum stopping sight distance of 244 feet for northbound vehicles is not met,
- 2) the necessary inspection and maintenance requirements of the proposed stormwater system are burdensome and unrealistic, and
- 3) applicant's claim that the proposed redevelopment of the site is beneficial from a transportation and traffic operations standpoint is patently false and inadmissible.

1. Required Stopping Sight Distance

It is clear that the minimum stopping sight distance for northbound vehicles is not satisfied in the Site Plan. Applicant seeks an exception which should not be granted. The minimum stopping sight distance in the Site Plan measures the distance to the center of the driveway. One or more northbound vehicles stopped on Sagamore Avenue waiting to make a left hand turn into the driveway will be well short of even the 228 feet measured to the center of driveway. This poses an unacceptable and unnecessary level of risk to the public.

2. Stormwater System

The Stormwater Management Operation and Maintenance Manual (the "Manual") requires extensive and rigorous inspection and maintenance measures. It is unrealistic to think that a 4-unit condominium association will be able to provide the resources required to monitor and maintain the complex stormwater system. For example, Section 2.c. Bioretention Systems requires checks that must be performed monthly (visual inspection and repair of erosion, and inspection and treatment of vegetation for disease or pest problems) and inspections of some elements of the stormwater system need to be performed after every rainstorm.

Unfortunately, there is no incentive for the 635 Association to monitor and maintain the stormwater system. Their units would be at the top of the hill. Only the abutters will suffer from a failure of the stormwater system.

Therefore, some form of legally binding commitment must be required between the 635 Association, the abutters and the City of Portsmouth to provide remedies, to include financial penalties, in the event that the 635 Association fails to conduct the inspections and perform the maintenance obligations of the Manual. I suggest that the agreement should provide that the abutters and the City receive copies of the Annual Operation and Maintenance Report from a Professional Engineer and not a member of the 635 Association as currently drafted and copies of all completed Checklists for Inspection of the Bioretention System/Tree Filters no less than quarterly. **An executed agreement should be a pre-condition to TAC site approval.** The legal expenses of the abutters should be borne by the applicant as the need for a stormwater system arises solely from the proposed site plan.

3. Traffic Safety

To state that Luster King was a low volume automobile care center would be generous. It appeared that fewer than all 3 of its service bays were in active use on most days. Using the ITE Land Use Code (LUC) 942 (Automobile Care Center) with 3 service bays likely overestimates the number of vehicle-trips at Luster King.

The Site Plan makes no mention of the effect of the development on safety for cyclists. Sagamore Avenue is a popular cycling route between Portsmouth and the seacoast to the south. The crest of the ridge just beyond the southern border of the site is particularly hazardous as drivers in both directions cannot see beyond the crest of the ridge. The shoulder of the southbound lane narrows to about 12 inches wide and is bounded by a curb. Many impatient drivers attempt to pass a southbound cyclist by using part of the northbound lane to provide the 3-foot distance between a motor vehicle and a cyclist required under New Hampshire law. Alternatively, they stay in their lane but dangerously close to the cyclist. The current curb cut in front of Luster King provides a margin of safety to a cyclist being crowded by a passing motor vehicle. Closure of the curb cut will not represent a significant safety improvement as maintained by the applicant. Removal will, in fact, have the opposite effect. Meanwhile, a northbound motorist distracted by a southbound motorist driving close to or over the lane dividing line is not going to be focused on a driveway at 635 Sagamore Avenue which, unfortunately for all involved, does not meet the minimum stopping sight distance requirement. They are more likely to be looking to their right to avoid a collision with the oncoming vehicle. In addition, having one well-defined access road intersection on the state highway (especially one that does not comply with the minimum stopping sight distance requirement) will do nothing to make cycling safer as vehicles driven by the residents, FEDEX, UPS, Amazon, postal service, landscapers, garbage disposal, HVAC maintenance, and other service providers seeking to exit the site will nose out into the shoulder to look for traffic approaching from the south and force a cyclist to move into the traffic lane.

Where are visitors to residents of 635 Sagamore Avenue going to park? It looks like parking should not be permitted in the shared driveway because it would impede access by large emergency vehicles such as fire engines. That leaves the shoulder

of Sagamore Avenue which would be an additional hazard for traffic in general and cyclist in particular. Parked vehicles would also interfere with the line of sight along the already non-compliant minimum stopping sight distance line. That is not a problem with Luster King with its large paved area and curb cut.

Finally, the conclusions of the Trip Generation Memorandum dated 8/8/2023 are invalid as they are based in part on the Site Plan included as Attachment 1 to the memorandum. That Site Plan is not the Site Plan submitted for Site Plan approval. The Site Plan submitted for approval is dated 2/26/2024 and includes substantial revisions to the Site Plan referenced in the memorandum.

Respectfully,

Peter M. Wissel
579 Sagamore Avenue, Unit 75
Portsmouth, NH 03801

From: [Jon](#)
To: [Planning Info](#)
Cc: [Sharon Nodie Oja](#); [Tim McNamara](#)
Subject: 635 Sagamore Avenue proposed development
Date: Monday, April 1, 2024 2:08:07 PM

Mr. Peter M. Stith

We have been residents of Tidewatch at 579 Sagamore Avenue for 24 years and support the emails sent by fellow resident Tim McNamara. Please stop the proposed blasting , traffic , etc. as described in Mr. McNamara email concerning this matter.

Respectfully:
Jon P. McMillan
Sharon Nodie Oja
Tidewatch Unit 36

Sent from my iPhone

From: [Mary Ellen McNamara](#)
To: [Planning Info](#)
Subject: 635 Sagamore project
Date: Monday, April 1, 2024 4:16:52 PM

As a resident of Portsmouth for the past 11 years and of Tidewatch for the past four plus years, I am gravely concerned about the development proposed at 635 Sagamore. Packing two many houses/condos on small lots is taking away from the charm of this town in a huge way. Not only do I believe that four homes on this particular lot is too many, the amount of excessive blasting of granite, the disruption of wildlife and the effects on drainage will negatively impact our community. The impact on safety and traffic on Sagamore Avenue is of utmost concern as well.

Please reconsider this project.

Thank you.
Mary Ellen McNamara
579 Sagamore Avenue
Portsmouth NH 03801

From: saghillfriends@aol.com
To: [Planning Info](#)
Subject: Proposed Development of Commercial / Residential property located at 635 Sagamore Ave., Portsmouth, NH
Date: Monday, April 1, 2024 3:43:25 PM

Dear Members of the Technical Advisory Committee. My name is J. Harry Stow III (Jerry) and my wife and I reside at the Tidewatch Condominium Association, #22. We are abutters to 635 Sagamore Ave.

I have concerns in the following areas of the proposed development of the subject parcel:

1) Water flow onto adjacent Tidewatch property and wetlands.

We have spent thousands of dollars attempting to mitigate the damaging effects of water flowing from Sagamore Ave. We've finally reached a point where the effect has been reduced to a minimally acceptable level. The proposed placement of hard ground surfaces and roofs will further increase the surface runoff and exacerbate additional flooding of the

Tidewatch landscaping and roadways. Furthermore, the water will not stop on Tidewatch soil, but will cross onto the wetlands behind Units 1 thru 10, infiltrate the roadway drains and find its way to Sagamore Creek.

This is unacceptable and detrimental to the environment and the lifestyle and enjoyment of Tidewatch residents. After twenty-two years living here and serving as a Board member and President of the Association I can attest to

the problems and expenses that excessive water flow onto Tidewatch can create. While the developer has the right to select an expert on this subject I propose that abutters be given an

appropriate amount of time to employ an expert of their choosing to review the survey.

2) Plans for location of four houses by the ZBA have been altered.

There are still four single houses proposed, but they have been moved to different locations on the property and two are projected to be significantly larger than approved, with walk out basements vs

lower crawl space type basements normally used in areas of high granite concentrations. This will necessitate a huge increase of the required granite blasting and inherent danger

to property and personal injury to residents.

Additionally, the turnaround spaces have been reduced and would make it difficult for emergency equipment or a landscaper with a trailer to safely navigate the proposed property plan.

I understand that the ZBA approval was conditional, but it would be deemed appropriate for the altered proposal be returned to ZBA for consideration prior to moving forward with your vote.

3) Traffic.

I observed a recent TAC meeting and am aware that you, as I, are concerned about the sight lines for vehicles crossing the peak of what is probably the most dangerous Hill in Portsmouth.

On several occasions I have heard the squeal of brakes behind me as I crested the Hill Northbound and was stopped by a line of vehicles that were stopped to allow the first vehicle to make

a left turn into Tidewatch. Regardless of what the "experts" report this is a very dangerous section of Sagamore Ave., and it is aggravated when bicycles chose to use the full lane which they

are permitted to do. I would suggest that the City (with your encouragement) have a survey done to compare another source vs the States findings. In the long run lowering the elevation at the

top of the hill to improve the sight line may be worth consideration.

In closing I would like to thank all of you for giving of your time and service to Portsmouth. While I don't always agree with your decisions I do respect your them and applaud your dedication.

Thank you for reviewing my comments.

Sincerely,

Jerry Stow

From: [Peter M. Stith](#)
To: [Kimberli Kienia](#)
Subject: Fwd: 635 Sagamore Ave Development
Date: Tuesday, April 2, 2024 10:13:54 AM

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From: Penny Bartko <pennybartko@icloud.com>
Sent: Tuesday, April 2, 2024 9:35:48 AM
To: Peter M. Stith <pmstith@cityofportsmouth.com>
Subject: 635 Sagamore Ave Development

Dear Mr. Stith,

I had hoped to be able to attend this afternoon's TAC committee hearing on the development of the parcel 635 Sagamore Ave, Portsmouth, which is adjacent to our Tidewatch Community. Unfortunately, I cannot be present, so I am writing to you instead.

I have foreboding concerns about the amount of blasting that will necessitate developing this site—the noise, the traffic disruption in an already over trafficked roadway, the safety concerns with poor visibility from the road, plus the very negative impact this blasting drainage would present to runoff into Sagamore Creek and the surrounding Inlands and Wetlands. Our Tidewatch Community units do not have full basements because of concerns with runoff and drainage. Being “downhill” from the construction, our neighborhood could be seriously flooded should Mother Nature send additional heavy rains our way. The separate drain-off containment proposed could not be adequate to contain all the runoff for such a large construction site, and the surrounding homes and roads could be very much under water.

Climate change is Real, as we are only too aware of in our Seacoast area. Recent storms have shown that the Seacoast must prepare for further erosion and flooding (as seen lately with 5 straight days! of early Spring rains). And this could very soon become our New Normal, as scientists are warning.

We must take these climate alarm bells seriously, and plan our future City Developments accordingly. This project is way too big for the parcel in question, and the environmental impact MUST be prioritized above all other considerations.

Thank You for reading and your consideration of my concerns.

Sincerely,

Penny Bartko
579 Sagamore Ave
Unit 98
Portsmouth, NH 03801