

From: [Julienne Echavarri](#)
To: [Planning - Info - Shr](#)
Subject: Concerned Neighbor about 361 Hanover
Date: Monday, April 14, 2025 5:20:12 PM

My name is Julienne Echavarri and I live at 34 Rock St. I am a direct abutter for this development, which means I will be directly affected by the increased in traffic, noise and air pollution and density that will be caused by the new development. I am not against development and I agree that housing in this lot is better than a parking lot; however, I do not agree with the placement of the main car entrance to the development.

The main entrance is between Rock St. (my street) and Pearl St. This will lead to an exponential increase in traffic through my street, which will lead to an increase in noise and air pollution and overall will decrease the safety off our small streets and likely decrease my property value. For this reason, the most important question I want to ask this committee is the following: why did the developer have to seek a variance for the first floor use due to the difference in zoning between the lot and our neighborhood, but does not have to also request a variance for the main car entrance to the development since the zoning for the development is not the same zoning to the streets that they will be using for entry? Our neighborhood streets are too small for the increase in traffic and the emergency vehicles like ambulances and fire trucks.

Finally, based on previous plans, it does not seem like the development will have enough parking for the amount of apartments and residents, not to mention visitors. This will decrease the amount of street parking available for current residents on our own streets, especially since the city decided to abandon permit parking, and the increase congestion also makes the streets even smaller.

Julienne Echavarri

James Beal
286 Cabot St.
Portsmouth, NH
603-205-0949

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

Apr 12, 2025

Re: 361 Islington St / Good to Be Knead LLC

Dear Chairman/ members of the board

I am writing in regard to the property located at 316 Islington St, (Old GETTY gas station) on Islington St. I am not sure which department approves final certificate of occupancy, but would ask that this letter & my concerns be delivered to that department prior to the CO being awarded.

There are several issues that have yet to be addressed by the business in regard to the Historic District commission which gave approval of the project based on the plans submitted on Sept 07,2022 and referenced here.

There are 2 items of concern.

- Roof top mechanical units housing exhaust fans, HVAC and other items were to be enclosed in a screened wall to protect the appearance from the North, East & West views. To date this has not been installed.
- A privacy fence to separate the residential buildings to the North side, along the property line. On the plans submitted & approved by the Historic District Commission,
- Page A5.0 Details of Fence,
- Page A8.0 Proposed East perspective showing fence behind carpark,
- Page A8.1 Proposed view from S.East & proposed view from East

I understand that there is a boundary issue with the property of 278 Cabot St, but would ask that the privacy fence be included as a stipulation of the CO. Due to the 3 foot grade difference in the 361 Islington st and the abutting properties, the light from any vehicles headlights using the back access will enter directly into the first floor windows at 5-6 feet in height of the properties to the north of the property.

Sincerely; James Beal / 2nd abutting property to the North

