



June 17, 2025

The City of Portsmouth Planning Board  
Mr. Rick Chellman, Chair  
City Hall  
1 Junkins Avenue, 3<sup>rd</sup> Floor  
Portsmouth, NH 03801

RE: Brora LLC Request for Design Review for 0 Dunlin Way

Dear Chair Chellman and The Portsmouth Planning Board:

I am writing on behalf of Inishmaan Associates, LP, owner of the Osprey Landing multi-family residential property located on Blue Heron Drive and Osprey Drive in Portsmouth, NH.

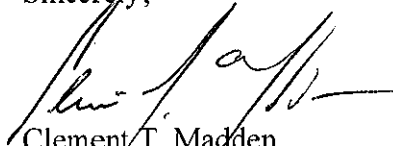
Osprey Landing is a townhome community of 329 units that directly abuts the proposed development at 0 Dunlin Way. Osprey Landing contains many households with active members of all ages that are out and about on the property.

While we recognize the need for more housing in the state of New Hampshire and specifically within Portsmouth, and we support the proposed development adjacent to us, we have serious concerns about the increased traffic that would result from a development of 270 units. Specifically, the number of automobiles that would be in transit to and from the development would likely not be limited to resident traffic only- traffic would include Amazon trucks, UPS, contractors, food delivery services, etc. We believe many members of the Dunlin Way community share the same concern.

In order to minimize the impact of this additional traffic on our residential community, we would propose that the development provides an emergency-only access gate at the end of their development and prior to the homes on Dunlin Way. We would propose that the gate allow for pedestrian and bike traffic, while prohibiting automobile traffic through the area. This sort of design would be similar to the existing barrier that is currently on Portsmouth Boulevard in that area, as well as the barriers between Spinnaker Point and Dunlin Way and Spinnaker Point and Shearwater Drive.

We appreciate the Board's consideration of our concern and our proposal to address that concern. We are available to speak about this further should you require more information.

Sincerely,



Clement T. Madden  
Vice President