

**From:** [Kimberli Kienia](#)  
**To:** [Kimberli Kienia](#)  
**Subject:** FW: Planning Board - Public Comment: Solar zoning amendments  
**Date:** Wednesday, September 17, 2025 11:52:52 AM

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From: Effie Malley <effie.malley@gmail.com>  
Sent: Tuesday, September 16, 2025 10:39 AM  
To: Jessica Blasko <jesspblasko@gmail.com>; Fred Calcinari <fred.calcinari@icloud.com>; Peter L. Britz <plbritz@portsmouthnh.gov>; Jillian Harris <jharris@portsmouthnh.gov>  
Cc: John Tabor <johnktabor@gmail.com>; Councilor Beth Moreau <councilor.moreau@portsmouthnh.gov>  
Subject: Planning Board - Solar zoning amendments

I submitted online to the Planning Board for their meeting Thursday.

Thanks for your efforts moving the zoning amendments that will promote solar. I look forward to the Planning Board's moving them to the City Council. I would like to suggest two changes to the amendments:

1. ADD to 10.121 General purpose.
8. To decrease the community's reliance on fossil fuel power sources and to achieve carbon reduction goals.
9. To enhance the reliability and resiliency of the local power grid and make more efficient use of the local electric distribution infrastructure.
10. To promote consumer choice and allow residents and businesses to use local, renewable energy while displacing fossil fuel use.

Rationale: Solar energy is a crosscutting planning and development issue, as emphasized in the City's Climate Action Plan. The zoning ordinance's General Purpose section needs to reflect this.

2. Change a word in the Sustainability Objectives

10.122 1. Reduce dependence upon fossil fuels, extracted underground metals and minerals and promote the use of alternative energy sources such as solar and wind;

Change from "alternative" to renewable. Rationale: this clarifies the topic, and emphasizes the importance of renewables.

A question about the permitted accessory uses (10.811). What is the rationale for the panels' limitation to 25% maximum? It seems this could be limiting, and an unnecessary impediment.

Again, I appreciate the Planning Board's work on the vital issue of solar, and look forward to the amendments being approved and passed to the City Council.

Meeting: Planning Board

Date: 09/18/25

RE: Zoning Changes

Dear Members of the Planning Board,

There are some questions which could be addressed regarding the new zoning regulations being proposed.

1. Could green roofs be added as another energy efficient alternative? There are a lot of penthouses proposed in Portsmouth quite often. These would be a great opportunity for green roofs to not only help with the excessive heat all the massive buildings give off but also by providing interest for other roof top penthouses. Green is always much nicer than asphalt or concrete.
2. Ground mounted solar is a great idea for parking lots for larger projects. It should be noted they give off a lot of shade which is a great plus for parking lots, fields where farm animals live, green spaces which people may use for walking, biking or recreationally. However, in residential areas the shadow cast by some ground mounted solar may need to be considered **as part of the Conditional Use Permit**, when the shadow falls into the abutter's back yard.
3. By definition AADU and DADUs can only be added to single family residences. Why do they show as permitted in MRB, CD4-L2, CD4, CD5, G1 and G2 in the table of uses? Even if a development plan includes 3 or 4 single family homes on one lot, these still would not fit the definition. Please consider correcting the uses table to match the definition.

Thank you for your time regarding the proposed zoning changes.

Sincerely,

Elizabeth Bratter

Property Owner

159 McDonough St

**From:** [barbken@comcast.net](mailto:barbken@comcast.net)  
**To:** [Planning - Info - Shr](#)  
**Subject:** Abutter Response concerning 48-50 Langdon Street  
**Date:** Monday, October 6, 2025 4:59:49 PM

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Dear Members of the Planning Board:

As abutters to 48 Langdon Street, we are writing to strongly oppose the subdivision of the above-mentioned address which is under consideration at the meeting on Thursday, October 16. As you are well aware, on-street parking is a serious issue in this part of the Islington Creek neighborhood. The proposal under consideration has the potential to quadruple the number of vehicles parking on the already-crowded streets. Unless the petitioners can demonstrate that there will be sufficient off-street parking for all vehicles which could be associated with this subdivision, we urge you to deny this request.

Thank you for your consideration.

Best regards,

Barbara Sadick & Kenneth Goldman

271 Islington Street  
Portsmouth