

From: [Elizabeth Mooney](#)
To: [Planning - Info - Shr](#)
Subject: Comment on Conditional Use Permit for 14 Market Square by John Gait LLC
Date: Monday, December 15, 2025 7:24:33 AM

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Dear Planning Board Members:

The owner's request to reduce to 4 from 8 the required number of parking spaces is not, by itself, a problem.

However, I object because the cumulative effect of parking waivers the Board has granted downtown developers in recent years has aggravated a worsening problem of parking access downtown. You are adding straws to the camel's back if you give this or any other owner a pass from here on out.

The Economic Development Director said at a Chamber Collaborative meeting that downtown businesses are taking a financial hit because Portsmouth residents avoid the area for shopping due to a perceived lack of available parking. Tourists, alone, don't generate enough business, he said.

It is not a perception, and, yes, I also avoid downtown quite often for just that reason.

It's great that the new Capital Improvement Plan includes \$3 million for a feasibility study for a third parking garage. However, bringing that to fruition is likely years down the road. First in line, a new police station. Second, improvements to the New Franklin School.

Please stop engaging in the fantasy that downtown residents will ride bicycles everywhere in every weather, no matter their destination or number of passengers.

Thank you for your consideration.

Sincerely,

Elizabeth Mooney
176 Woodlawn Circle
Portsmouth

603-373-0450

Dear Members of the Planning Board,

December 13, 2025

Some things to consider when reviewing Albacore Park for rezoning. First it is directly abutted by a significantly large single family residential (SRB) neighborhood of 42 homes or more. Museums are currently allowed in CD4-L1, CD4-L2, CD4 and CD5. This park is within 2.6 miles of downtown, a 45 minute walk or a 5 minute bike ride, with a new sidewalk, park and traffic light to enjoy the Piscataqua River along the way.

It is usually the policy of most planners NOT to rezone an area until a development or others come forward with a plan for what is being proposed or desired changes to what is proposed. As it sits, the rezoning being asked for will require going before the Zoning Board of Adjusters for most things because a Museum is not allowed in G2 without a special exception. As listed previously a museum is allowed in the listed Character District Zones. It might be helpful to see a comparison of the Gateway vs the Character Districts to make an informed decision.

The lots on the other side of the by pass are also single family residential (GRA) with many historic homes there. The current zoning is compatible with all the abutters to this property.

Again, this is an example of why the Planning Board should be working on creating a CD3 zoning, which could allow for more open space than CD4 and CD5, medium size buildings compared to CD4-L1 and CD4-L2, it could have mixed use residential and commercial with uses that are less dense and intrusive to single family homes, which CD4 and CD5 do not have (both very intrusive uses).

Please do not rezone this area. Please wait until the “plans” are revealed to see how the whole picture will impact the abutting homes. Please work on creating a CD3 zone, much of the ground work for this has been discussed at many meetings and include it in the Master Plan.

Please start on reader page 77 to page 89 of the zoning ordinances to compare the various Character Districts which may be a better fit than Gateway Districts for this lot. BE CAREFUL to be sure the uses will be compatible with the abutting single residence homes.

<https://files.portsmouthnh.gov/files/planning/ZoningOrd-250505+ADOPTED.pdf>

This is from The Table of Uses: 10.440. Notice both Gateway districts need special exceptions for museums.

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	G1	G2	B CD4- W	WB	OR	I	WI	Supplemental Regulations
3.30 Historic preservation building	S	S	S	S	S	P	P	P	P	P	P	P	P	N	P	N	N	10.821 (Historic Preservation Buildings and Museums)
3.40 Museum	N	N	N	N	N	P	P	N	P	P	S	S	P	N	P	N	N	10.821 (Historic Preservation Buildings and Museums)

AI Comparison of CD4 vs Gateway 2:

Character District 4 (CD4) and Gateway 2 (G2) zoning in Portsmouth, NH, both utilize form-based code principles to encourage mixed-use development, but they differ in their specific goals, allowed uses, and dimensional standards to reflect their distinct locations and intended neighborhood character.

2017 Draft Zoning and Development Standards, includes Gateway District comparison to each other. It also include a Gateway 3, which is quite interesting:

<https://files.portsmouthnh.gov/files/planning/PORTSMOUTHGATEWAYBCPDPresentationSlidesPBWorkshop06.22.17.pdf>

Thank you for your time and careful consideration of the possible rezoning of **Albacore Park, 569 Submarine Way**. How can such a decision be made when what is going to be proposed may not be compatible with the SRB and GRA abutters and once rezoned could be allowed without a variance or special exception. The museum is a great asset to Portsmouth, it sits on a large piece of land with a large neighborhood which abuts it which deserves to be able to weigh in on what may or may not be proposed for said property. As stated in the opening letter the museum has been there for many years and the neighborhood next to it has been there just as long or longer.

Respectfully,

Elizabeth Bratter
159 McDonough St
Property Owner