

Planning Board

Sept 17, 2025

361 Hanover St

Dear Planning Board,

If you decide to move forward with the 361 Hanover Street's request for use of public lands. Please ask that the neighbors get something more than a lawn being mowed or shrubbery. Please consider that the developer works on repairing the retaining wall along the whole property and make it more presentable, as a recommendation to the City Council.

Please review the "Planting Plan" carefully.

Some things to consider with the "Planting Plan"

1. Putting in shrubbery is great but where are their residents going to walk their dogs? The presented Low Grow Sumac, grows 1 to 2' and **will not allow for dog walking**. *The playground across the street* will become a more desirable place.
2. There should be no trees planted on the corner of Rock and Hanover St that grow to be 15 to 20' tall. The Emerald Sentinel Columnar Juniper will create a Sight Line issue when coming from either corner. The Low Grow Sumac may as well. Something less dense could be planted within the Sight Line or just white clover.
3. The Low Grow Sumac on the corner of Rock and Hanover should have the open side facing their buildings not facing the neighbors' back yards. The only 2' high planting seem like they are "supposed" to be covering up the LARGE transformer.

The new plan does not include changes to the Easement due to legal issue they were dealing with. Has that been resolved, will it change the layout of this development?

If this request to acquire/use about 7000 sf of public lands, please include stipulations regarding the Garage's retaining wall and the retaining wall in general, the plantings and review of the legal issues with this development site.

Thank you for your time,

Sincerely,

Elizabeth Bratter, Property Owner

159 McDonough St

From: [Nicole LaPierre](#)
To: [Planning - Info - Shr](#)
Subject: Regarding Thursday's agenda
Date: Monday, September 14, 2026 12:32:25 PM

September 14, 2026

Dear Planning Board members,

In the Islington Creek neighborhood, there used to be a beautiful open space by the creek where one could watch the sunset turn a sweet golden orange. There were tracks, a small brick artist studio building. It was vast, urban but yet open. It was a space where nature and industry met but the land was wide enough to clearly see North Mill Pond.

Back behind the old Heineman building to the north, there was a public garden. It was beautiful. It was a true example of community. Every plot claimed. It thrived and then.... It became a parking garage. Then nothing grew. Flowers and vegetables became concrete blocks.

So, I ask you:

Why would you be willing to give Steve Wilson, a very successful wealthy developer with questionable regard for where he develops public land, even one square foot? That is what he is very clearly asking for: gifted public land. In addition to requesting gifted public land that belongs to the city and to the residents of Portsmouth, he wants to put

1. A large and unattractive transformer on a cement pad on the City-owned lawn area between the development and Rock Street. Is that fair to the abutting neighbors and the community using Rock Street Park. Do you want to set a precedent of gifting land for developers' transformers?
2. He also plans on installing a similarly unattractive and huge triple box with 2 electrical vaults and 1 communications vault on a cement pad in the back right corner, again on City-owned land.

This development is oversized and will forever irreversibly change the character of the neighborhood so....

No! No transformer, no triple box with 2 electrical vaults and no communication vault on public land.

That can go on the land that he actually purchased and owns. There is no excusable reason for suggesting otherwise! It is the people's land, public land that residents have always paid for with their taxes. There is an increasing shortage of green space in the Islington Creek neighborhood and the whole city for that matter.

Regarding the public plot of land behind the old Heinemann building:

I am requesting that land absolutely remain public and I am suggesting it would be a beautiful space for a community garden. It could be a place for members of the community and new members of the neighborhood to meet and share the joy of growing vegetables and flowers from spring through autumn.

My questions for you:

1. Why were we not worthy of an abutter notice regarding Mr. Wilson's ridiculous self-serving request?
2. How could anyone possibly justify just gifting public land to a developer with nothing in return?

When he claims to be beautifying it and maintaining it... nothing is more beautiful than a public garden because it builds community and green space. It will not be accessible to the public with his current plan.

If you don't like my idea that is fine but please don't justify wealthy builders being gifted public land and their putting necessary electrical equipment for their increased wealth on it.

Sincerely,
Nicole LaPierre
44 Rock Street

From: [john robinson](#)
To: [Planning - Info - Shr](#); [Planning - Info - Shr](#); [john robinson](#); [Robin Husslage](#); [opinion@seacoastononline.com](#)
Subject: 361 Hanover Street - Landscape and pole license over City property
Date: Sunday, September 13, 2026 3:20:28 PM

You don't often get email from robinsoncrow1@gmail.com. [Learn why this is important](#)

Greetings.

I've been made aware that Hamshire Dev. Corp (HDC). will be seeking permission from the City to use City land abutting HDC's 361 Hanover st. project for its own purposes.

I have a couple of observations. It seems a little *late in the process* to be asking for something HDC *must have noted* on the maps *years ago*. Considering HDC has, since the inception of the 361 development plan, shown evidence of operating in bad faith when it came to respecting the input and wishes of neighbors. e.g. the *regulatory capture by HDC* of City principle planner Nic Cracknell who had been notified of a neighborhood organization's request for a rezoning of 361 Hanover (years before HDC became *vested*) and who chose to *ignore* the rescheduling of a rezoning meeting that had been postponed due to COV2 nonsense. Cracknell *purposely* dragged his feet until such time as, according to NH law, HDC became *vested* and rezoning was, consequently, no longer a remedy available to address the 361 neighbors' needs. Upon leaving City planning in 2023 Cracknell walked through the revolving door into a job as *consultant* to none other than HDC. Hmmm. (I wonder if the City of Amesbury, Cracknell's current employer, is aware of this? BTW I asked PCC , to no avail, for a *retroactive censure* of Cracknell to appear on his employment record)

In consideration of this clear violation of Cracknell's oath and the resulting *bonanza* for HDC I think (*this time*) HDC should have to *pay for any advantage it derives from the public*. According to public records HDC paid \$61.37 per square foot for the 361 property. They are asking to "use" 7761 square feet of City (public) land for their own designs. OK. The math says these areas, if purchased, are worth \$ 476,292.57 or, more speculatively, @ \$35/sq.ft. yearly rent = \$ 271,635. It's important that there be *some form of transaction* to keep this ugly crew honest. If rented, the City, with input from residents, could decide what kind of structures would be located where on the land.

John Robinson Portsmouth 603-312-9153

From: [Kate Waldwick](#)
To: [Planning - Info - Shr](#)
Cc: [Bryn Waldwick](#)
Subject: Public Comment for 361 Hanover License Agreement
Date: Wednesday, September 16, 2026 3:14:54 PM

Hi Planning Board Members,

We are abutters to the 361 Hanover development, and are writing to ask the Planning Board to consider the following points when evaluating the proposed license and pole agreement from Hampshire Development Corp:

- **The price of this land is worth more than just "maintenance.":** Based on previous land evaluations, this land has financial value and any agreement should result in financial compensation to the city beyond just mowing the lawn and putting poles underground.
- **Access to putting utilities on public land is worth more than just the evaluation of the land:** If HDC is able to put their utilities on public land, this allows them to build and sell more luxury condominiums. The increased profit that HDC will net should be factored into what is a "fair price" for licensing this land
- **Public Land should be accessible to the public:** Currently, HDC has barred the public with hostile architecture (including fencing off access) from utilizing the public space along Foundry place. We ask that any agreement still allows the public to access this land and removes barriers of access that currently exist.

Thank you for your consideration of these points and your service to the city and its residents.

Thanks,
Kathryn "Kate" Waldwick
Bryn Waldwick
30 Parker Street

**Public Comment on Planning Board
City Council Referral Item “C”
Discontinuance of End of Cornwall Street**

From: David Rheume, P. E.

81 Langdon Street

To: Planning Board Chair Rick Chellman and Planning Board Members

Request:

I am an abutter to the Regan Electric property that consists of 94 Langdon Street (Lot 139-8) and 98 Cornwall Street (Lot 139-1). I support the request by the Regan Electric property owner to have the City Council discontinue and release a portion of the public right-of-way, known as Cornwall Street, at the boundary shown in the “Street Discontinuance Plan” submitted as Exhibit 6 of the applicant’s request.

Background:

For full disclosure, I serve on the Zoning Board of Adjustment and my wife, City Counselor Beth Moreau, serves as the City Council Representative to the Planning Board.

On March 9th, 2026, abutters of 94 Langdon Street who reside or own property at 81, 82, 91 and 101 Langdon Street met with Shawna Sammis of Chinburg and Alex Monastiero of The Gove Group, who explained a proposed redevelopment project for the subject lots, and they requested feedback. While the abutters, including myself, were in overall support of the project, we did express concerns that all three dwelling units would be accessed via a common driveway exiting onto Langdon Street that would be almost directly across from the driveway at 91 Langdon Street. We also expressed concerns that the orientation of Dwelling Unit 1 would not face Langdon Street, driven in part by this shared driveway. We were informed by the developer’s representatives that the single driveway was chosen because they believed access was not possible to Cornwall Street as the portion of the street north of McDonough Street was not an “accepted” city street.

On March 17th 2026, representatives for the developer appeared before the Zoning Board of Adjustment to obtain a variance in support of the project. That variance was granted. As an abutter, I recused from participating in the application, but, as allowed by the Zoning Board Rules and Regulations, I spoke “To” the application and reiterated concerns with the proposed driveway access being solely on Langdon Street.

On April 7th, 2026 representatives for the developer appeared before the Technical Advisory Committee (TAC). The presentation materials included the proposed plan for structures

and driveways on the lot, which is shown in the attached exhibit. In response to questions from TAC members prompted by public input, including input from myself, the representatives again stated that they had originally planned to have access to Cornwall Street for dwelling units closest to that street but decided against this based off a determination from a review by their legal counsel and the “Town Legal Department” that Cornwall Street was a “paper” street that cannot serve as a right-of-way to their lot. It was also stated by a TAC member that the shared driveway will need to be classified as a “Private Way”.

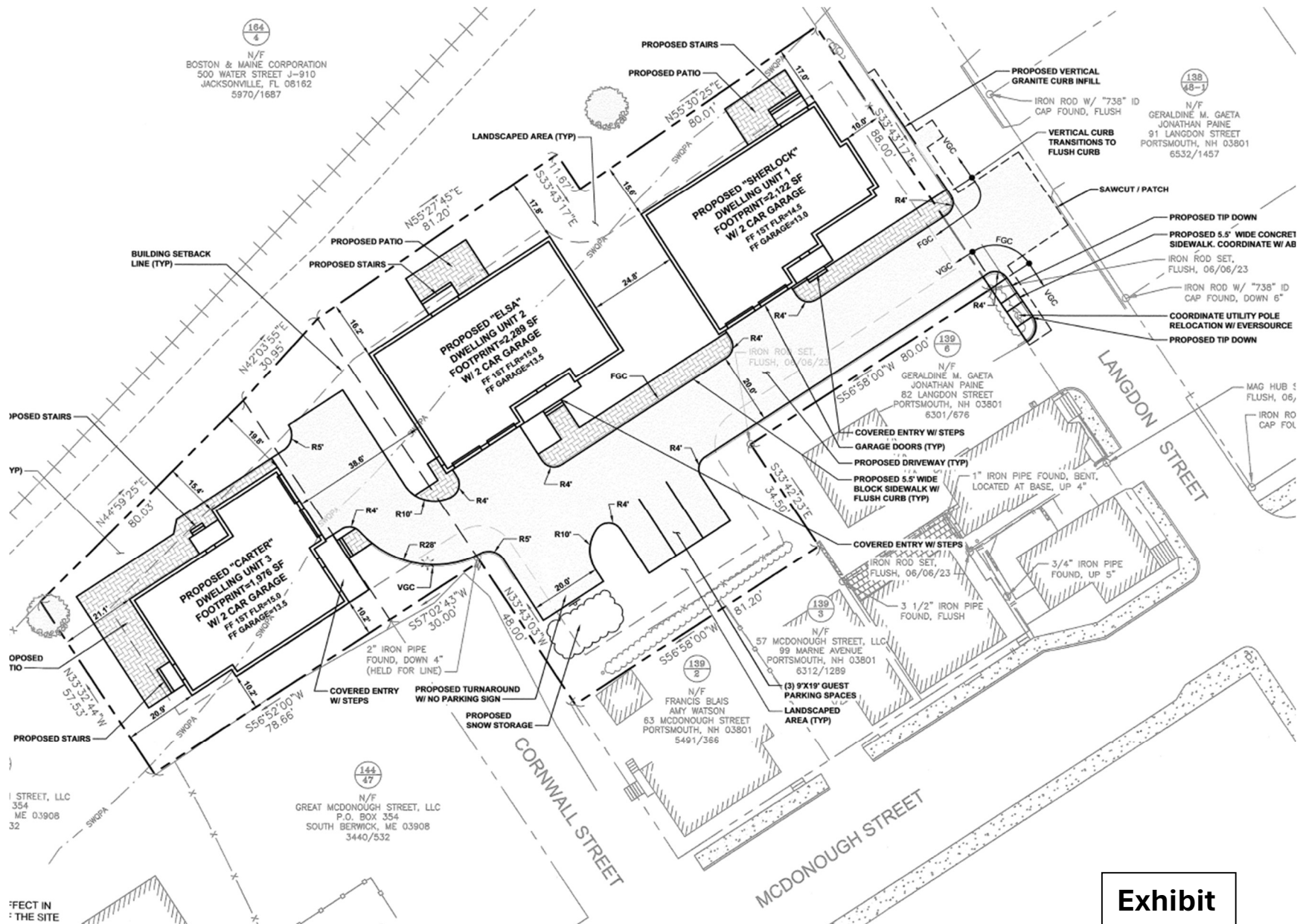
On May 20, 2026, just prior to the scheduled consideration of the redevelopment project by the Planning Board, the Deputy City Attorney issued a Legal Department memorandum identifying that, contrary to the assertions of the developer, not only was Cornwall Street an accepted city street north of McDonough Street but that the City maintained rights through Lot 139-1 to the railroad property.

Support for Discontinuance and Release of a Portion of Cornwall Street North of McDonough Street:

As my concerns centered around access to the applicant’s property from Cornwall Street, I am in support of the Planning Board adopting the Planning Staff recommendation in the Staff memorandum to *“Vote to recommend the City Council approve the discontinuance of the identified portion of Cornwall Street, subject to recording a municipal utility easement over the existing sewer line in a form acceptable to the City Attorney.”*

I make this recommendation with the understanding that taking this action will preserve the ability for any future development of the subject lots to use Cornwall Street as a motor vehicle, bicycle and pedestrian access point to the property. I agree with the applicant’s assertion that the property has been used for many years in a manner consistent with having effective ownership of the portion of Cornwall Street to be released. I have observed this use first-hand in my 31 years of being a resident of Portsmouth, especially in the past 25 years that I have lived in the Islington Creek neighborhood.

Thank you for your consideration.



Exhibit