

From: [Kristina Campbell](#)
To: [Planning - Info - Shr](#)
Subject: Brora LLC Site Review 150 Portsmouth Blvd.
Date: Thursday, September 25, 2025 1:19:20 PM

You don't often get email from kristinacampbell2019@gmail.com. [Learn why this is important](#)

Dear Planning Board Members:

The residents of Dunlin Way and the 329 Osprey Landing Apartment residents on Osprey Drive and Blue Heron Drive are extremely concerned regarding the potential for the vehicle traffic resulting from the construction of 3 six story buildings with over 270 units that will endanger the safety of our neighborhood. We have presented our concerns before this Board previously and remain very united in making sure that a breakaway gate is installed Portsmouth Blvd and Dunlin Way meet. The traffic from this new development must be directed to use Portsmouth Blvd. and Commerce Way as their means of entry and exit from this complex.

Installing breakaway gates have been used in other areas in the City, and there is no justifiable reason for not installing one in this instance. There are breakaway gates at the end of Dunlin Way where it meets Spinnaker Way. There is also one at the end of Shearwater Dr. There are other such gates around the City to protect the safety of congested neighborhoods. In the event of a rare emergency, fire, police and ambulances can easily access the needed area by opening or breaking through the gate.

The safety of many residents, especially children, is at stake here. Between the 18 private homes on Dunlin Way and Blue heron Dr. and the 329 apartments on Osprey Dr. and Blue Heron Dr. there are over a thousand residents, including many children who ride bikes, scooters, skate board, walk, run, and play on these streets. Having the potential of many cars going through this neighborhood is a recipe for disaster. The speed limit in this neighborhood is 15 mph. which indicates the safety concerns and the density of the population.

For the sake of our children the Planning Board and other City regulatory boards must require the installation of a breakaway gate at the end of Portsmouth Blvd. and Dunlin Way. There is no other alternative to insure the neighborhoods safety.

Thank you for your consideration.

Kristina & Bill Campbell
4 Dunlin Way
Portsmouth, NH 03801

From: [Richard DiPentima](#)
To: [Planning - Info - Shr](#)
Cc: [Kristina Campbell](#); [Abdallah Mohammad](#); [Dragan Vidacic](#); [Matthew Nania](#); [Carla Rogers](#); [HELEN LEE](#); [Art Nicholson](#); graeme_thom@hotmail.com
Subject: Broara LLC Site Review 150 Portsmouth Blvd.
Date: Thursday, September 25, 2025 1:02:07 PM

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

Dear Planning Board Members:

The residents of Dunlin Way and the 329 Osprey Landing Apartment residents on Osprey Drive and Blue Heron Drive are extremely concerned regarding the potential for the vehicle traffic resulting from the construction of 3 six story buildings with over 270 units that will endanger the safety of our neighborhood. We have presented our concerns before this Board previously and remain very united in making sure that a breakaway gate is installed Portsmouth Blvd and Dunlin Way meet. The traffic from this new development must be directed to use Portsmouth Blvd. and Commerce Way as their means of entry and exit from this complex.

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Thank you for your consideration.

Richard and Catherine DiPentima
16 Dunlin Way
Portsmouth, Nh 03801

From: davidsrogers@comcast.net
To: [Planning - Info - Shr](#)
Subject: Osprey Landing Dunlin Way Breakaway Gate
Date: Friday, September 26, 2025 3:57:37 PM

You don't often get email from davidsrogers@comcast.net. [Learn why this is important](#)

Dear Planning Board Members:

The residents of Dunlin Way and the 329 Osprey Landing Apartment residents on Osprey Drive and Blue Heron Drive are extremely concerned regarding the potential for the vehicle traffic resulting from the construction of 3 six story buildings with over 270 units that will endanger the safety of our neighborhood. We have presented our concerns before this Board previously and remain very united in making sure that a breakaway gate is installed Portsmouth Blvd and Dunlin Way meet. The traffic from this new development must be directed to use Portsmouth Blvd. and Commerce Way as their means of entry and exit from this complex.

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For the sake of our children the Planning Board and other City regulatory boards must require the installation of a breakaway gate at the end of Portsmouth Blvd. and Dunlin Way. There is no other alternative to insure the neighborhoods safety.

Thank you for your consideration.

David S. Rogers

15 Dunlin Way
Portsmouth, NH 03801
603-479-0390 (Mobile)

From: [Graeme Thom](#)
To: [Planning - Info - Shr](#)
Subject: Broara LLC Site Review 150 Portsmouth Blvd.
Date: Thursday, September 25, 2025 2:05:43 PM

[You don't often get email from graeme_thom@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Planning Board Members:

The residents of Dunlin Way and the 329 Osprey Landing Apartment residents on Osprey Drive and Blue Heron Drive are extremely concerned regarding the potential for the vehicle traffic resulting from the construction of 3 six story buildings with over 270 units that will endanger the safety of our neighborhood. We have presented our concerns before this Board previously and remain very united in making sure that a breakaway gate is installed Portsmouth Blvd and Dunlin Way meet. The traffic from this new development must be directed to use Portsmouth Blvd. and Commerce Way as their means of entry and exit from this complex.

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Thank you for your consideration.

Graeme Thom
17 Dunlin Way
Portsmouth, Nh 03801

From: [Richard DiPentima](#)
To: [Planning - Info - Shr](#)
Subject: Comments
Date: Wednesday, October 8, 2025 4:15:58 PM

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Dear Site Review Committee:

My name is Catherine DiPentima and I live at 16 Dunlin Way in Portsmouth.

I write today to share some concerns regarding the proposed project by Brora LLC at 150 Portsmouth Boulevard.

While I am not opposed to this project which abuts my neighborhood, there are some critical improvements that I believe warrant careful consideration.

1. The scale of the project must be carefully reviewed and considered. Scale, as we all know, involves constructing buildings that respond to aesthetic, cultural and social needs of not only occupants but also surrounding communities. Looking at surrounding structures, I see our small neighborhood and Osprey Landing and these commercial buildings- 100 Portsmouth Boulevard Homewood Suites with mostly 3 stories, 75 Portsmouth boulevard Office Building with 3 stories and several commercial buildings on Commerce Way at 3 stories. This proposed project calls for SIX stories and is completely out of scale with the rest of the neighborhood's commercial and residential buildings!!

2. Parking spaces allotted for this project do not seem to be adequate for 274 proposed units for working families.

3. Lastly and the most critical concern deals with safety. Immediately abutting this proposed project is Osprey Landing. There are 329 apartments ranging from 1-4 bedrooms. There are a lot of children in Osprey Landing, Osprey Drive and Blue Heron Drive are both within the neighborhood, and the kids cross those streets, play in them, ride their bikes in them, and wait for their school buses next to them with their families. Heavily increasing traffic through this neighborhood would significantly impact their safety. A group of abutters from Dunlin Way have requested that a breakaway gate be constructed where Portsmouth blvd. meets Dunlin Way blocking traffic from entering our neighborhood and Osprey Landing sending it through the commercial buildings on Portsmouth Blvd. and Commerce Way.

4. Each of these recommended improvements are critical to our quality of Life and the safety of our neighborhood.

Thank you.

Catherine DiPentima

From: [John Lachapelle](#)
To: [Planning - Info - Shr](#)
Subject: Site plan review for 3 buildings on Portsmouth Blvd
Date: Wednesday, October 8, 2025 3:21:41 PM

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Dear Members of the Technical Advisory Committee of the Planning Board,

My name is John Lachapelle, and I have been a resident of Dunlin Way for the past 25 years.

I'm writing to express my concerns about the proposed development on Portsmouth Boulevard by Boars LLC. While I understand the need for growth, I want to emphasize how important it is to consider the safety and quality of life for those of us who have lived in this neighborhood for decades.

One issue I want to highlight is the barricade at the end of Portsmouth Boulevard where it meets Dunlin Way. Over the years, this barrier has made a significant difference in reducing cut-through traffic and maintaining a safe, quiet environment for families—especially for the many children who walk, bike, and play in our neighborhood. Preserving that barrier, or replacing it with a removable or breakaway gate, is essential to keeping our streets safe.

In fact, even with the current traffic restrictions, we occasionally experience vehicles—often from Osprey Landing—driving at excessive speeds along Dunlin Way, particularly between Osprey Drive and Blue Heron Drive. Opening up additional access from Portsmouth Boulevard would likely worsen this problem and further compromise safety for residents.

Additionally, I share my neighbors' concerns about parking. If the new development lacks sufficient parking, it could lead to overflow onto our residential streets, creating congestion and disrupting our daily lives.

Thank you for taking the time to consider the perspective of long-term residents. I trust that safety and quality of life for existing neighborhoods will remain a top priority in your evaluation.

Sincerely,

John Lachapelle
Dunlin Way Resident

From: [Abdallah Mohammad](#)
To: [Planning - Info - Shr](#)
Subject: Site plan Review for the 3 buildings on Portsmouth Blvd
Date: Tuesday, October 7, 2025 10:16:34 PM

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Abdallah & Gihan Alhamdan
8 Dunlin Way
Portsmouth, NH 03801

Technical Advisory Committee of the Planning Board
City of Portsmouth, NH

Dear members of the Technical Advisory Committee of the Planning Board,

We are the residents of Portsmouth neighborhood located next to the location of planned three buildings on Portsmouth Boulevard proposed by the developer Boars LLC.

We are very concerned about the increase in traffic impact of this project to the safety of our community. There are many children playing in the neighborhood. We would like the Planning Board to consider installing a removable or breakaway gate at the end of Portsmouth Blvd. where it meets Dunlin Way. This is a must do....

Please make sure that the planned parking capacity must be adequate in order not to disrupt the traffic and everyday life of the surrounding neighborhoods.

Thank you for your consideration and implementation

Abdallah & Gihan

From: [Dragan Vidacic](#)
To: [Planning - Info - Shr](#)
Subject: Site plan Review for the 3 buildings on Portsmouth Blvd
Date: Tuesday, October 7, 2025 8:51:25 AM

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Anka and Dragan Vidacic
8 Dunlin Way
Portsmouth, NH 03801

Technical Advisory Committee of the Planning Board
City of Portsmouth, NH

Dear members of the Technical Advisory Committee of the Planning Board,

We are the residents of the city neighborhood located next to the location of planned three buildings on Portsmouth Boulevard proposed by the developer Boars LLC.

As previously mentioned on multiple occasions, we are very concerned about the traffic impact of this project to the safety of our community. There are many children playing in the neighborhood. We would like the Planning Board to consider installing a removable or breakaway gate at the end of Portsmouth Blvd. where it meets Dunlin Way.

Also, we hope you take into consideration that the planned parking capacity needs to be adequate in order not to disrupt the traffic and everyday life of the surrounding neighborhoods.

Thank you for your consideration.

Sincerely,
Anka and Dragan Vidacic