

Meeting: Technical Advisory Committee

Date: October 6, 2026

RE: 64 Bridge St

Dear Members of TAC,

There is a proposed large building on this 3846 sf parcel of land. 10 units are shown, with a large Place of Assembly area for food catering and a roof top bar, presented as a penthouse. The plan sets have a 2750 sf. foot print for the entire structure and a roof top bar with a gross area of 2572 sf.

Possible review items:

1. Size and location of the **grease trap**? Proposed capacity? A 1000 gallon grease trap is shown in an indoor location.
2. The proposed **tip down** is located in a regular street parking space where cars park daily. How will that be accessed?
3. The proposed **receiving area/parking** shows a width of 8.5' seems kind of a small width to unload cars with groceries or vans. Where are deliveries going to be made for laundry, supplies, catering, etc?
4. This "**receiving area**" door enters into the **future catering space**. How is that going to work with guests and suitcases?
5. Will there be washing machines and dryers? Where? Personal laundry, **Linen care**?
6. **Site lines** pulling in and out of the receiving/parking are questionable. This is a driveway which will likely have 10 or more cars entering and exiting next to a usually busy intersection (Hanover/ Bridge St), much less delivery vehicles, especially on rainy or snowy days. Please note at the end a picture that shows the former driveway was used at an angle.
7. The **Place of Assembly** looks a lot like a restaurant. Even if catered dishwashers, sinks, hand washing sinks, serving tray washing areas, floor cleaning sinks will likely be needed.
8. The **rear set back** to the property line seems to be 4.3' looking at the plan sets.
9. The **transformer** appears to be 3.61' from the property line and the neighbor's side yard. More importantly 4.35' from the primary structure. Isn't the **fire/safety code** for transformers 10' ?
10. The **roof top mechanicals** are all on the back rear side, parallel to the neighbor's yards, creating unwanted noise, smells etc,. These could be moved to the front. Is there a **depiction of that "rear"** of the building, facing 282 Hanover St?
11. 10% of Open Space is required. The plans show some of the "**open space**" under decks and overhangs; presented numbers may need to be adjusted.
12. There is only **1 receiving area** for 10 large units which will require regular delivery of food, alcohol and various contractors, along with other guests who may be utilizing the roof top bar and Place of Assembly.
13. What is the **actual size and capacity** for the Place of Assembly room and the roof top bar?
14. Are they in compliance with **RSA 178:22**? It seems if a bar is catered it has to have a regular restaurant.
Has anyone from legal reviewed this? NH liquor laws could have a large impact on what is required and proposed for this project.
15. **Trash storage and removal**? With everything being catered there will be substantially more trash than in a regular 10 unit condo or bed and breakfast. This proposed structure may only show 10 rooms for around 20 or more people but the capacity for the roof top bar and Place of Assembly will add a significant amount of waste. Where will all the waste be stored? How will they be removed?
16. **Snow removal**?

Thank you for your time,

Elizabeth Bratter, 159 McDonough St, Property Owner

64 Bridge St. Former parking spot which exited onto Hanover St.



From: [Dayl Soule](#)
To: [Planning - Info - Shr](#)
Subject: 64 Bridge Street
Date: Monday, October 5, 2026 2:04:23 PM

I'm writing to express some concerns over the proposed Plan at 64 Bridge St.

It's an "Inn" with only one parking place - forcing visiting cars and more congestion into the neighborhood. They propose this "Inn" to be used for meetings and functions with rooms on the top two floors for the guests. And, most importantly, an almost 2500 sq ft roof deck with a bar.

The size and scope of this will definitely infringe on the abutters right of quiet enjoyment of their properties. Gatherings on the roof deck can include weddings, meetings and other parties - who supervises how many people are allowed, if there's music, how many cocktails folks are having, how loud they are and what about continuing parties inside the facility.

This design is not well suited to our neighborhood - events will bring more people to the facility and more traffic and more parking problems. Noise from the roof deck events will filter out through the neighborhood effecting quality of life for all of us.

Thank you,
Dayl Soule
349 Hanover St. #4

From: [Kate Waldwick](#)
To: [Planning - Info - Shr](#)
Cc: [Bryn Waldwick](#)
Subject: Re: Public Comment for TAC May 5th Meeting: 64 Bridge Street
Date: Monday, October 5, 2026 3:55:59 PM

Hi Kimberli,

I wanted to follow up since our understanding is 64 Bridge Street will finally be going to TAC tomorrow. Please note that even with the adjusted plans, all of our original points (with the exception of the grease trap, which seems to have been removed) still hold and we ask that this email, as well as our attached original letter, still be attached to the public comment.

Thanks,
Kate

On Mon, May 4, 2026 at 12:22 PM Kate Waldwick <kwaldwick@gmail.com> wrote:

Hi Kimberli,

Thank you for letting us know about the postponement and putting our comments on file.

Thanks,
Kate

On Mon, May 4, 2026 at 11:57 AM Planning - Info - Shr <Planning@portsmouthnh.gov> wrote:

Hi Kate,

Please be advised that the applicant for 64 Bridge Street has requested to postpone their request to the June 2nd meeting. The May 5th TAC meeting has been cancelled.

I will put your attachment on file and forward it to the committee for the June meeting.

Thank you!

* The City of Portsmouth is transitioned to a new domain, portsmouthnh.gov, on **January 29, 2025**. We will maintain our existing domain at cityofportsmouth.com for a period of time. To ensure uninterrupted communication between our organizations, we kindly request that you allow both domains in your email security systems.

Please add the following domains to your email security allow list:

Current domain: cityofportsmouth.com

New domain: portsmouthnh.gov

Kimberli Kienia

Administrative Assistant II, Planning & Sustainability Dept.

1 Junkins Avenue

Portsmouth, NH 03801

Tel: [\(603\) 610-7217](tel:6036107217)

OFFICE HOURS:

Monday 8:00am–6:00pm

Tues–Thurs 8:00am–4:30pm

Friday 8:00am–1:00pm

From: Kate Waldwick <kwaldwick@gmail.com>

Sent: Sunday, May 3, 2026 10:08 PM

To: Planning - Info - Shr <Planning@portsmouthnh.gov>; Planning - Info - Shr
<Planning@portsmouthnh.gov>

Cc: Bryn Waldwick <bryn.waldwick@gmail.com>

Subject: Public Comment for TAC May 5th Meeting: 64 Bridge Street

Hello City Planning Department,

Please see our attached comments for the May 5th TAC meeting regarding 64 Bridge Street. Please let us know if you have any questions or concerns.

Thanks,

30 Parker Street
Portsmouth, NH 03801

May 3, 2026

Technical Advisory Committee
City of Portsmouth
1 Junkins Avenue, 3rd Floor
Portsmouth NH 03801

Dear Technical Advisory Committee Members:

As abutters to the proposed development at 64 Bridge, we have concerns with the packet submitted by the applicant. We believe this design is not in the best interest for the safety of our neighborhood. The proposed design picks and chooses when the terms of an “Inn” classification to apply to it, requires impeding onto abutting neighbors property for its design, and would carry the risks of functioning like a large AirBNB (given it will not be staffed and is intended for party-like group events like Weddings, Bachelor / Bachelorette parties, and other events where intoxication runs rampant).

We would appreciate the committee to thoroughly investigate the following:

- **Clarification on Property Lines:** This development requires taking land from a neighbor that has had a long standing fence there. We ask the committee to grant the immediate abutter time and grace to have an independent survey completed before making any decisions.
- **The Necessity of a Grease Trap for an Inn Given the Associated Fire Hazards:** An Inn by definition is not supposed to serve food and drink. Why is a grease trap (page 23 of the [application](#)) included in proposed future designs then? Grease traps are a known fire hazard. Per [OSHA](#) “Grease traps can generate flammable and toxic gases over time. These gases can include methane (natural gas), hydrogen sulfide, carbon monoxide, carbon dioxide, and/or other gases.”
- **Risk Mitigation For Alcohol and Other Substance Use:** Given this “Inn” is unstaffed and designed for group rentals, it is essentially a giant AirBNB. Many group rentals are used for weddings and other party events like Bachelor / Bachelorette parties, birthday parties, etc where alcohol and other substances (both legal and not) are often heavily consumed. Who is monitoring if alcohol is being brought on site, and if people have been overserved? And that’s assuming they’re even of age at all.
- **Noise Mitigation:** This design calls for balconies directly looking into neighbors windows and a rooftop deck that towers above the buildings around it. This will allow noise to travel, disrupting the quiet, residential feel of the CD4L-1 and GRC zoned properties that are in the immediate vicinity of this property down Hanover Street, on Tanner Street, and Parker Street.

- **Traffic Clarification:** We noticed that the requirement for a traffic study was waived for this application. Given our neighborhood is critically short on parking (and is actually part of the upcoming city pilot), Foundry Garage is often full and has a waitlist for monthly spots, and Bridge Street lot is a lost cause for parking even during the off season, we are confused why traffic and vehicle congestion were waived.

We appreciate the work TAC does to keep our city safe and are grateful for your thorough investigation into these matters. We believe this current design is not complete given the question of the valid property line, and also introduces unnecessary and unmitigated risk into the area.

Thank you for your time and your service to the city and its residents.

Sincerely,
Kathryn "Kate" Waldwick
Bryn Waldwick

Kate & Bryn Waldwick

Meeting: April 7, 2026
Technical Advisory Committee
RE: 64 Bridge St (pages 307 to 338)
April 2, 2026

Dear Members of the Technical Advisory Committee,

64 Bridge St seems to show only one parking space at the rear of the building. Per the Downtown Overlay District (DOD) Other Non-residential uses need no parking. Residential Uses need the same as section 10.1112.3. Hotels and Motels require 0.75 per room, 1 per 100 sf of lounge or restaurant area and 1 per 25 sf of banquet facility.

This project is being called an Inn. However, they show a restaurant and bar as well as catering on the first floor (pg 318 of packet- Plan A1.1). On page 322 of the packet (Plan A1.5) a bar, a large sitting area usually called a lounge and two bathrooms are shown on the rooftop.

By definition this is not an Inn, it is a Hotel of less than 125 rooms. According to zoning regulations, parking for guest parking of 12.5 or more as well as a loading zone will be needed for this hotel.

Inn

A **building** offering lodging for transient boarders with up to 15 sleeping rooms. An **inn** may have a **caretaker residence** but does not have to be occupied by the owner, and shall not serve food to the public. (See also: **bed and breakfast, hotel, motel.**)

Hotel

A **building** in which the primary **use** is transient lodging accommodations offered to the public on a daily rate for compensation and where ingress and egress to the sleeping rooms is made primarily through an inside lobby or **office**, supervised by a **person** in charge at all hours. Such facilities may include, where allowed, such **accessory uses** as **restaurants, bars, taverns, nightclubs**, function rooms, places of public assembly or recreational facilities, but shall not include casino gambling, keno or other forms of gambling. (See also: **motel.**)

When looking at the page 323, Plan A3.1 its hard to say what buildings are being shown for Massing

This is 44 Bridge St to the left of 64 Bridge St..





These are the two houses across Hanover St to the right of 64 Bridge St

The question is: Does the building fit into all the zoning requirements? There doesn't seem to be a comparison of what is allowed vs what is being proposed.

This is a lot of activity 10' from a residential neighborhood with serious parking issues. A real Inn with first floor or underground parking might be a better fit for this location for which a variance would be needed to eliminate first floor commercial.

Thank you for your time.

Sincerely,

Elizabeth Bratter
Property Owner
159 McDonough St

From: [Joseph Konopka](#)
To: [Planning - Info - Shr](#)
Subject: 64 Bridge Street
Date: Thursday, April 9, 2026 4:09:02 PM

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

Dear Technical Advisor Committttee:

We are writing in response to the proposed development of a new structure at 64 Bridge Street, which is adjacent to our property at 53 Tanner Street.

While we are not opposed to thoughtful development, we do have several concerns regarding the current proposal and its potential impact on our property and quality of life.

First, the proposed height of the structure is a concern. A building of this scale would significantly impact the existing sightlines from the rear of our property and may diminish its overall value. We would strongly encourage consideration of a reduced height, ideally limited to two stories.

We are also concerned about the proximity of the structure to our property line. Given the apparent mass and scale of the building, we would appreciate clarification on setback distances and how the design accounts for neighboring properties.

Additionally, we have concerns regarding the potential impact on existing trees along the property line, particularly those with branches extending between properties. We would like to understand how tree preservation and root systems will be protected during and after construction. The tree is situated in our property, so if it dies due to construction on this property, who is responsible for removing the tree and replacing it?

Finally, we would appreciate further detail on the intended use of the property. If the space is to be used for events such as gatherings or celebrations, we are concerned about potential noise levels and frequency of use, particularly during evenings and weekends.

We respectfully ask that these considerations be taken into account as the project is reviewed. We are open to development that is thoughtfully scaled and compatible with the surrounding neighborhood.

Thank you for your time and consideration.

Sincerely,

Joseph Konopka, MD