

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

1 February 2022

Mr. Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: CUP Approval, Tax Map 125, Lot 3, 238 Deer Street

Dear Chair Chellman and Planning Board Members:

On behalf of 238 Deer Street, LLC we submit herewith a request for a one year extension of the Conditional Use Permit Approval granted February 18, 2021 for property located at 238 Deer Street. The extension is necessary for the applicant to complete the approvals for the project. The final Site Plan Application will be before the Board this month.

238 Deer Street, LLC is committed to providing much needed micro housing units to the Portsmouth downtown. This proposed new building will add 21 additional housing units, all under 500 square feet in size. Pursuant to the Portsmouth Ordinance, a Conditional Use Permit was granted to permit less than the minimum parking required, and that is a crucial part of this proposal.

We look forward to the Planning Boards review of the Site Plan Submission, and we respectfully request the Board grant the one year extension so we can complete the process. Thank you for your attention to this matter.

Sincerely,

John Chagnon

John R. Chagnon, PE
238 Deer Street Team



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

PLANNING BOARD

February 23, 2021

238 Deer Street, LLC
238 Deer Street
Portsmouth, NH 03801

RE: Conditional Use Permit for property located at 238 Deer Street

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of Thursday, February 18, 2021, considered your application for a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of no on-site parking spaces where 12 spaces are required. Said property is shown on Assessor Map 125 Lot 3 and lies within the Character District 4 (CD4). As a result of said consideration, the Board voted as follows:

To find that the provision of no on-site parking spaces will be adequate and appropriate for the proposed use of the property and to grant the conditional use permit with the following stipulations:

- 1) A minimum of 7 off-street parking spaces shall be provided via a long-term lease, shared parking agreement or option to enter into a long-term lease or share parking agreement with a property owner in the vicinity of the project. The lease, shared parking agreement or option for the off-site parking spaces shall be reviewed annually with the property owner and Planning Director and shall be renewed as needed for a period of up to 5 years from the issuance of the final certificate of occupancy for the property.
- 2) Revise the draft lease agreement related to the tenants' obligation to secure off-site parking if the tenant owns a car by removing paragraph 2 of the draft lease agreement presented by the applicant. The final lease agreement shall be reviewed and approved by the Planning Director and City Attorney.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work. All stipulations of approval must be completed prior to issuance of a building permit unless otherwise indicated above.

This approval shall expire unless a building permit is obtained within a period of one year from the date granted, unless otherwise stated in the conditions of approval. The Planning Board may, for good cause shown, extend such period by as much as one year if such extension is requested and acted upon prior to the expiration date. No other extensions may be requested.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Dexter R. Legg, Chairman of the Planning Board

cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

John Chagnon, PE., Ambit Engineering