



# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801

(603) 610-7216

## **PLANNING BOARD**

February 28, 2020

Pastor Chad Lynn  
Bethel Assembly of God  
200 Chase Drive  
Portsmouth, NH 03801

RE: Conditional Use Permit for a Development Site and Site Plan Approval for property located at 200 Chase Drive

Dear Pastor Lynn:

The Planning Board, at its regularly scheduled meeting of Thursday, February 20, 2020, considered your application for Conditional Use Permit approval for a Development Site according to the requirements of Section 10.5B40 of the Zoning Ordinance and Site Plan Review approval for the construction of a new 22-unit residential apartment building with a footprint of 7,660 s.f. and 29,607 s.f. GFA with grading, lighting, utilities, stormwater management, landscape improvements, and community space. Said property is shown on Assessor Map 210 Lot 02 and lies within the Gateway Neighborhood Mixed Use Center (G2) District. As a result of said consideration, the Board voted to grant your request as follows:

- 1) To find that the application meets the requirements of Section 10.5B43.10 and to grant the Conditional Use Permit for a development site in the Gateway Neighborhood Mixed Use District.
- 2) To find that a waiver will not have the effect of nullifying the spirit and intent of the City's Master Plan or the Site Plan Review Regulations, and to waive the following regulations:
  - a) Section 9.3.5 of the Site Plan Review Regulations – requiring dumpsters or other waste container pads to be a minimum of 20 feet from any property line or yard.
- 3) To grant Site Plan Review Approval with the following stipulations:

Conditions precedent (to be completed prior to building permit issuance):

- 3.1) The plan shall include a note that the bus shelter currently on site will be reinstalled at an existing bus stop to be approved by the City.
- 3.2) Required cross-easements for access, circulation, and maintenance of any shared infrastructure between the two proposed lots shall be reviewed and approved by the Planning and Legal Departments prior to recording.

3.3) The site plan shall be reviewed for pre-approval by the Rockingham County Registry of Deeds and subsequently recorded or as deemed appropriate by the Planning Department.

3.4) Parking spots on the residential apartment building lot shall be signed as "resident parking only" and plans shall be updated to note signage required.

3.5) Sheet C-4, Note 13 shall be updated to note that snow removal is required from all designated parking spaces.

3.6) Plans shall be updated to include pathway lighting within greenway #1, to be reviewed and approved by the Planning Dept.

Conditions subsequent (to be completed subsequent to building permit issuance):

3.7) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed according to the approved plans and specifications and will meet the design performance;

3.8) Owner shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council;

3.9) The drainage report and stormwater management plan shall be reviewed and approved by DPW.

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.

This site plan approval shall not be effective until a site plan agreement has been signed satisfying the requirements of Section 2.12 of the City's Site Review Approval Regulations.

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.

The Planning Director must certify that all stipulations of approval have been completed prior to issuance of a building permit unless otherwise indicated above.

This site plan approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Planning Board unless an extension is granted by the Planning Board in accordance with Section 2.14 of the Site Review Regulations.

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  
Peter H. Rice, Director of Public Works  
Cory Belden, PE, Altus Engineering, Inc.