



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

PLANNING DEPARTMENT

August 21, 2018

Craig Welch
Portsmouth Housing Authority
245 Middle Street
Portsmouth, NH 03801

RE: Site Review Application for Property Located 140 & 152 Court Street

Dear Mr. Welch:

The Planning Board, at its regularly scheduled meeting of August 16, 2018, considered your Site Review application. to demolish a portion of the existing building on 152 Court Street and to construct a 4-story, 64 unit workforce housing building with a footprint of 12,361 \pm s.f. and Gross Floor Area of 58,975 \pm s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. As a result of said consideration, the Board voted to **grant** Site Plan approval with the following stipulations:

- A. Voted to determine that the application for site plan approval is complete according to the Site Plan Review Regulations and to accept it for consideration.
- B. Voted to grant Site Plan Approval with the following stipulations:

Conditions Precedent (to be completed prior to the issuance of a building permit)

1. Applicant shall provide update to drainage easement on 127 Parrott Avenue property including Portsmouth Housing Authority as a benefitting party to be reviewed and approved by both the 127 Parrott Avenue property owner and the Legal Department. The Drainage Easement update shall clarify the intent of the Stormwater O&M Plan as the responsibility of the 160 Court Street property owner, Portsmouth Housing Authority.
2. Plans to show relocation of the emergency signal head to a location approved by the Fire Department and addition of the required Emergency Signal sign.

Page two.
RE: 140 Court Street
August 21, 2018

3. Applicant shall coordinate with Homeland Security for relocation of the emergency siren.
4. Portsmouth Housing Authority shall coordinate at least two meetings with Feaster Apartment residents to review the project plans in detail and allow opportunity for concerns to be raised and addressed as possible. The Planning Department shall be notified and invited to the meetings and additional City Staff shall be invited if appropriate.
5. Plans shall be updated to include notes regarding conditions subsequent listed below.
6. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments. Particular attention shall be paid to the needs and safety of the Feaster Apartment residents during construction. Applicant shall hold at least one meeting regarding the construction process with Feaster residents prior to construction and shall provide regular updates throughout the construction process.
7. Any easement deeds and plans involving the City shall be reviewed and approved by the Planning and Legal Departments and accepted by City Council.
8. The Site Plans and any easement deeds and plans to or from the City shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
9. Applicant shall verify the location of the catch basins with the DPW staff and revise the drainage model if appropriate to reflect any changes in location.
10. Applicant shall provide directional signage for delivery vehicles and guests accessing the site by motor vehicle to designated parking, loading areas, and building entrances. Any signage shall be reviewed and approved by the City's Transportation and Parking Engineer.
11. Applicant shall consult with the City's Transportation and Parking Engineer to evaluate additional traffic calming measures in the driveway areas around Feaster to alleviate Feaster resident concerns regarding pedestrian safety in those areas.
12. Applicant shall add a pedestrian path connection from the Feaster Apartments to the community space located between the Feaster Apartments and the new multi-unit residential building.

Conditions Subsequent

13. Applicant shall work with the Planning Department to propose limited hours for public access to the park or other mechanisms to address safety concerns regarding the public access to the park raised by Feaster residents. Any proposed regulations shall be reviewed with the Police Department prior to submission to the City Manager for consideration and potential referral to the City Council.
14. Prior to construction, the terminal drain manhole located across Rogers Street shall be evaluated by the project engineer to verify if the structure can accommodate two 15" pipes or whether the structure will need to be replaced.
15. Applicant shall apply for a stormwater connection permit and excavation permit prior to construction. Limits of restoration (road, sidewalk, curb, etc) will be determined at the time of permit issuance.

Page three.
RE: 140 Court Street
August 21, 2018

16. Applicant shall continue to work with City staff and property owner at 127 Parrott Avenue in good faith to evaluate and develop a mutually acceptable publicly accessible pedestrian connection on and across 127 Parrott Avenue to and from the Portsmouth Housing Authority property and Parrott Avenue.

Three complete sets of revised Site Plans must be provided to the Planning Department, along with a pdf version.

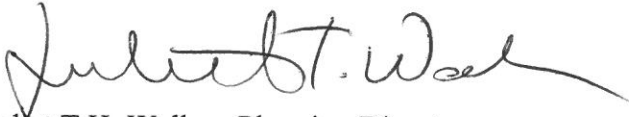
The Site Plan Review process is not complete until a Site Review Agreement has been fully executed and a Site Review bond (i.e. Irrevocable Letter of Credit, Surety Bond or cash) has been approved by the City.

As a reminder, digital as-built plans are required in a CAD or ESRI file format prior to the release of your Site Review Bond. Please refer to the Site Plan Review Regulations for special requirements.

The City's Land Use Compliance Agent, Vincent Hayes, will be inspecting the work during construction.

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

Very truly yours,



Juliet T.H. Walker, Planning Director
for Dexter Legg, Chairman of the Planning Board
JTHW:jms

cc: Robert Marsilia, Building Inspector
Rosann Maurice-Lentz, City Assessor
John Chagnon, P. E., Ambit Engineering
John Bosen, Esq.