



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

TECHNICAL ADVISORY COMMITTEE

August 10, 2018

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

RE: Site Review Application for Property Located at 140 Court Street

Dear Mr. Welch:

The Technical Advisory Committee, at its regularly scheduled meeting of August 7, 2018, considered your application for Site Plan Review to demolish a portion of the existing building on 152 Court Street and to construct a 5-story, 64 unit workforce housing building with a footprint of 11,500 ± s.f. and Gross Floor Area of 60,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements.

As a result of said consideration, the Committee voted to **recommend approval** to the Planning Board, with the following stipulations:

To be completed prior to Planning Board Review:

1. Applicant to provide Hydraulic Analysis and update plans and easements for consideration of dual 15" drain pipes for review and approval by DPW prior to Planning Board review
2. Plans to show relocation of the street lighting photocell to a location approved by DPW.
3. The applicant agrees to work with city staff in good faith in advance of the Planning Board hearing to evaluate and develop a mutually acceptable sidewalk configuration on and across 127 Parrott Ave. to and from the Portsmouth Housing Authority property and Parrott Ave. In doing so the parties agree to work with careful and due consideration of any adverse impacts to the abutting trees and parking spaces on 127 Parrott Avenue and, if feasible, provide such sidewalk without the need for additional property or easements from the State.

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4. Plans to be updated to show power conduit supply for existing signal controller box.
5. Plans to be updated to include standard notation for radio strength testing as required by the Fire Department.

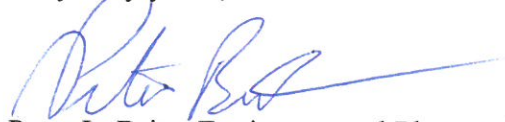
To be completed prior to final site plan approval:

1. Applicant to provide draft update to drainage easement on 127 Parrott Ave. 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 prior to issuance of a Building Permit.
 - a. Drainage Easement update should clarify intent of 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.
3. Applicant to coordinate with Homeland Security for relocation of the emergency siren.

This matter will be placed on the Planning Board Agenda for Thursday, August 16, 2018 at 7:00 pm. Twelve (12) copies of revised plans and/or exhibits (two full size sets and ten 11"X17" size sets) must be filed in the Planning Department no later than Tuesday, August 7, 2018. Please remember to include a CD with a pdf of all exhibits.

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

Very truly yours,



Peter L. Britz, Environmental Planner & Sustainability Coordinator
Acting Chair of the Technical Advisory Committee
PLB/jms

cc: Robert T. Marsilia, Building Inspector
John Chagnon, P.E., Ambit Engineering
John Bosen, Esq.