



# CITY OF PORTSMOUTH

Community Development Department  
(603) 610-7281

Planning Department  
(603) 610-7216

## TECHNICAL ADVISORY COMMITTEE

October 5, 2017

Deer Street Associates  
P.O. Box 100  
York Harbor, ME 03911

RE: Site Plan Application for Property Located at 181 Hill Street (Lot 6)

Dear Mr. Rogers:

The Technical Advisory Committee, at its regularly scheduled meeting of October 3, 2017, considered your Site Review application for the construction of a 4-story mixed use building with a penthouse (including interior parking garages on two levels, retail space on the ground floor, office space on the first floor and 43 residential units on the second, third, fourth and penthouse floors) with a footprint of 12,574 ± s.f. and gross floor area of 81,498 ± 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:

- A) Prior to Planning Board Approval:
- 1) Applicant shall remove proposed stop sign coming out of garage as shown on Site Plan.
  - 2) The curb at each end of the private road shall be rounded.
  - 3) Sheet 5 – Any water or sewer pipes designated as “CIP” outside of the building should be revised to “PVC” and notes shall be adjusted as well.
  - 4) A note shall be added to Site Notes on Sheet C1.1 that any damage during construction by applicant to curbing constructed by the City shall be repaired by applicant.
  - 5) Correct error noted in Drainage Study p.3.
- B) Subsequent to Planning Board Approval:
- 6) A peer review of geohydrologic study and drainage design shall be required to evaluate groundwater rates and ability of detention system to accommodate groundwater flow now and into the future. Based on the results of the peer review to be coordinated with DPW, the permanent foundation dewatering system discharges to City’s drainage system may require a storm drain permit and a capacity use surcharge.
  - 7) The construction groundwater dewatering discharge shall require a temporary dewatering discharge permit. DPW shall determine if the groundwater needs to be sampled/tested for both the temporary and permanent connection to the City’s drainage system to determine if any treatment is required prior to discharge.

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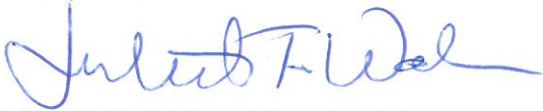
Re: 181 Hill Street

October 05, 2017

This matter will be placed on the Planning Board Agenda for **Thursday, October 19, 2017** at 7:00 pm. Twelve (12) copies of revised plans (2 sets of full size plans and 10 sets of 11"x17" size plans) and/or exhibits must be filed in the Planning Department no later than **Tuesday, October 10, 2017**. 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,



Juliet T. H. Walker, Planning Director  
Chair of the Technical Advisory Committee  
JTHW/jms

cc: Robert T. Marsilia, Building Inspector  
Tracy Kozak, JSA, Inc.