



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

July 21, 2020

City Of Portsmouth Planning Board
Attn: Dexter Legg, Chairman
City of Portsmouth Municipal Complex
Planning Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801

**Re: Request for Extension of Approvals for
Site Plan Review Amendment and Wetlands Conditional Use Permit
Assessor's Map 287, Lot 01
145 Lang Road
Altus Project #P4787**

Dear Chairman Legg:

On behalf of Arbor View & The Pine LLC and Forest Properties Management Inc., Altus Engineering, Inc. (Altus) respectfully submits a request for a one-year extension of the approvals for the Amended Site Plan and Wetlands Conditional Use Permit at 145 Lang Road. At the August 15, 2019 meeting, the Planning Board voted to approve both applications as described in the attached approval letters. Due to the complications and uncertainties from COVID-19, Forest Properties Management has postponed construction of the project. The intent is to file for the Site Plan Agreement and begin construction within the one-year extension period. We ask that this request be granted in accordance with Section 2.14 of the Site Review Regulations.

Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Cory Belden".

Cory Belden, PE, Project Manager

wde/4787-Extension-City_071720

Enclosure

Ecocy: Mark Gianniny, McHenry Architecture
Anderson Libert, Forest Properties





CITY OF PORTSMOUTH

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

PLANNING BOARD

August 20, 2019

Anderson Libert
Arbor View & The Pines, LLC
625 Mt. Auburn Street, Suite 210
Cambridge, MA 02138

RE: Amended Site Plan application for property located at 145 Lang Road

Dear Mr. Libert:

The Planning Board, at its regularly scheduled meeting of Thursday, August 15, 2019, considered your application for Amended Site Plan Review approval to construct two (2) three-story, multi-family buildings with associated site improvements, grading, utilities, stormwater management and landscape improvements. Said property is shown on Assessor Map 287 Lot 1 and lies within the Garden Apartment/Mobile Home Park District. As a result of said consideration, the Board voted to grant Amended Site Plan approval with the following stipulations:

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

- 1) 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.
- 2) A written plan shall be submitted to and approved by the Portsmouth Fire Department prior to the demolition, alteration, and/or construction identifying a qualified person as the project's Fire Prevention Program Manager and detailing the project's fire prevention program in accordance with NFPA 241 – 2013 edition.
- 3) Owner shall provide a blanket 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.

Conditions subsequent (to be completed prior to completion of the project)

- 4) The pump station design shall be reviewed and approved by the Department of Public Works prior to construction.
- 5) After construction, the Engineer of Record shall submit a written report to the City (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.
- 6) A status report on the maintenance of the permeable pavers shall be provided to the Planning Department annually for a period of 5-years after final construction to confirm regular cleaning is occurring.

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,

A handwritten signature in black ink, appearing to read "Dexter R. Legg". The signature is written in a cursive, somewhat stylized font.

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, Altus Engineering, Inc.
Mark Gianniny, McHenry Architecture



CITY OF PORTSMOUTH

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

PLANNING BOARD

August 19, 2019

Anderson Libert
Arbor View & The Pines, LLC
625 Mt. Auburn Street, Suite 210
Cambridge, MA 02138

RE: Wetland Conditional Use Permit for property located at 145 Lang Road

Dear Mr. Libert:

The Planning Board, at its regularly scheduled meeting of Thursday, August 15, 2019, considered your application for Wetland Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for 500 square feet of impact in the inland wetland buffer zone to replace an existing 18" corrugated metal pipe with a 15" HDPE culvert pipe. Said property is shown on Assessor Map 287 Lot 1 and lies within the Garden Apartment/Mobile Home Park District. As a result of said consideration, the Board voted to grant the request as submitted with the following stipulations:

- 1) Adequate erosion control shall be put in place during and following construction until the site is stabilized.
- 2) The owner shall monitor the outfall location one year after the new culvert is installed and provide results to the Planning Department to insure there is no erosion occurring at the new pipe outlet.
- 3) The owner shall remove the debris pile near the new pipe and stabilize the site.
- 4) A note shall be added to the recorded site plan that snow shall not be plowed on unpaved areas in the buffer.
- 5) Plans shall be updated to change references of silt fence to silt sock.
- 6) Plans shall be updated to the satisfaction of the Planning Department to indicate that owner will place either signage or a temporary barrier in designated "no plow" zones.

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 one year after the date of approval by the Planning Board unless a building permit is issued prior to that date. The Planning Board may grant a one-year

extension of a conditional use permit if the applicant submits a written request to the Planning Board prior to the expiration date.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Dexter Legg". The signature is written in a cursive, somewhat stylized font.

Dexter R. Legg, Chairman of the Planning Board

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

Cory Belden, Altus Engineering, Inc.
Mark Gianniny, McHenry Architecture

