



CITY OF PORTSMOUTH

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

PLANNING BOARD

September 25, 2019

Mark A. McNabb
Dagny Taggart, LLC
30 Penhallow Street, Suite 300
Portsmouth, NH 03801

RE: Site Plan Review approval for property located at 3 Pleasant Street

Dear Mr. McNabb:

The Planning Board, at its regularly scheduled meeting of Thursday, September 19, 2019, considered your application for Site Plan Review approval for a proposed addition and renovation to the existing bank and office building with a 4,816 s.f. +/- footprint, 21,397 s.f. +/- gross floor area and associated site improvements. Said property is shown on Assessor Map 107 Lot 31 and lies within the Character District 5 District. As a result of said consideration, the Board voted to grant Site Plan Review Approval with the following stipulations:

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

- 1) Final sewer design, water service design and abandonment, and stormwater management and drainage design shall be reviewed and approved by the Public Works Department.
- 2) Off-site improvements are subject to approval by the Parking, Traffic and Safety Committee and acceptance by City Council. Any substantial changes to what is presented and approved by the Planning Board shall require Amended Site Plan Approval.
- 3) The width of the no-build easement provided on the abutting property shall be reviewed and approved by the Building Inspector.
- 4) The community space easements shall be reviewed and approved by the Planning and Legal Departments prior to final approval by City Council.
- 5) Plans shall be updated to revise the location of the north side bike rack to the south side of the tree so as not to impede access to the alleyway.
- 6) The site plan and any easements and deeds shall be reviewed for pre-approval by the Rockingham County Registry of Deeds and subsequently recorded by the City or as deemed appropriate by the Planning Department.

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.

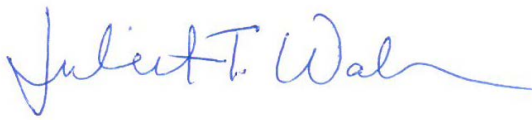
Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

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,



for Elizabeth Moreau, Vice Chair of the Planning Board

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

Peter H. Rice, Director of Public Works

John Chagnon, PE, LLS, Ambit Engineering