



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

PLANNING DEPARTMENT

May 1, 2018

Gary Dziama
Malt House Exchange Realty Trust
95 Brewery Lane
Portsmouth, NH 03801

Eric Chinburg
Portsmouth West End Development, LLC
3 Penstock Way
Newmarket, NH 03857

**RE: Subdivision Application (Lot Line Revision) for Property Located at
95 Brewery Lane and 145 Brewery Lane**

Dear Mr. Dziama & Mr. Chinburg:

The Planning Board, at its regular meeting of May 1, 2018, considered your Preliminary and Final Subdivision (Lot Line Revision) Application as follows:

1. Proposed lot #1 increasing from 179,032 \pm s.f. to 179,160 \pm s.f. , with no change in street frontage.
2. Proposed lot #2 decreasing from 206,319 \pm s.f. to 206,191 \pm s.f., with no change in street frontage.

As a result of said consideration, the Board voted as follows:

- A. Voted to determine that the application is complete according to the Subdivision Regulations and to accept the application for consideration.
- B. Voted to find that granting of the following waivers will not have the effect of nullifying the spirit and intent of the City's Master Plan or the Site Plan Review Regulations, and to waive the following regulations:

Page two.

RE: 95 Brewery Lane & 145 Brewery Lane

May 1, 2018

- 1) Section IV.6 – Preliminary Plat - entire area proposed to be subdivided.
- 2) Section V.6 – Final Plat – Dimensions and areas of all lots to be subdivided

C. Voted to **grant** Preliminary and Final Subdivision approval with the following stipulations:

- 1) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
- 2) GIS data shall be provided to the Department of Public Works in the form as required by the City.
- 3) The final plat shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

All stipulations of subdivision approval, including recording of the plat as required by the Planning Department, shall be completed within 6 months of the date of approval by the Planning Board, unless an extension is granted by the Planning Director or the Planning Board in accordance with Section III.D of the Subdivision Rules and Regulations. If all stipulations have not been completed within the required time period, the Planning Board's approval shall be deemed null and void.

This subdivision approval is not final until the Planning Director has certified that the applicant has complied with the conditions of approval imposed by the Planning Board.

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