



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

PLANNING DEPARTMENT

May 1, 2018

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

RE: Site Review Application for Property Located at 145 Brewery Lane

Dear Mr. Chinburg:

The Planning Board, at its reconvened meeting of April 26, 2018, considered your Site Plan Review application for a 92 unit, 4-story apartment building with a footprint of 18,430 \pm s.f. and gross floor area of 92,150 \pm s.f., consisting of parking on the lower level and 23 dwelling units on each of the 1st, 2nd, 3rd and 4th levels, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. As a result of said consideration, the Board voted as follows:

- A. Voted to determine that the application is complete according to the Site Plan Review Regulations and to accept the application for consideration.
- B. Voted to **grant** Site Plan approval with the following stipulations:

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

1. Easements shall be provided for all new public utilities and easement plan shall be updated accordingly.
2. Landscaping shall be reviewed and approved by the Fire Department for access to Fire Department connections.
3. The applicant shall coordinate with DPW for review and approval of the stormwater surface drainage from the parking lot at 95 Brewery Lane to avoid negatively impacting proposed landscaped areas.
4. The applicant shall correct the mis-labeled 12" to 12' on the site plan.
5. The developer shall contact NHDES to review proposed impacts to the existing monitoring wells as a result of the proposed construction and secure a written decision/approval for the site plan as it relates to the monitoring wells. Developer shall be responsible for any relocation, adjustment, or abandonment of any of the wells as approved by the NHDES.

6. The developer shall provide an access easement to the City to continue to sample the monitoring wells.
7. The developer shall coordinate with NHDES to secure any necessary approvals / permits for removal/disturbance of soil on the site within the Groundwater Management Zone and documentation of these approvals shall be provided to the City.
8. The developer shall contribute \$20K for the construction of sidewalks on Chevrolet Ave to Cass St. The contribution shall be returned to the developer if the sidewalks are not constructed, under construction, or designed and scheduled for construction by 12/31/2021.
9. The developer shall contribute \$25K to improve the Bartlett St signal on Islington St. The contribution shall be returned to the developer if the sidewalks are not constructed, under construction, or designed and scheduled for construction by 12/31/2020.
10. The developer shall contribute \$60K for the construction of a sidewalk along Jewell Court from Brewery Lane to Islington St. The contribution shall be returned to the developer if the sidewalks are not constructed, under construction, or designed and scheduled for construction by 12/31/2020.
11. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.
12. The applicant shall agree to pay for the services of a third party inspector, to be selected by the City, to inspect all on-site utility work.
13. All easement plans and deeds shall be reviewed and approved by the Legal and Planning Departments and, as needed, by the City Council.
14. The Site Plans and any easement deeds and plans shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
15. The Landscape Plan shall be revised to add additional landscaping along and within the conservation area on Chevrolet Ave to provide year-round screening for the Aldrich Road neighborhood.
16. The applicant shall propose locations for adding benches within the community spaces to be reviewed and approved by the Planning Department.
17. The applicant shall confirm the location of any sloped granite curbing.

Conditions Subsequent (to be completed after building permit approval):

18. Developer shall conduct on-site parking usage analysis (by a qualified consultant) prior to construction and within 1-year of full occupancy to be submitted to the Planning Department.
19. The developer shall work with the City to convert Chevrolet Ave to a city street.
20. Developer shall be responsible for resurfacing Brewery Lane between Jewell Ct and Plaza 800 parking lot.
21. The developer shall provide engineered plans for the Jewell Court sidewalks within 6 months of the Planning Board approval.

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Three complete sets of revised Site Plans must be provided to the Planning Department, along with a pdf version.

The Site Plan Review process is not complete until a Site Review Agreement has been fully executed and a Site Review bond (i.e. Irrevocable Letter of Credit, Surety Bond or cash) has been approved by the City.

As a reminder, digital as-built plans are required in a CAD or ESRI file format prior to the release of your Site Review Bond. Please refer to the Site Plan Review Regulations for special requirements.

The City's Land Use Compliance Agent, Vincent Hayes, will be inspecting the work during construction.

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