



CITY OF PORTSMOUTH

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

TECHNICAL ADVISORY COMMITTEE

January 08, 2020

Pastor Chad Lynn
Bethel Assembly of God
200 Chase Drive
Portsmouth, NH 03801

RE: Preliminary and Final Subdivision, Conditional Use Permit and Site Plan Approval for property located at 200 Chase Drive

Dear Pastor Lynn:

The Technical Advisory Committee, at its regularly scheduled meeting of Tuesday, January 7, 2020, considered your application for Preliminary and Final Subdivision approval to subdivide a lot with an area of 2.7 acres (116,591 sq.ft.) and 1,635 +/- ft. of street frontage into two (2) lots as follows: proposed Lot 1 with an area of 90,096 s.f. and 1,120 ft. +/- street frontage and proposed Lot 2 with an area of 26,495 s.f. and 515 ft. +/- of street frontage.

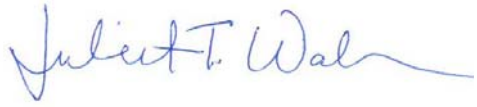
The Board also considered your request for Conditional Use Permit approval for a Development Site according to the requirements of Section 10.5B40 of the Zoning Ordinance and Site Plan Review approval for the construction of a new 22-unit residential apartment building with a footprint of 7,440 s.f. and 28,727 s.f. GFA with grading, lighting, utilities, stormwater management, landscape improvements, and community space. Said property is shown on Assessor Map 210 Lot 02 and lies within the Gateway Neighborhood Mixed Use Center (G2) District. As a result of said consideration, the Committee voted to **recommend approval** to the Planning Board with the following stipulations:

- 1.) The applicant shall propose a reduction in the occupant load of the church to match shared parking capacity of the parking lots. The amount of the reduction will be determined in consultation with the City's Planning Director and Transportation and Parking Engineer.
- 2.) References to Unit 1 and Unit 2 on the plan sheets shall be removed.
- 3.) The electrical conduits that are shown crossing the City's water main shall be concrete encased for 10' on either side of the main.
- 4.) The check valve underground on the fire service shall be removed from the plans.
- 5.) The culvert under the walkway shall be sized on the plan.
- 6.) Plans shall be updated to show a change to the grading so the new parking lot area does not drain through the main front door area of the new building.
- 7.) Plans shall be updated to show a 20-foot separation between any proposed utility trenches and existing and proposed trees.
- 8.) Communication lines shall be included on the plans for review and approval by DPW.
- 9.) The plans shall include cross-easements for access, circulation, and maintenance of any shared infrastructure between the two proposed lots.
- 10.) The plan shall include a note that the bus shelter currently on site will be reinstalled at an existing bus stop to be approved by the City.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, February 20, 2020**. Two (2) hard copies of all plans and one (1) hard copy of supporting reports and exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning Department and uploaded to the online permit system no later than **Wednesday, January 29, 2020**.

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

Very truly yours,

A handwritten signature in blue ink that reads "Juliet T. Walker". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Juliet T. H. Walker, AICP, Planning Director
Chair of the Technical Advisory Committee

cc:

Cory Belden, PE, Altus Engineering, Inc.
Stephen Kelm, 200 Chase Dr. LLC