



CITY OF PORTSMOUTH

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

TECHNICAL ADVISORY COMMITTEE

August 07, 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 Technical Advisory Committee, at its regularly scheduled meeting of Tuesday, August 6, 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 Committee voted to refer your application to the Planning Board for the September meeting as presented, with the following stipulations:

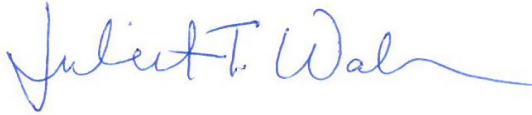
1. The proposed trees on Sheet L-1 shall be reviewed and approved by the Trees and Public Greenery Committee.
2. If possible, the drop manhole should be removed from Sheet P1 and the sewer line should be installed in a single slope where the crown should match the existing pipe on Penhallow Street.
3. The curb detail should be updated to reflect a 6" curb.
4. The drain manhole invert should be shown as brick on the detail.
5. The tip-down ramp on Sheet C3 leading to the loading zone on the street should be removed.
6. The loading zone and sidewalk widening in the public right-of-way along Pleasant Street shall require review and approval by the Parking, Traffic Safety Committee and City Council.
7. A trip generation memorandum should be provided to document the existing vehicle trips and the proposed trips to be generated by the renovated and expanded building.
8. The Board of Adjustment and Historic District Commission land use approvals shall be secured prior to Planning Board review and approval.
9. A no-build easement shall be provided on the abutting property of Lot 42, Map 107 in order to allow for the building to be located on the property line. The width of this easement shall be reviewed and confirmed by the Building Inspector.
10. A note shall be added to the plan that a written plan shall be submitted to and approved by the Portsmouth Fire Dept. 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 NHPA 241 - 2013 edition.

This matter will be placed on the agenda for the Planning Board meeting scheduled for

Thursday, September 19, 2019 at 7:00 pm. Twelve (12) copies of revised plans and/or exhibits -- one (1) full-size 22"X34" and eleven (11) 11"X17" size sets -- must be filed in the Planning Department no later than **Wednesday, August 28, 2019**. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

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:

John Chagnon, PE, LLS, Ambit Engineering