



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

PLANNING DEPARTMENT **PLANNING BOARD**

March 22, 2019

Cate Street Development
c/o Jay Bisognano
60 K Street
Boston, MA 02127

RE: Wetland Conditional Use Permit Application for Property Located at 428 Route 1 By-Pass

Dear Mr. Bisognano:

The Planning Board, at its regularly scheduled meeting of March 21, 2019, voted to **GRANT** your Wetland Conditional Use Permit application under Section 10.1017 of the Zoning Ordinance for 19,567 square feet of temporary impacts and 50,225 square feet of permanent impacts for a total of 69,792 square feet of wetland buffer disturbance to redevelop the lots for residential living space including office and retail space. Said property is shown on Assessor Map 172 as Lot 1, Assessor Map 173 as Lot 2, Assessor Map 165 as Lot 2 and Assessor Map 163 as Lots 33 & 34 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

The Board approved the request with the following stipulations:

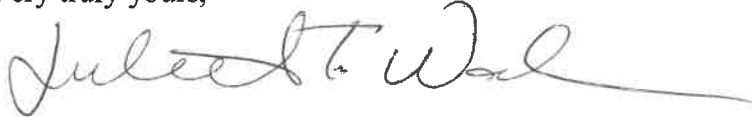
1. The plan shall be updated to reflect silt socks instead of silt fence where feasible;
2. Hydrocad data shall be included in the plan set;
3. Fertilizer note on Sheet CD.5 shall also be included on the landscaping plan; and,
4. The plans shall be updated to reflect best management practices for removal of invasive species.

The Board's decision may be appealed up to 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. All stipulations of approval must be completed prior to issuance of a building permit unless otherwise indicated above. Construction drawings or sketches must be reviewed and approved by the Building Inspector prior to the issuance of a building permit. Approvals by other land use boards may also be required prior to the issuance of a building permit.

Letter of Decision from March 21, 2019 Planning Board meeting
428 Route 1 By-Pass, page 2

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

Very truly yours,

A handwritten signature in cursive script, appearing to read "Juliet T.H. Walker". The signature is written in dark ink and extends across the width of the page.

Juliet T.H. Walker, Planning Director
for Dexter Legg, Chairman of the Planning Board

JTHW:tag

cc: Robert Marsilia, Building Inspector
Rosann Maurice-Lentz, City Assessor
Rick Lundborn, P. E., Fuss & O'Neill
John Bosen, Esq., Bosen & Associates