



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

TECHNICAL ADVISORY COMMITTEE

February 2, 2018

Deer Street Associates
P.O. Box 100
York Harbor, ME 03911

RE: Site Plan Application for Property Located at 165 Deer Street (Lot 3)

Dear Mr. Rogers:

The Technical Advisory Committee, at its regularly scheduled meeting of January 30, 2018, considered your Site Plan Review application for the construction of a 5-story mixed use building (including a hotel, restaurant, and 1st floor parking garage) with a footprint of 22,073 ± s.f. and gross floor area of 104,020 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. As a result of said consideration, the Committee voted to **recommend Site Plan approval** with the following stipulations:

1. Prior to Planning Board submission, add additional information to the plans as noted by TAC including:
 1. The Planting List on Sheet L2 shall be updated to reflect the updated list on drawing SK-L.1. submitted.
 2. Signs regarding valet parking shall be updated to reflect TAC specifications and a note shall be added to the site plan that signs require a separate permit.
 3. The plans shall be updated to reflect that the 6 proposed wheel stops shall be replaced with bollards.
 4. The R3-2 sign shall be updated to reflect a 24"x24" size.
 5. The crosswalk striping shall be updated to reflect the City standard.
 6. The plans shall note that construction of the deck located in the Deer Street ROW shall require a license.
 7. References to snow storage shall be updated to reflect that snow storage removed off-site shall not be stored on City property.
2. A revised stormwater management design shall be reviewed by the City's third party peer reviewer (CMA) and approved by the Planning Department and DPW prior to Planning Board submission.

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3. An agreement shall be reached regarding fair share contributions proposed as part of Site Plan Technical Advisory Review prior to Planning Board review.
4. A draft of the sidewalk maintenance agreement between DSA and the City shall be submitted prior to Planning Board review. Please contact the Planning Department for a sample template.
5. DSA shall provide a standard surety for Lot 2 work in addition to Lot 3 prior to issuance of a building permit.
6. A license shall be required from City Council to allow the outdoor dining area as shown on the plans.
7. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City.

This matter will be placed on the Planning Board Agenda for **Thursday, February 15, 2018** at 7:00 pm. Twelve (12) copies of all revised plans and/or exhibits (two full size sets and ten 11"X17" size sets) must be filed in the Planning Department no later than **Tuesday, February 6, 2018**. Please remember to include a CD with a pdf of all exhibits.

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

Very truly yours,



Juliet T. H. Walker, Planning Director
Chair of the Technical Advisory Committee
JTHW/jms

cc: Robert T. Marsilia, Building Inspector
Tracy Kozak, JSA, Inc.
Michael Penney, P. E., GeoInsight