



CITY OF PORTSMOUTH

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

PLANNING BOARD

October 19, 2020

Kim Rogers
Foundry Place, LLC
157 Deer Street
Portsmouth, NH 03801

RE: Extension request for 89-99 Foundry Place (formerly 181 Hill St "Lot 6")

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of Thursday, October 15, 2020, considered your application for a third 1-year extension of the approval that was originally granted on November 16, 2017 and most recently granted a second 1-year extension on September 18, 2019, which will expire on November 16, 2020. Said property is shown on Assessor Map 138 Lot 62 and lies within the Character District 5 District. As a result of said consideration, the Board voted **to deny** your request.

The Board's decision may be appealed up to thirty (30) days after the vote. Please contact the Planning Department for more details about the appeals process.

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

Very truly yours,

Dexter R. Legg, Chairman of the Planning Board

cc:

Gregg M. Mikolaities, P.E., August Consulting PLLC
R. Timothy Phoenix, Esq. Hoefle, Phoenix, Gormley & Roberts, P.A.



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PLANNING BOARD

October 20, 2020

Kim Rogers
Foundry Place, LLC
157 Deer Street
Portsmouth, NH 03801

RE: Site Plan Approval amendment request for 89-99 Foundry Place (formerly 181 Hill St "Lot 6")

Dear Mr. Rogers:

The Planning Board, at its regularly scheduled meeting of Thursday, October 15, 2020, considered your application for amendments to the previously approved site plan including increasing the total number of residential units from 43 to 55, reducing the overall building height and footprint, revising the parking garage layout and access, reducing the number of on-site parking spaces, as well as minor site grading and utility changes. Said property is shown on Assessor Map 138 Lot 62 and lies within the Character District 5 District. As a result of said consideration, the Board voted **grant** your request with the following stipulations:

- 2.1) Plans shall be adjusted per DPW and Fire Department requirements.
- 2.2) Remove all notes on the plans referencing 'by the City'. All improvements that the City owed are complete. Instead use 'preserve/protect/replace';
- 2.3) Remove any references to regrading of Hill St 'extension';
- 2.4) Plans should reflect that all electrical upgrades previously discussed with City on Hill St will be accomplished under this approval. This includes reimbursement to the City for conduit that was placed previously in Hanover and Autumn Streets for this purpose;
- 2.5) Bike rack in parking garage is not accessible when vehicles are parked in abutting spaces. Plans shall be adjusted to show that the rack has been moved to a more visible and accessible location;
- 2.6) The note designating the 3 parking spaces on Hill Street as short-term parking shall be revised to reflect that these will be assigned to the Hill/Hanover Group;
- 2.7) Notes shall be added to the plan that the property owner agrees to install and maintain landscaping proposed in public right-of-way;
- 2.8) Applicant shall bring the project into compliance with the current zoning requirements for off-street parking or apply for a conditional use permit from the Planning Board for approval of a reduction in off-street parking.

This approval is granted subject to all stipulations of approval by the Planning Board on November 16, 2017 and to all other requirements stated in the Planning Board letter of decision dated November 20, 2017.

The Board's decision may be appealed up to thirty (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.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any approved work.

The Planning Director must certify that all stipulations of approval have been completed prior to issuance of a building permit unless otherwise indicated above.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Dexter R. Legg". The signature is written in a cursive, somewhat stylized font.

Dexter R. Legg, Chairman of the Planning Board

cc: Robert Marsilia, Chief Building Inspector

Gregg M. Mikolaities, P.E., August Consulting PLLC
R. Timothy Phoenix, Esq. Hoefle, Phoenix, Gormley & Roberts, P.A.