



CITY OF PORTSMOUTH

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

TECHNICAL ADVISORY COMMITTEE

October 7, 2020

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

RE: Amended Site Plan Review approval and extension request for 89-99 Foundry Place (formerly 181 Hill St "Lot 6")

Dear Property Owner:

The Technical Advisory Committee, at its regularly scheduled meeting of Tuesday, October 6, 2020, considered your application for amended Site Plan Review approval and 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 Committee voted to **recommend approval** to the Planning Board as follows:

Conditions to be Completed Prior to Planning Board review

1. DPW review and approval required for the proposed location of water lines and electrical service to the property.
2. Fire Department review and approval required to confirm interior layout of garage is adequate for compliance with code requirements related to access/egress locations and occupancy load.

[PLEASE NOTE: REVISED PLANS ARE NOT REQUIRED FOR PLANNING BOARD , ONLY CONFIRMATION OF DPW AND FIRE DEPARTMENT APPROVAL]

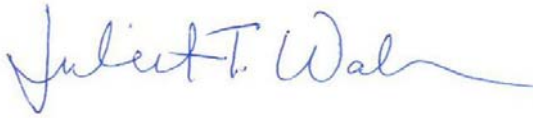
Conditions to be Completed Prior to Building Permit Issuance

3. Plans shall be adjusted per DPW and Fire Department requirements as referenced above.
4. Remove all notes on the plans referencing 'by the City'. All improvements that the City owed are complete. Instead use 'preserve/protect/replace'.
5. Remove any references to regrading of Hill St 'extension'.
6. 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.
7. 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.
8. 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.
9. Notes shall be added to the plan that the property owner agrees to install and maintain landscaping proposed in public right-of-way.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, October 15, 2020**. One (1) hard copy of all plans and 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 **Thursday, October 8, 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 and Chair of the Technical Advisory Committee

cc:

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