



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

PLANNING BOARD

November 20, 2017

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

RE: Site Plan Application for Property Located at 181 Hill Street

Dear Mr. Rogers:

The Planning Board, at its regularly scheduled meeting of November 16, 2017, considered your application for Site Plan Approval for the construction of a 4-story mixed use building with a penthouse (including interior parking garages on two levels, retail space on the ground floor, office space on the first floor and 43 residential units on the second, third, fourth and penthouse floors) with a footprint of 12,574 ± s.f. and gross floor area of 81,498 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. As a result of said consideration, the Board voted to **grant** your application for Site Plan Approval, with the following stipulations:

Conditions Precedent (to be completed prior to the issuance of a building permit):

1. Any geohydrologic studies undertaken by the applicant to evaluate groundwater flow, shall require third party peer review, to be coordinated with DPW. Based on the results of the peer review, any permanent foundation dewatering system discharges to City's drainage system may require a storm drain permit and a capacity use surcharge.
2. The construction groundwater dewatering discharge shall require a temporary dewatering discharge permit. DPW shall determine if the groundwater needs to be sampled/tested for both the temporary and permanent connection to the City's drainage system to determine if any treatment is required prior to discharge
3. The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
4. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.

Three complete sets of revised Site Plans must be provided to the Planning Department, along with a pdf version.

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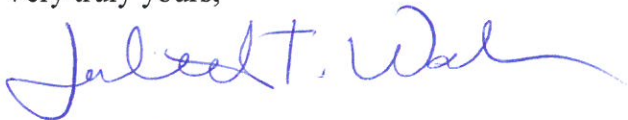
The Site Plan Review process is not complete until a Site Review Agreement has been fully executed and a Site Review bond (i.e. Irrevocable Letter of Credit, Surety Bond or cash) has been approved by the City.

As a reminder, digital as-built plans are required in a CAD or ESRI file format prior to the release of your Site Review Bond. Please refer to the Site Plan Review Regulations for special requirements.

The City's Land Use Compliance Agent, Vincent Hayes, will be inspecting the work during construction.

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

Very truly yours,



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

cc: Robert Marsilia, Building Inspector
Rosann Maurice-Lentz, City Assessor
Tracy Kozak, JSA, Inc.