



# CITY OF PORTSMOUTH

Community Development Department  
(603) 610-7281

Planning Department  
(603) 610-7216

## PLANNING DEPARTMENT

May 21, 2018

Stephen Kelm  
30 Maplewood Avenue, LLC  
36 Maplewood Avenue  
Portsmouth, NH 03801

**RE: Site Review Application for Property Located at 46-64 Maplewood Avenue**

Dear Mr. Kelm:

The Planning Board, at its regularly scheduled meeting of May 17, 2018, considered your Site Review application for a proposed 5-story mixed-use building with a footprint of 17,410 ± s.f. and gross floor area of 53,245 ± s.f., including 22 dwelling units and 13,745 ± s.f. of retail use, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. As a result of said consideration, the Board voted to **grant** Site Review approval with the following stipulations:

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

1. Final electrical design, including sidewalk clearance where electrical conduit enters the building, shall be reviewed and approved by Eversource and confirmed with the Planning Department.
2. The applicant shall meet with DPW and Planning to confirm applicant's responsibilities for any required easements for electric service at 238 Deer St.
3. The following note shall be added to the site plan: "Foundation to be designed to be water tight at the basement level. Foundation design/construction shall minimize groundwater effects by using appropriate backfill and other methods under and around the foundation and, if necessary, by raising the elevation of the basement/foundation. A qualified geotechnical engineer shall evaluate the groundwater condition during excavation to determine any recommended adjustments. Any proposed permanent discharges into the City's stormwater system shall be quantified and shall result in no net increase in rate of peak flow from existing conditions and shall require review and approval by DPW and a stormwater discharge permit as well as a site plan amendment."

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4. The Silva Cell detail shall be approved by DPW.
5. Sheet C5-Note 6 shall be revised to indicate that grease trap inspections shall occur not less than two times per year.
6. The applicant shall provide fair share contributions for additional off-site improvements as follows: 1) half the estimated costs of the pavement and overlay of portions of Deer Street and Bridge Street (\$47,812); 2) a fair share allocation of the Russell Street intersection improvements (\$5,000); 3) a fair share allocation to the cost of the Downtown Circulation Study (\$7,000); and a fair share allocation of the water main replacement on Deer Street (\$52,000).
7. The easement deed for the pedestrian easements shall be reviewed and approved by the Planning and Legal Departments and accepted by City Council.
8. The required licenses for permanent improvements in the City right-of-way shall be reviewed and approved by the Planning and Legal Departments and approved by City Council.
9. The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of site improvements within the public rights-of-way.
10. 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.
11. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.

Conditions Subsequent (to be completed prior to the issuance of a certificate of occupancy)

1. The contractor shall provide shop drawings for all improvements in the ROW for approval by DPW prior to construction.
2. A sewer discharge permit is required and should be sent to the City Engineer for review and signature.
3. A third party inspection shall be required on all constructed off-site improvements.

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

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.

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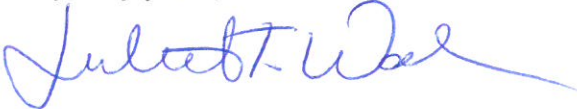
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The City's Land Use Compliance Agent, Vincent Hayes, will be inspecting the work during construction.

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  
John Chagnon, P. E., Ambit Engineering