



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

TECHNICAL ADVISORY COMMITTEE

February 2, 2018

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

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

Dear Mr. Kelm:

The Technical Advisory Committee, at its regularly scheduled meeting of January 30, 2018, considered your Site Review application requesting construction of 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 Committee voted to **recommend Site Review approval** with the following stipulations:

1. Prior to submission for Planning Board, add additional information to the plans as noted by TAC including:
 - a. Update Detail H, Sheet D2 to reflect the Pinehall 4"x8" standard.
 - b. Revise L-3 Landscape Plan to include detail specifications for granite banding in the sidewalk.
 - c. Show brick sidewalk on Deer Street and Bridge Street to be constructed as part of this site plan approval.
 - d. Revise note on snow removal and clarifications in the easement agreement on responsibilities. Reference to snow storage being removed off-site will not be stored on City property.
 - e. Sewer pipe connections shall be revised to show 8" pipes with the exception of the grease trap which will be adjusted to a slope of 0.01 ft./ft.
 - f. Water meter locations shall be relocated to the sprinkler room, which will be a heated space.
 - g. Add a note that the elevator sump is to be watertight.
 - h. Remove 6" CI gas line from plan as it is out of service.
 - i. The Tideflex valve shall be relocated to the outlet of DMH1 and an inside pipe friction mounted valve shall be specified.

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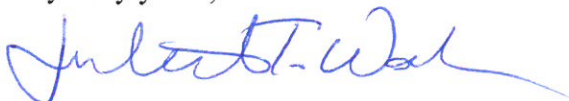
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- j. Proposed grade marks shall be removed from the pavement on Deer and Bridge St.
 - k. The detail for handholes in the City sidewalk shall be updated as specified.
 - l. The detail for the thrust block behind hydrant shall be updated as specified.
 - m. The drawing should reflect grease trap structures capable of H2O loading.
 - n. On Sheet C5, show the approximate location of the power for the traffic signal cabinet to 2' off the curb line directly next to the gas line.
2. Architectural plans shall be reviewed and approved by the Fire Department prior to Planning Board review for regulations regarding remoteness measurements for the lower level mercantile space. Please provide verification that this has occurred.
 3. A third party inspection shall be required on all constructed improvements exterior to the building.
 4. Additional details on solid waste management and proposed plan for future tenants shall be provided prior to Planning Board review.
 5. Approval of this project shall be subject to the successful blockage of all groundwater from entering the drainage system. Any additional drainage/dewatering shall require amended approval.
 6. Final electrical design, including sidewalk clearance where electrical conduit enters the building, shall be reviewed with Eversource and confirmed with the Planning Department prior to the issuance of a building permit.
 7. The contractor shall provide shop drawings for all materials in the ROW for approval by the City prior to construction.
 8. The drainage study shall require further review and approval by DPW prior to Planning Board review.
 9. The Silva Cell detail shall be updated and approved by DPW prior to issuance of a building permit and shall require a third party inspector during construction.
 10. An agreement shall be reached regarding fair share contributions proposed as part of Site Plan Technical Advisory Review prior to Planning Board review.

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
John Chagnon, P.E., Ambit Engineering