

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

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Phone (603) 430-9282 Fax 436-2315

9 May, 2017

Dexter Legg, Chair
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Request for Site Plan Approval at 1177 & 1179 Sagamore Avenue
(Map 224 / Lots 12 & 13)**

Dear Mr. Legg and Planning Board members:

We hereby submit, on behalf of 1179 Sagamore Avenue, LLC and Westwind Townhomes of Portsmouth Condominium Association, the attached for Site Plan Approval consideration at your May 18, 2017 Planning Board meeting. The project was postponed at your April 27, 2017 meeting to allow the applicant to submit revised Demolition and Landscape plans. There were two major concerns expressed by the Planning Board at the April 27 meeting. Listed below are those concerns in bold italics, with the plan changes to address the concerns attached.

The Landscape Plan should be expanded and detailed: The intent of the applicant / developer is to expand the existing landscape theme of the Condominium to the new section. The plan now directs that the foundation planting theme of the existing units is carried forward for the new units – See Note 4 on Sheet C6. The existing foundation landscaping is shown below:



The plans now show all of the existing trees within the project area. There are only 8 trees on the site; the rest of the property is lawn / brush. Of those trees 3 will remain and they are labelled as such. Three new trees will be planted. The Landscape Plan has been revised with the addition of specific notes regarding trees to be moved / relocated.

The existing Japanese Maple (see below) at the entrance will remain, though the oak needs to be removed for the expanded driveway. The Arborvitae behind the existing fence will be relocated, per the plan, to the edge of the property along the frontage in front of the proposed building, to act as a buffer. This is the theme to the north of the entrance. The expanded entrance area will be supplemented with additional planting.



The addition of the foundation plantings, the new trees, as well as the proposed bushes will conform to the theme of the existing Condominium landscaping, as shown below:



The area behind the units up to the fence is available for unit owners to plant for themselves, with Condominium Board approval, as shown below behind existing Unit 1:



Maintenance of the area between the privacy fence and the top of the proposed retaining wall on the south side of the project: The applicant / developer intends to maintain the area as bark mulch. Detail G on Sheet D2 has been revised to show this proposal. A weed barrier will be installed and the mulch placed on top. The bark mulch will be replaced as needed. Any weeds that intrude can be easily removed.

The plans were also revised to address the issue of sewer and water utility line crossings; see Detail 1 on Sheet C3. This application submittal does not include the supplemental information that has been previously submitted for this project. Please refer to that material for additional information.

I am available to meet with you or City Staff prior to the meeting should you have any questions or concerns. We look forward to the Planning Board's input and hope for your approval at the May meeting.

Sincerely,

John Chagnon, PE; Ambit Engineering, Inc.
Enclosures: 12 Plan Sets, PDF of files on a disc with Supplemental Information
CC: 1179 Sagamore Avenue, LLC

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