



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

7 August 2017

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

RE: Proposed Leased Parking Site Review Application, 165 Deer Street (Map 125 / Lot 17 & 17-1)

Dear Chairman Legg and Planning Board Members:

On behalf of Deer Street Associates we hereby submit revised plans in support of our request for Site Plan Approval for a Parking Area at 165 Deer Street. The purpose of this letter is to explain the updates to the plan as a result of the TAC Approval received on August 1, 2017.

The attached plans have been revised to reflect the following response to the TAC Approval comments (*italics*) with the response in **bold**:

1. *The application should clearly state that the approval for this parking lot is for only 27 months and any extension would need to be granted by the Planning Board.* **The Cover Sheet and Note 4 on Sheet C2 reflect this condition.**
2. *The applicant will shim the area formally occupied by the building with pavement to take out the flat spot and create positive drainage on the site.* **Note 5 on Sheet C2 and labelling on Sheet C3 in the vicinity of the old building reflect this condition.**
3. *The applicant should consider extending the hours and use of the parking lot to allow for public use in the evening which would require future approval by the Planning Board or Planning Department.* **Note 6 on Sheet C2 reflects this condition.**
4. *The plans should reflect that the landscaped areas will incorporate non-combustible mulch.* **Details B and C on Sheet D1 have been revised and Note 7 on Sheet C2 was added to reflect this condition.**
5. *A "Do Not Enter" sign should be added to the right side of the drive isle where it is currently proposed on the left.* **The plans has been revised to add another sign on the right side of the drive aisle.**
6. *In the area outside of the trailer pavement striping shall be added at the limit of the 20 foot travel way.* **The proposed striping has been added as requested; however the travel way is only 14 feet wide, which we believe is appropriate for a one way aisle.**

7. *Given the short duration of the use, the landscape plan shall be revised to show only shrubs and herbaceous plants, no trees. This has been reflected on the Sheet C2 Landscape Schedule.*

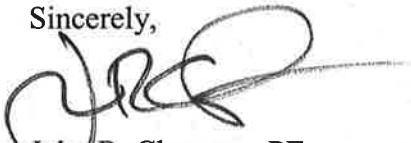
In addition the following plan changes were made to this submittal set:

- The ADA Sign was added to Detail A.
- A STOP sign was added at the exit.
- The parking spaces along the north side were widened to eliminate an extra wide striped island.
- The landscaping was placed on the site plan.
- A note was added regarding the size of some site pavement lettering.

Also included herewith is a Waiver Request letter. We request that the Planning Board grant the waiver requests as submitted.

The design team is available to meet with you or City Staff should you have any questions or concerns. We look forward to your input, and request the Board's approval of the Site Plans at the August 17th Planning Board meeting.

Sincerely,



John R. Chagnon, PE

CC: DSA; Maxwell Rogers



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7 August, 2017

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

**RE: Waiver Request for 165 Deer Street (Map 125 / Lot 17 & 17-1)
Site Review Application for Proposed Leased Parking**

Dear Chairman Legg and Planning Board members:

In conjunction with the application for Site Plan Approval for the above referenced property, waivers are hereby requested to the City of Portsmouth Site Plan Review Regulations, Section 2.5.3, and Section 2.5.4. The waivers being requested are listed below including reasoning for the request in regards to the proposed application.

The below requests are reasonable given the configuration of the existing property, and the proposed use of the property. We hereby respectfully request that you vote in the affirmative to grant the requested waivers.

Section 2.5.4.3

(i) Stormwater Management

Waiver requested as the proposed use will not increase the amount of impervious surface on the subject parcel, therefore no change in stormwater runoff.

(j) Outdoor Lighting

Waiver requested as the proposed use is currently for parking during normal daytime business hours. The Applicant is reviewing the possibility of an amended application to include lighting for nighttime parking.

(k) Parking Lot Landscaping Standards

Waiver requested to not be required to meet all parking lot landscaping standards as the proposed use will be temporary as the owner intends to construct a building on the lot.

The items listed below are additional information that addresses Section 2.5.3.2 (b), in regards to required information for a Site Plan Review Application.

- Calculations relating to stormwater runoff;

The proposed use will not increase the amount of impervious surface on the subject parcel, therefore no change in stormwater runoff.

- Information on composition and quantity of water demand and wastewater generated;

The proposed use is for parking, and there will be no facilities utilizing the public water supply and there will also be no wastewater generated.

- Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls;

The proposed use will have no affect on air, water or land pollutants. The proposed use does not include any known or anticipated pollutant discharge. Cars will be parked and not running.

- Estimates of noise generation;

The proposed use is for parking, specifically for employees of downtown Portsmouth businesses, during normal business hours. The proposed use will not generate any noise that is greater than the current traffic noise experienced in the downtown area during normal business hours.

- A Stormwater Management and Erosion Control Plan

The proposed use will not increase the amount of impervious surface on the subject parcel, therefore no change in stormwater runoff requiring a Stormwater Management Plan and an Erosion Control Plan.

- Endangered species and archaeological / historical studies;

The site under existing conditions is ~98% impervious surface and does not contain valuable habitat to any endangered wildlife or plant species. In addition, the proposed use does not affect any structures of archaeological and/or historical significance. No change in impervious surface is proposed.

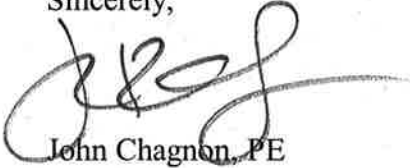
- Wetland and water body (coastal and inland) delineations;

There are no wetlands (coastal or inland) located on the subject parcel or in close proximity to the parcel.

- Environmental impact studies

The proposed use has no anticipated impacts to environmental factors such as wetlands, endangered species, archaeological/historical resources, noise, light pollution, air quality, water quality, and stormwater runoff.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Chagnon', with a long horizontal flourish extending to the right.

John Chagnon, PE
Ambit Engineering, Inc.