

K-0076-012  
April 12, 2017

Mr. Dexter Legg, Planning Board Chairman  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801

Re: **Amended Site Plan Review Permit Application  
Proposed Office Building – 235 Commerce Way**

Dear Mr. Legg:

On behalf of 215 Commerce Way, LLC and 235 Commerce Way, LLC, we are pleased to submit the following information relative to a request for an Amended Site Plan Review Permit for the above referenced project:

- Twelve (12) copies of the Site Plans last revised March 20, 2017
- Twelve (12) copies of the Overlay Site Plan Exhibit dated March 20, 2017
- One (1) CD containing digital copies (PDF) of the above listed materials

On May 19, 2016, the Planning Board granted an amended Site Plan Review Permit approval for the above referenced project. This prior approval consisted of three (3) phases of construction as follows:

- Phase 1 – construct site improvements associated the existing 40,000 SF building
- Phase 2 – construct a new 4-story, 63,620 SF office building with associated site improvements.
- Phase 3 - construct a 4-story, 49,250 SF building expansion onto the new office building and an associated parking deck.

The enclosed Site Plans propose to amend the prior approved project. The proposed project will include a new 3-story, 66,600 SF office building with surface parking in Phase 2. The proposed project will no longer include a Phase 3 with parking deck or building expansion. The enclosed plans amend the phasing as follows:

- Phase 1 – construct site improvements associated the existing 40,000 SF building (no change from prior approval).
- Phase 2 – construct the new 3-story, 66,600 SF office building with associated site improvements.

Enclosed with letter is an Overlay Site Plan Exhibit with the current proposed Phase 2 site layout (in red) overlaid on the prior approved Phase 3 layout (in black). As shown in the exhibit, the amended design layout is very similar to the prior approved project. This amended proposal will result in a decrease in trip generation and impervious area from the prior approved project. The stormwater management system with gravel wetland and will remain the same. The utilities have been revised to connect to service stubs that were constructed into the site as part of recent Commerce Way roadway improvements.



On April 4, 2017, the Technical Advisory Committee (TAC) recommended approval to the Planning Board with same stipulations as the prior approval. TAC also recommended one (1) additional stipulation regarding the recording of a subdivision plan and deed from PSNH prior to issuance of a building permit which the applicant agrees to.

We respectfully request to be put on the April 20, 2017 Planning Board agenda. We look forward to meeting with the Planning Board on this project. Please call me if you have any questions.

Very truly yours,

**TIGHE & BOND, INC.**

A handwritten signature in blue ink, appearing to read 'P. Crimmins', with a horizontal line extending to the right.

Patrick M. Crimmins, P.E.  
Project Manager

Enclosures

Cc: The Kane Co. (via email)  
DTC Lawyers (via email)