

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

**CITY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

JANUARY 2, 2002

MEMBERS PRESENT: David M. Holden, Planning Director, Chairman;
David Allen, Deputy Public Works Director;
Michael Magnant, Deputy Police Chief;
Chris Leclaire, Acting Fire Chief;
Alanson Sturgis, Chairman, Conservation Commission;
Thomas Cravens, Engineering Technician, Water Dept.;
David Desfosses, Engineering Technician, Public Works

ALSO PRESENT: Lucy E. Tillman, Planner 1

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I. OLD BUSINESS

A. The application of Raymond Ramsey for property located off Kearsarge Way wherein site plan approval is requested for the construction of a 63' x 231' four-story, 100 room hotel with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 218 as Lot 22 and lies within a General Business district. Said property was formerly shown on Assessor Plan 218 as Lots 22, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 38 and 39. (This application was tabled at the Committee's December 4, 2001, meeting to this meeting.)

The Committee took the application off the table. The Public Hearing was continued. The Committee retabled the application to February 5, 2002. The tabling motion was made to allow for:

1. A scoping meeting with the New Hampshire Department of Transportation;
2. Traffic/Safety Committee review and report back;
3. Water flow tests;
4. Internal sidewalks and mass transit pullover;
5. A meeting with the Atlantic Heights neighborhood concerning the landscaping plan;
6. A meeting with Charlie Jones, Fire Marshal regarding a master fire alarm box and hydrant locations; and,
7. Water-saving fixtures be used in the hotel.

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B. The application of Wren's Nest Motel Corp. for property located at 3548 Lafayette Road wherein site plan approval is requested for the construction of a 180' x 50' parking area to accommodate twenty-eight spaces in conjunction with a proposed 60 seat restaurant with a bar area and dance floor within an existing building with associated site improvements. Said property is shown on Assessor Plan 297 as Lot 6 and lies within a Single Residence A district. (This application was tabled at the Committee's December 4, 2001, meeting to this meeting.)

VOTED, at the request of the applicant, to retable the application to February 5, 2002.

C. The request of David Hancock, Trustee of Pheasant Lane Realty Trust, for property located off Hoover Drive wherein an amendment to an approved site plan for a planned unit development is requested to incorporate an amended drainage plan. Said property is shown on Assessor Plan 268 as Lot 97 and lies within a Single Residence B district. (This application was tabled at the Committee's December 4, 2001, meeting to this meeting.)

VOTED, as work on the amended site plan is ongoing, to retable the application to February 5, 2002.

D. The application of Lafayette Partners of Michigan, LP, owner, and Margaritas Management Group, applicant, for property located at 775 Lafayette Road wherein site plan approval is requested for the construction of three additions to the existing Margaritas Restaurant. The proposal calls for a 456 s.f. addition on the easterly side, a 1,188 s.f. addition to the northerly side and a 420 s.f. addition on the westerly side with associated site improvements. Said property is shown on Assessor Plan 245 as Lot 1 and lies within a General Business district. (This application was tabled at the Committee's December 4, 2001, meeting to this meeting.)

VOTED, as the applicant had nothing further to present at this meeting, to re-table the application to February 5, 2002.

II. PUBLIC HEARINGS

A. The application of the City of Portsmouth School Department for property located at 50 Andrew Jarvis Drive (Portsmouth High School) wherein site plan approval is requested for the construction of a three-story 200,000 s.f. ± addition to the existing high school together with any accessory structures with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 229 as Lot 3 and lies within a Municipal district.

VOTED to recommend approval of the site plan subject to the following stipulations:

- 1. That the site plan indicate the size of the water line(s);
2. That the visitors' parking area be signed;
3. That Andrew Jarvis Drive be signed as "No Parking" except for special events;
4. That a warrant review be conducted for the intersection of Route 1 and Andrew Jarvis Drive;
5. That the site plan be reviewed by the Traffic/Safety Committee with a report back to the Planning Board;
6. That a letter be submitted to the Planning Board explaining the use of the gate on Summit Avenue (existing and proposed);
7. That the fire lanes be posted as such;

8. That the fire hydrants be protected with bollards;
9. That the Police Department be notified of the transmittal of emergency services from the building;
10. That one-way routes be identified with arrows;
11. That communications be had with the Recreation Department regarding the joint use of the recreational fields. This can be done in the form of a letter;
12. That any surplus lights be given to the Public Works Department;
13. That the School Department will notify the City Manager's Office prior to any severing of the use of the emergency generator;
14. That supplemental erosion control plans be submitted to David Desfosses, Engineering Technician with the Public Works Department;
15. That blasting operations shall be done in accordance with State ordinance; and,
16. That the existing generator, when not in use, be given to the Public Works Department.

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III. ADJOURNMENT was had at approximately 3:30 p.m.

This action sheet was prepared by Barbara Driscoll, Administrative Assistant, in the Planning Department.