

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**

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

**FEBRUARY 5, 2002**

**MEMBERS PRESENT:**     **DAVID HOLDEN, PLANNING DIRECTOR, CHAIRMAN;  
DAVID ALLEN, DEPUTY PUBLIC WORKS DIRECTOR;  
MICHAEL MAGNANT, DEPUTY POLICE CHIEF;  
JOHN BURKE, PARKING AND TRANSPORTATION  
ENGINEER; CHARLIE JONES, FIRE MARSHAL;  
ALAN STURGIS, CHAIRMAN, CONSERVATION COMM.;  
TOM CRAVENS, ENGINEERING TECHNICIAN, WATER  
DEPARTMENT; AND DAVID DESFOSSES, ENGINEERING  
TECHNICIAN WITH THE ENGINEERING DEPARTMENT**

**ALSO PRESENT:**         **LUCY E. TILLMAN, PLANNER I**

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The Chair asked that items B, C and D under Old Business be taken off the table. Mr. Desfosses so moved. Mr. Cravens seconded the motion which passed unanimously.

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 January 2, 2002, meeting to this meeting.)**

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 January 2, 2002, meeting to this meeting.)**

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 January 2, 2002, meeting to this meeting.)**

The Chair made calls for speakers for each of the applications. Noting that there were no speakers, the Chair asked that the applications be tabled to the March 5, 2002 meeting of the Committee. He stated that abutters would be notified at the applicants' expense adding that the tabling action would allow work to progress on these applications.

Mr. Sturgis so moved; that is, that applications B, C and D under Old Business be tabled to the March 5, 2002, meeting of the Technical Advisory Committee. Mr. Desfosses seconded the motion. The motion passed unanimously.

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 January 2, 2002, meeting to this meeting.)

The Chair noted that John Burke, the City's Parking and Transportation Engineer, was tied up in another meeting and had not yet arrived. As his input in this application would be significant, the Chair suggested that the Committee take Public Hearing A out of order.

II. PUBLIC HEARINGS

A. The application of **Seacoast Trust** for property located at **150 Route One By-Pass** wherein site plan approval is requested for the construction of a 5,208 s.f. one-story building addition (for office use) to the right side of an existing 10,800 s.f. one-story building with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 231 as Lot 58 and lies within a Single Residence B district.

Let the record show that Ms. Tillman stepped down from the dais during the Committee's consideration of this application.

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

1. That the water meter be relocated to where the existing water line enters the new foundation;
2. That if a fire service is needed, the applicant shall acquire the necessary easements over private property for the fire service to come in from Hillside Drive;
3. That in terms of site lighting, all lighting shall be downshielded, including the PSNH light; and,
4. That the site plan indicate a "no parking" sign in an appropriate location to ensure direct vehicular access to a public way.

The Committee then took up the following application:

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 January 2, 2002, meeting to this meeting.)**

Let the record show that Ms. Tillman returned to the dais at this time in the proceedings.

It was VOTED to table the application to the March 5, 2002, meeting of the Committee. The tabling action was taken to allow for

A water model to be run;  
Approval by the Traffic/Safety Committee; and,  
Approval from the NHDES.

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**III. ADJOURNMENT** was had at approximately 2:50 p.m.

Respectfully submitted by:

Barbara B. Driscoll  
Administrative Assistant in the Planning Department