

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

APRIL 2, 2002

MEMBERS PRESENT: David M. Holden, Planning Director;
David Allen, Deputy Public Works Director;
John Burke, Parking and Transportation Engineer
Michael Magnant, Deputy Police Chief;
Charlie Jones, Fire Marshal;
Alanson Sturgis, Chairman of the Conservation Commission;
Tom Cravens, Engineering Technician; and,
David Desfosses, Engineering Technician

ALSO PRESENT: Lucy E. Tillman, Planner 1

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I. OLD BUSINESS

A. The application of **Raymond Ramsey**, owner, 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, 28, 29, 30, 32, 33, 34, 38 and 39. **(This application was tabled at the Committee's March 5, 2002, meeting to this meeting.)**

It was voted to take the application off the table. After further consideration and presentations by Attorney Charles Griffin and John Chagnon of Ambit Engineering, the Committee voted to recommend approval of the site plan subject to the following stipulations:

From the Technical Advisory Committee:

1. That an amended Conditional Use Permit be granted by the Planning Board as may be appropriate;
2. That the drainage swale be 2' above the water table; otherwise, under drains shall be installed;
3. That the gate for the gravel access road be moved toward the east; and,
4. That the 10" water main extension going up Mangrove Street tie into the existing 10" line on Spinnaker Way

From the Traffic/Safety Committee:

1. That Kearsarge Way be widened to accommodate separate left and right turn lanes as well as safe turning movements for WD50 trucks with the improvements to be approved by the City Engineer; and,
2. That the Kearsarge Way and I-95 ramp traffic signals be physically interconnected at a cost to the applicant not to exceed the cost of the improvement which is \$100,000

During the course of discussion, the Chair referred to a letter from Kevin LaFond to Mayor Sirrell regarding the issue of possible truck idling. It was left that the applicant would consider how he would address such a possibility.

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B. The application of **Wren’s Nest Motel Corp.**, owner, 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 March 5, 2002, meeting to this meeting.)**

It was voted to take the application off the table. After further consideration and a presentation by Gary Bowmar of the Wren’s Nest Motel, the Committee voted to table the application to Tuesday, April 30, 2002 at 2:00 p.m. in the City Council Chambers. The tabling motion was made to allow for review by the Board of Adjustment and the Traffic/Safety Committee.

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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 March 5, 2002, meeting to this meeting.)**

It was voted to take the application off the table. After further consideration and a presentation by Dennis Moulton of Millette, Sprague & Colwell, the Committee voted to table the request to a work session with appropriate members of the Technical Advisory Committee and the Planning Board. Said work session to be held immediately prior to the Public Hearing scheduled for this request at the Planning Board’s April 25, 2002, meeting.

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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 an 1,838 s.f. addition to the existing Margaritas Restaurant with associated site improvements. This request amends the previous request for three additions to the existing restaurant. 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 March 5, 2002, meeting to this meeting.)**

It was voted to take the application off the table. After further consideration and presentations by Attorney Bernard Pelech and John Chagnon of Ambit Engineering, the Committee voted to recommend approval of the site plan subject to the following stipulations:

1. That a note be added to the site plan indicating the stipulations associated with the Board of Adjustment approval concerning the use of the deck; and,
2. That an attempt be made to provide a 6" sewer line.

II. PUBLIC HEARINGS

A. The application of the **Construction and General Laborer's Local Union 976 AFL-CIO**, owner, for property located at **155 West Road** wherein site plan approval is requested for the construction of two 900 s.f. one-story additions (for a total of 1,800 s.f.) to the rear of the existing building with associated site improvements. Said property is shown on Assessor Plan 252 as Lot 2-37 and lies within an Industrial district.

The Committee voted to recommend approval of the site plan subject to the following stipulation(s):

1. That the site plan indicate the sewer lateral out to the street; and,
2. That the landscaping be reviewed with Lucy Tillman of the Planning Department to see if some plantings should be added.

B. The application of **Jay Gingrich**, owner, for property located at 915 Sagamore Avenue wherein site plan approval is requested for the construction of a 24' x 72' one-story addition to an existing building with associated site improvements. Said property is shown on Assessor Plan 223 as Lot 31 and lies within a Waterfront Business district.

The Committee voted to table the application to its next meeting which is scheduled for Tuesday, April 30, 2002, at 2:00 p.m. in the City Council Chambers. The tabling motion was made to allow for review and recommendation by the Traffic/Safety Committee. The Technical Advisory Committee had concerns about the need for vehicles to back out onto Sagamore Avenue. The tabling motion also allows for a report back as to whether any NHDES permits are required for the discharge line from the lobster tanks to the Sagamore Creek.

C. The application of **325 State Street, LLC**, owner, for property located off Porter Street wherein site plan approval is requested for the construction of a four-story building with an 8,926 s.f. ± footprint for the purpose of providing eleven attached condominium units with individual garages on the first floor with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lots 38-2 and 46 (lots to be combined) and lies within the Central Business B and Historic A districts.

The Committee voted to recommend approval of the site plan subject to the following stipulations:

1. That the Traffic/Safety Committee review the plan with a recommendation back to the Planning Board;
2. That the plan show what is actually going to be done on Porter Street, both sides, during Phase 1;
3. That the bond instrument be of a sufficient amount to implement the plan completely in the event that the Phase 11 project never occurs;
4. That the various utility companies sign off on the site plan prior to the Planning Board meeting;
5. That a water service be shown for unit #9;
6. That the use of landscaped areas within the City’s right-of-way be reviewed with Lucy Tillman of the Planning Department and the City Attorney, as appropriate;
7. That the sizing of the water line be reviewed with the Public Works and Fire Departments with a model to ensure adequate flow in the area.

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D. The application of **Vincent Colella and Kathleen Dowling**, property owners, and **Vincent Colella**, applicant for property located at 22 and 28 Deer Street wherein site plan approval is requested for the construction of a proposed four-story addition (with a 2,325 s.f. ± footprint) to an existing building located at 28 Deer Street. Said property is shown on Assessor Plan 118 as Lots 13 and 14 (lots to be combined) and lies within the Central Business B and Historic A districts.

The Committee voted to approve the site plan subject to the following stipulations:

1. That the existing 1 ½” water service be looked at by a mechanical engineer to see if the service could accommodate two restaurants; one in each building and that a report be forwarded to Tom Cravens of the Public Works Department;
2. That the sidewalk detail indicate City standard brick;
3. That a note be added to the plan that the drainage pipe underneath the building is installed at the owner’s own “risk and peril”;
4. The a note be added to the site plan concerning a master box connection with the municipal system;
5. That a mark-up be provided showing what sidewalk improvements would be done with a City partnership and what would be done without; said mark-ups to be reviewed by David Desfosses of the Public Works Department;
6. That any sidewalk improvements are subject to City Council approval;
7. That the plantings abutting the City’s pumping station be reviewed by Mark Tanner, arborist with the Public Works Department;
8. That the lots shall be consolidated prior to the issuance of a Building Permit.

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III. ADJOURNMENT

Adjournment was had at approximately 4:30 p.m.

These minutes were taken and transcribed by Barbara B. Driscoll, Administrative Assistant in the Planning Department.