

HAMPTON PLANNING BOARD

PRECONSTRUCTION MEETING

January 30, 2019 – 2:00 P.M.

PRESENT: Jason Bachand, Town Planner
Jennifer Hale, DPW
William Straub, CMA
Kevin Schultz, Building Inspector
Cathy Gilman, Unitil
Bill Paine, Fire Prevention Officer
Laurie Olivier, Office Mgr/Planning
Fred Welch (Audience)

Absent: Mike Collins, Comcast (Cable)
Rayann Dionne, Conservation Coordinator
Jameson Ayotte, Fire Chief
Tobey Spainhower, DPW

653 & 663 Exeter Road Subdivision.

Bill Straub (CMA) commenced the meeting.

Owners (current) are Anthony Franciosa. 603/944-6858. AFprops@yahoo. Com. The property has transferred.

Dennis Quintal (designer). His email is civilcon@myfairpoint.net. Contractor is Busby Construction. He is George Hester. 603/898-4800. Ghester@busbyconstruction.com.

They aren't sure when the start date is yet. Cathy's (phone number) is 777-5501—needs correcting. Jodie Strickland (CMA) will be the contact for the inspections per Bill Straub.

The final drawing is June, 2018. Jason Bachand (Planner) said there is a recorded sheet. D-41031.

Bill Straub discussed construction security. \$737,476.77. This was approved by the Selectmen. It has not been posted yet per Jason Bachand. That will have to be done before construction starts.

Bill Straub asked about their schedule. Weather dictates it now per Mr. Hester. Once they start and mobilize, it should be done in twelve weeks. NOI was effective last week. Surveyor will go out and tie into control. They will call in Dig Safe. Put in perimeter erosion control. Strip loam. Then they will construct detention basins (temporary during construction). Then cut fills on roadway to get it to subgrade. No fills. Then drainage will go in. After drainage, Tony F. would then have a plan with the utility companies. Utilities will go in. Gravel. Pave. Once weather breaks, they would want to make detention basins fully

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functional; loamed/seeded. They will keep a silt fence around the ponds until the seed takes. They want to be in there in the beginning of May.

Bill Straub discussed Town constraints. Jennifer Hale (DPW) said they don't allow excavation in the roadway. The Town does not allow that until April. This weather is not the weather they want to cut in. They don't want to see huge ups and downs in temperatures. Jennifer said, in general, if they had access to the site, then they are going into the site, it's fine. The Town has to make an entrance and tie it into the roadway. This will involve cutting. Too many breaks in the pavement. They will work with the owners/applicants. Mr. Hester said whatever they can get done is a bonus. There is an existing driveway per Mr. Hester. Jennifer wants to talk through that. If the equipment can be used safely, it should be fine. Once the bond is posted, they are good to go.

Mr. Hester said once they know the start date, they will get a firm construction schedule. Having the road and binder done in May is their hope.

Bill Straub discussed coordination with utilities. That will be handled by Tony.

Tony asked about Fire. There is a conduit for an alarm box. Is it required was asked. Mr. William Paine (Fire) said 'no' it may be something that was in the farmhouse. Tony said it was on the detailed pages. Bill said there may have been call boxes back in the day. They can be taken off per Mr. Paine.

Bill Straub discussed periodic inspections. They work off their schedule. Jodie Strickland (CMA) will be the contact. Keep in contact with her schedule. Give enough notice (day or two ahead).

After inspections, they do a field report; give records to the Town. Other inspections will take place from other parties. Tobey Spainhower (DPW) will do inspections.

Bill Straub makes sure the plan that is approved is what is constructed. This is proposed to be a Town road.

Site safety was discussed.

Design changes. If something comes up that might change (small or large) raise it early to deal with the change.

Bill discussed submittals. They go to Dennis' firm; he makes sure it's what he is intended. Then it gets submitted to CMA.

Pavement materials they look at, pipe, structures. Do it through Civil Engineering.

Materials testing. Miller Engineering will be doing that.

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Survey – Two field engineers. Dennis will establish control. Surveyors will go out there, tie controls Dennis has. Dennis is transferring control to owners.

As-builts will come from owners/applicants.

Jason (Planning) discussed posting of the bond with the Town Manager's Office. Permits from DPW (driveway, etc.); Receipt of preliminary design from Unutil. Any State approvals. Kevin Schultz (Bldg) will want to confirm they have all those.

Mr. Schultz said the checklist is at the Building Department – they are on septic. Supply K. Schultz with approved septic design. Kevin said there is a list from footings right on through. Go on line also to Building, look at it and download information from there. Septic systems – permit has to be pulled, they need their license. Building does basil inspection, then it goes to the State. Well water has to be tested and meet EPA testing to get the CO.

Jennifer Hale (DPW), needs to be kept in the loop.

Jennifer said each house will need its own driveway.

As-builts – they don't accept acceptance of the road until they get the as-built. It needs to be approved by the DPW. It is needed before going to the BOS.

Bill Paine (Fire) asked how many homes; 7 new ones. Lyons retained one lot. Mr. Paine asked about a cistern. The plan was done when they came into it and did not anticipate a cistern.

Hours of working: 7 a.m. to 7:00 p.m. Mon through Friday; 9-5 on Saturday. Rest on Sunday. 7:00 am. Is start of equipment time.

Kevin said April/May can be muddy – keep the road clean. Power booms. Keep mud and tracks clean. Kevin almost shut a job down due to road mess.

List of probable inspections" erosion control; make sure the roadway layout is good; insulation of piping; subgrade of road; insulation of gravel; pavement. Landscaping (there's not much). Final stabilization of erosion control. No hoods in catch basins. Note: Jennifer is talking catch basins. No hoods in catch basins. She wants boots. Jennifer said Tobey S (DPW) will go over this with them.

Grading and drainage note-field infiltration test. That is part of the AOT requirement. They need to verify the infiltration of detention pond. Jennifer discussed infiltration pond out back.

Jason Bachand said when they are looking for CO's, give some notice. It was noted their last CO they won't get until everything is done.

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Kevin said on individual houses, they are individual lots. Once the foundation is in, Kevin requires as-built certifications. Every as-built will be with the file. Interim as-built is given first. All is good except for the last CO. The full as-built will be needed for the last CO. There has to be a good reason for the bond per Jennifer. They like to know the subdivision is complete when they sell the last home. Tony wants to make sure all equipment is off the site. DPW will work with them. We take bond money for protection.

Tony asked about the bond. Get the road to a certain point. It is prior to the building permit. Tony asked if they can bring the road to gravel. Then apply for building permits. Kevin said they won't get it until the conditional approvals from the Planning Board are met that state what has to be met prior to a building permit.

The bond needs to be in place prior before putting the shovel in. No starting the roadway until the bond is in place. Jennifer said the Town needs to be fully covered. The bond goes through the Board of Selectmen. We retain 10 percent for one year at the end to make sure everything is met.

They can go to Jason (Planning) for bond reduction. **Jason said it's in the Subdivisions Regulations, but he will get the information to the owners/applicant.**

Send notes to Mr. Hester. (George)

Meeting Ended at 2:50 p.m.

Laurie Olivier
Office Manager/Planning Department