

Town of Hampton



*Department of Resources and
Economic Development*



**Hampton Beach Area Commission
100 Winnacunnet Road
Hampton, New Hampshire 03842**

**Monthly Meeting – September 23, 2010
Hampton Police Station – 2nd Floor Training Room
7 PM**

MINUTES

In Attendance:

John Nyhan, Chairman, Town of Hampton
Fran McMahon- Rockingham Planning Commission
Bill Watson, Secretary/Treasurer- NH Department of Transportation
Brian Warburton, Vice Chairman, DRED (Seacoast Parks/Recreation)
Leonard Paul, Hampton Beach Village District
Geannina Guzman-Scanlan- Hampton Beach Village District
Rick Griffin, Selectman
Bob Preston- Hampton Chamber of Commerce
Deputy Richard Sawyer, Citizen at Large

Other:

Jamie Steffen- Hampton Town Planner (Administration)
Laurie Olivier- Secretary

1. Introduction of Commissioners

2. Review & approval of 05/20/10 Minutes

John Nyhan noted that on Page 1, the word “Marshall” should be “Martial”. Per Ms. Guzman-Scanlan, on Page 3, very bottom, “New Jersey State Health and Life Producers License” should be deleted. It was also noted by Ms. Guzman-Scanlan that on the 5th sentence - “Ms. Guzman-Scanlon discussed the hours”, etc., the date and appropriate times made no sense. It should be replaced with “discussed the dates and the importance of appropriate times to collect the data”.

Page 4 – New Business - #1 - 4th line. It should state “which ideas ‘they’ believe are the top ten priorities. The words “right on down” should be deleted.

On Page 5, 5th paragraph, it should state “business issues” not “staffing issues; like staffing and expenses that will need to be recouped by business owners at the beach”, per Ms. Guzman-Scanlan.

MOVED by Mr. Griffin to approve the minutes for the 05/20/10 meeting.

SECOND by Mr. McMahon.

VOTE: 8-0-0

MOTION PASSED

Mr. Nyhan introduced Bill Watson when he arrived a bit later to the meeting.

3. Appointments

Hampton State Park – Beach Redevelopment Project Update
(Presenters: DRED, NH Bureau of Public Works &
Harvey Construction)

NOTE: Due to the importance of this update, the general public will have an opportunity to ask questions and make comments regarding the project status.

Mr. Nyhan discussed that a number of members from DRED, Harvey Construction, and Public Works are in attendance to update everyone on what is going on right now and what the look of the beach will be for next summer. He stated they will make their presentation, then open to the Commissioners and then to the audience. He asked that each person state his/her question, concern or recommendation. Mr. Nyhan then introduced Mark Nogueira.

Mr. Nogueira, is the Administrator of the Department of Administrative Services. Its role has been to contract with Harvey Construction. DRED is their client. Ted Austin, Director of Parks and Recreation also attended. Roger Dionne, Larry Saria and Ward D'Elia, the architect behind the vision, were also in attendance.

Mr. Nogueira started talking about the Topics of Discussion on the hand out which was given out.

The Construction Management process was discussed first. DRED began the process with Ward's firm to have the conceptual design. Mr. Nogueira discussed funding approval that occurred on June 30th, which was effective July 1st. DRED & Public Works put the project out to bid. They wanted to use the contractor as an instrument of expertise, not just as a contractor. They also wanted to know the venue they were working in. They sent out the project for request for proposals in October. They got letters of interest. Then it went on to technical proposals. A selection team was chosen. They reviewed the proposals and scored them. Ultimately, they took the top six folks on the technical proposals. Those firms came in, and an interview was conducted. The selection committee got together and chose three firms to bid on from there. The winner was based on the low bid. The winning firm was Harvey Construction. On March 10th, they received approval. The seawall was the first thing to be done, then the bathhouses, etc.

He discussed the Master Plan book. The next step is that the plans are being provided. Costs for items was discussed. The designer is designing and the contractor is providing costs of weighing pros and cons and ultimately they are where they should be. They have final plans for Phase I and Phase II.

The construction schedule was discussed. Two bathhouses were discussed. Both will be substantially complete by the end of October. It will not be ready for occupancy or use. He stated that May 1st of next year they should be ready for use.

Mr. Nogueira discussed the two phases – North and South. Phase 1 is the bathhouses. The construction schedule and contract dates were discussed. He discussed the schedule being put in place last year. The delivery date was May 1st of 2011 for the bathhouses to be completed. The final dates are the dates in the contract. The Seashell being open July 1st was discussed. He liked the idea. It was a possibility until they got the final design plans. Demolition was to take place for after the Seafood Festival. There is a lot of concrete work to be done. It's very complicated and they need to wait until spring for that.

The Seashell not being open in July for venues was discussed.

Mr. Nogueira then discussed Phase II, which is everything between the bathhouses. Next week, the buildings may be coming down and they should be working on foundations. Getting drainage in as soon as possible was discussed. The final plans will be beautiful he stated.

Next summer, everything from the bathhouses to the Seashell will be done and operational. Parking lots will be functional.

Pedestrian walkways were discussed.

He stated that on November 30, 2011, the project will be done.

Mr. Nogueira stated that by May 31st, 2011, the majority of heavy work will be done. The shell should be closed in. He stated that around the buildings may be messy, but buildings will be up. Dust was discussed. He stated it should not be a problem.

The handling of the facilities was discussed. Both bathhouses will be fully operational next summer. They will be hard plumbed and hard piped. The stage was discussed. It may be a temporary stage. DRED is working out the best location/set up for the stage. A task force is going to be started to find the best place for the stage. The seating area for same was discussed. It will be handicap accessible. Having a hard surface was discussed. ADA was discussed and it will meet those requirements.

The number of bathrooms we have now will be available all summer.

Design changes were then discussed. The clock tower was discussed. The clock tower was discussed as not being as important to people using the facility. Shade structures will remain.

Trailers being moved was discussed.

Ted Austin appeared. Flexibility for a successful project was discussed. He discussed alternate facilities. He discussed alternative facilities for next summer. Entertainment and the Chamber of Commerce was discussed. Trailers were discussed. There will be one trailer for the Chamber of Commerce and one trailer for storage of supplies.

The stage was discussed. He stated he was thinking to put the stage South of the Seashell complex. After the playground, there's a neutral spot. He discussed keeping the stage next to the

current stage to accommodate entertainment. He discussed facing the entertainment toward the beach. He also discussed having the stage face Ocean Boulevard.

The Chamber is still operating as they have been and as they should be.

Mr. Nyan opened discussion up to the Commissioners for Comments and Questions:

Mr. Preston represents the Chamber of Commerce and he appeared. He stated having the right facility for the public to get correct information is very important. He is concerned about the stage. Entertainment being very important was discussed. He does not like the playground stage location. He doesn't want competing entertainment. He wants a better alternative. Putting the location up by B Street was discussed. He discussed the Seafood Festival. He discussed that something may be needed for the end of the summer to give the Chamber of Commerce more room across from the Casino.

Mark Nogueira noted his concerns.

Mr. Nyhan discussed the stage location. He asked if the Precinct and Chamber can still find other options. Mr. Nogueira stated "yes". They are open to accommodate everyone's interests.

Mr. McMahon discussed the contract. He asked if there is a penalty/bonus clause. There are none per Mr. Nogueira. There are liquidated damages. Mr. Nogueira discussed that an amount per day will be assessed. Mr. McMahon discussed Phase II and discussed pedestrians crossing the street. He asked about managing people traffic in the areas that were discussed. He believes shuffling people across the street in that area as being a problem.

Mr. Nyhan discussed a temporary walkway closer to the Casino being placed in the area. He asked if it is possible. Mr. Nogueira said that that is a Harvey Construction question. Mr. Saria stated he thinks that would be difficult.

Mr. Preston asked about the fence.

Mr. Watson discussed tourist attraction. Communication was discussed.

Mr. Sawyer discussed shutting down Ocean Boulevard. Traffic was discussed. The engineering study was discussed. The bridge to the Casino traffic being horrible was discussed. He stated the Town needs other options.

Mr. Paul, representing the Precinct, appeared. He thinks people will understand the need to take different routes due to the construction. He likes the plan and thinks it should just move forward.

Ms. Guzman-Scanlan, representing the Precinct, appeared. She likes the plan. She is concerned about businesses. Minimizing injury to the businesses was discussed. She asked how much can be completed from September to May of next year. She also discussed the design changes. She asked about the tower. She asked where the sign will be. Mr. D'Elia said there is one in progress. They are pricing it out. They should have it within two weeks. DRED wants up-to-date images going forward.

Ms. Guzman-Scanlan asked about the playground. The seawall and part of the promenade was discussed.

Mr. Griffin wants to hear what the public wants to discuss. He agrees with Mr. Preston as to the location of the Stage in the B Street area. It should not be where other businesses are. He thinks safety should be the first priority with the stage. He feels that the work has gone smoothly. He found it to be less of a problem than he thought it would be. The plastic boardwalk was discussed.

Mr. Nyhan discussed the bathhouses. The Seashell area to Haverhill Street area was discussed.

Mr. Saria stated the project is weather-dependent. By Thanksgiving, it should be paved. Next spring they should finish paving. The base paving for next spring was discussed. If early winter, they will back off. Goal is to open up all parking lots by May 31st of next year.

Mr. Nyhan discussed bathhouses with Mr. Austin. He asked if they are complete by the end of October, is it a DRED business decision to not keep them open during the winter for cost reasons. Mr. Austin said Ross Avenue will be open.

Mr. Nyhan discussed the tower. He asked if the same facilities will be in the complex? Ward D'Elia stated "yes".

Mr. Nyhan discussed the benches. Mr. Saria stated the appearance will be enhanced. Mr. Saria discussed seating at the theatre and then granite and wood benches will go throughout the complex. Benches will be in place including shaded areas.

Mr. Nyhan discussed materials for Phase II. He asked if timing-wise the vendors were all in good shape. He asked if they see any foreseeable delays. Mr. D'Elia stated "no".

Mr. Nyhan discussed the placement of the Chamber facilities. It was noted that the State and local information is all in the same general entrance of the Chamber. Mr. Nogueira noted same.

Mr. Nyhan asked for input on the stage and entertainment from the community. He discussed getting through 2011. He also discussed traffic. He asked if there are any issues between now and next May. He asked if the construction will be enclosed. Mr. Saria stated that there are no concerns. He stated there may be times of concern temporarily during construction.

Mr. Nyhan discussed the fence on the beach. He asked if that area will be moved inward as we move into next summer or is that a fence that will be there until the end of construction. Mr. Saria said he can review it will notify Mr. Watson if it's a problem.

Mr. Warburton said it will need to be looked at. Safety issues were discussed.

Mr. Nyhan thanked everyone and then opened the floor to the public.

PUBLIC

Mr. Rice, former chairman spoke. He discussed the bridge being closed down. He thinks it's an excellent engineering project. He stated the community knows it won't be done in one year. People leaving Hampton Beach was discussed. He asked that the construction be halted over the summer. He stated that just the buildings should be done from now until next May. He discussed that the funding was supposed to be done in one year. He stated the Town should be able to use the current stage next summer and work the new stage for the following summer after next year.

He doesn't want to see the businesses hurt. He believes the work should quit on Memorial Day so that the construction does not cripple the businesses.

Charlie Preston had a question for Kevin. The bathroom on the South end being completed first was discussed. The weather getting nice and having bathrooms workable was discussed. St. Patrick's Day as being a target date for bathrooms to be completed was discussed. He discussed the stage. Taxpayers and visitors being most important was discussed. Smaller stages at various locations were discussed. The State Park being under-utilized was discussed. Selecting artists was discussed. RFPs for entertainment was discussed. Sending local talent to Hampton was discussed.

Mr. Sullivan, who owns Casino Fast Foods appeared. He stated he loves the project, but he does not like the lack of sensitivity shown to the business owners. He agrees with Mr. Rice about leaving stage section there now. If that is not viable, he thinks the State should build a new stage first and go from outside in after Memorial Day next year. He asked if they can close Ocean Boulevard. He stated that if there is no stage, he will lose thousands of dollars. He knows how important that stage is. He's been there for 44 years. He asked if there is a website. Mr. D'Elia said there is a website and Mr. Austin re-confirmed that there is. Mr. Sullivan wants to see the new plan. He asked if his business will be able to see the ocean across the street from his business. He feels that is important.

Mr. Nyhan asked if that is possible to Mr. Nogueira. Mr. Nogueira stated that it has been looked at many ways. He deferred the question to Larry Saria to elaborate on this. Mr. Saria stated the buildings are built on spread footing foundations. He stated that work has to be done prior to putting the large foundations in.

Mr. Rice elaborated more on this matter.

Mr. Nogueira said he will take it under advisement. They stated they are ahead of schedule. He discussed accelerating the schedule. They will consider any and all options.

Glenn, a resident and entertainment coordinator appeared. He stated if the stage is oriented toward the ocean, he feels that is not good. He stated the artists have to have access to the stage. They need to get their equipment to the stage. He priced the portable stage and stated it would be \$5,000/week, and during the busy season, it's not available. He stated the audience needs a place to sit. He believes sitting on the sand is not acceptable. Visitors will go somewhere else. Bands need access and power. He likes the B Street recommendation.

John (resident) discussed the parking area between the playground and Haverhill Street. Mr. Saria said it wasn't planned to be open for use, but he said they could take a look at it. No street parking is available in the wintertime. Mr. Saria said he will take a look at it. Ashworth parking was discussed also.

Mr. Rage discussed the South Side area. He asked about a rectangular area on Ocean Boulevard not affecting traffic. This area is North of the Chamber of Commerce. Mr. Warburton discussed handicapped spaces. Mr. Rage said it is a wide area and that it's the only area available.

Mr. Nyhan discussed forming a task group and said the above point could be looked at with different options. Mr. Nogueira said to start circulating to them a list of people who would like to be on the task force. Obtaining a list of folks to sign up was discussed.

Mr. Warburton discussed giving away parking spaces. Mr. Austin being involved with this task force was discussed.

Mr. Grenier appeared. The removal of the tower was discussed. It was reiterated that there will be no tower. Mr. D'Elia again stated there will be no tower. The lighting does not come off the tower was discussed from Mr. Warburton.

Mr. Ed St. Pierre appeared. He asked if there will be a place for filming. Mr. D'Elia stated there will be a substitute—a permanent entertainment scaffolding (short-10 foot structure) . He stated cameras can be put in that area. Plugs will be there for the stage, etc. The stage will be well lit. There are also facilities for entertainment groups to put up their own lights. Colored lights and white lights will be there. Conduit will not go under Ocean Blvd. Mr. D'Elia said he will put it on the list.

Mr. Grandmison appeared. He likes the project for the beach. He stated that it is just very disruptive. Minimizing impact was discussed. He hopes issues are addressed. He discussed traffic flow.

Mr. Sawyer discussed engineering studies. Changing the traffic pattern was discussed.

John Kane, Marketing Director, appeared. The camera was discussed was discussed. He stated surfers use the camera. He stated boaters use the harbor to check the tides. It shows the beach tides, beaches, etc. It shows off Hampton Beach. They use it for sand castles also. Major storms are watched by people also. He asked if the camera can be looked into. He stated once he receives the email address, he will email Mr. Nogueira. Mr. Kane then discussed safety issues. He will put plans on the website if State wants him to. Where lifeguards are to park was discussed. Playground coming out into parking lot was discussed. Changing the entrance near the playground was discussed. He discussed the entrance/exits of traffic and parking.

Mr. Sawyer discussed finding solutions for same.

Representative Stiles asked if there is some way to finish off the stage before the season. She asked if it will impact costs. Mr. Nogueira said the area being of a confined space makes it difficult. Mr. Saria said he wanted use of the new stage. If winter is perfect he stated, there may be a chance, but he's written it off.

Mr. Griffin stated the Nantucket Event, where the Pops play, put up a big stage and it faces the ocean. He feels it needs to face the Casino. He believes it needs to be on solid ground. He said in Nantucket, people like sitting on the sand. He feels it is unfortunate that more information was not provided. Being notified that the construction is on schedule, he felt, would have been helpful to know of before tonight's meeting.

Terry Sullivan had three more question. He asked if the bathhouses are winterized? He asked if there is a conference room as part of the complex. It holds 80 to 100 per Mr. Nyhan and the State. Mr. D'Elia said food will be available.

Ken B. asked about schedules. How many days are factored in for the schedule. Mr. Saria stated missing days in winter is common. He said it's going to take longer in the winter due to the weather.

Rich (resident) discussed new sidewalks and new curbsings. Mr. Nyhan said it is out of the State's scope. Mr. Nyhan stated the Beach Commissioner is working with the DOT on this.

Senator Fuller Clark asked if there is a plan going forward with updates and the reply was maybe every two or three months. Mr. Nyhan stated the Commission meets the 4th Thursday of each month for updates throughout winter.

Mr. Nyhan discussed the project being \$14.5 Million. He asked if construction is on schedule budget-wise going into Phase II. They stated "yes" per Mr. Nogueira.

Mr. Nyhan asked Mr. Saria to pass on to those at Harvey Construction the Town's condolences to the family of the President of Harvey Construction regarding his passing.

Mr. Nyhan gave a five-minute recess.

4. Public comment on ANY other agenda items

None.

5. Old Business

1. Beach Infrastructure Project Update (Griffin)

Mrs. Stiles is in communication with the office frequently. Everything is still on hold in Washington until after the elections. It's on the Senator's request. If it changes, she will let HBAC know. Mr. Nyhan discussed working with Senator Gregg about the budget. He stated the only solution right now is Federal funds and the Senator came in to help seek out funds.

2. DOT/Ocean Blvd Road Project (Nyhan/Watson)

Mr. Watson stated in early August the DOT met with the HBAC including DRED. It was asked what the DOT can do about Ocean Boulevard. There is a project manager and design team already established to make improvements to Ocean Boulevard.

Mr. Nyhan discussed the meeting in July connecting two projects. He stated it is a two-year project.

3. Beach Project/NH Arts Council updates (Guzman-Scanlon)

Ms. Guzman-Scanlon stated it has not been disclosed when they can disclose artists of the art project. A group called the Hampton Arch Network was discussed. They are doing an Art Walk on October 7th from 6-8:00 pm. Over 40 artists have been inspired to participate.

4. May 5th Economic Development Action updates (Nyhan)

a. Extending the Season Feasibility Study update

Mr. Nyhan discussed extending the season of Hampton Beach. Andy Herrick, who works as the Marketing Director of the Casino Ballroom stated he had one independent study left. He did a feasibility study on the pros and cons of extending the season. He worked on it all summer long. He's working with a professor. He will be sending out surveys. He will have data during the month of October and will present it to Commission at its November meeting. Andy will send out his findings to all of the Commissioners before he finalizes it.

5. Other Old Business

None

6. New Business

1. HBAC Commissioners – Appointments/Reappointments

Reappointments or appointments were discussed. There are three Commissioner spots that need to be addressed by the November meeting. The Village District will have one where Lenny Paul will be reappointed or a new member will be appointed. A Commissioner-at-Large is also going to be needed. A press release will go out in early October. Another appointment to be made is for the Rockingham Planning Commission which expires at the end of October. Fran McMahon has that spot now. We need a decision made before the November meeting.

2. Correspondence- C. Silver – Re: Blue Ocean Society proposal on a small science and nature center at Hampton Beach

Mr. Nyhan discussed that he wants the HBAC's support in getting the science and nature center at Hampton Beach. An email was forwarded to the Commissioners. A presentation may be made at the October meeting to make a presentation to the Commissioners. The October meeting is October 28th. Mr. Griffin will be out of town.

3. Our administrative support update (Nyhan)

Mr. Nyhan would like Laurie Olivier to stay on to take Minutes. He discussed the funds. He asked the Commissioners to think out of the box on how to get \$500 to \$700 to keep Ms. Olivier on as administrative support.

4. On going HBAC projects – restarting our efforts

The parking and bridge was discussed. Getting updates in October was discussed.

5. Other New Business

Mr. Nyhan passed out a schedule of meetings for this year. It's the 4th Thursday of every month, except for November and December where it is 3rd Thursday of the month.

Mr. Preston discussed the update on the stage and wants to be involved with that. He also stated a raffle is going on to raise funds for the Mounted Patrol.

Mr. Sawyer discussed recruiting special officers for the 2011 season. October 2nd and 3rd is when the recruitment begins. Hamptonpd.com is the website to check out.

Ms. Guzman-Scanlan invited people to the Harvest Moon Fall Festival which is being held on October 9th and 10th. More details will be in the newspaper.

Mr. Warburton discussed a successful summer. He thanked the Chairman along with the rest of the Commissioners.

Ms. Guzman-Scanlan discussed the task force to deal with the Seashell and asked what the process will be and the time frame to get together, etc. Mr. Nyhan spoke with Roger Dionne and also Mark and he stated he will get together with them in the next couple of days to discuss how to form the task force. Mr. Nyhan stated they will need key individuals.

7. Adjourn

MOVED by Mr. Griffin to adjourn.
SECOND by Mr. Nyhan.

Meeting adjourned at 8:42 p.m.

Laurie Olivier
Secretary