

HAMPTON PLANNING BOARD
PLAN REVIEW COMMITTEE
MINUTES
January 2, 2014 – 2:00 p.m.

PRESENT: Jamie Steffen, Town Planner (Chairman)
Nathan Page, Acting Conservation Coordinator
Bill Straub, CMA Engineers, Inc. (Planning Board Engineer)

ABSENT: Chris Jacobs, Deputy Director of Public Works
Scott Steele, Fire Department Representative
Kevin Schultz, Building Inspector
Jamie Sullivan, Police Chief

Chairman Steffen began the meeting at 2:00 p.m.

1) NEW BUSINESS

A) Site Plan Review for John Stebbins, 295 Ocean Boulevard for a parking area rehabilitation to include addition of parking spaces (24), reconstruction of existing parking spaces and access, a new compactor with screening and a subsurface infiltration system.

John Stebbins representing the applicant gave an overview of the site proposal. They have demolished the house at 6 Nudd Ave, which was unoccupied and used for storage. They wish to convert where the Nudd Ave. building was to valet parking and move the majority of the cars that are now valeted at the Church Street lot. He discussed the existing parking lot will be reclaimed, repaved and the existing drainage system corrected. He explained that the existing manhole gets clogged and causes ponding on-site which in turn affects the neighboring property. He stated that they will be replacing the dumpsters with a screened-in compactor and replacing the existing fence.

Mr. Page commented that the lot is 100% now and will meet the proposed new regulations for impervious surface with the proposed underground drainage system.

Mr. Steffen discussed the need for a zoning requirements table to be added to the site plan. He also stated that the site plan should also include lot lines with bearings and distances and metes and bounds.

Mr. Straub commented that he thought the concept was excellent. He asked for direct measurements of the hydraulic conductivity of the soils to support the assumed infiltration rate of the stormwater. He discussed the proposed soil sampling. He asked about the runoff being directed to the stone strip around the parking lot as a contingency. He noted that he concurred with Chris Jacob's written comments regarding the need for a stormwater management plan and an O&M plan to comply with EPA MS4 requirements. He discussed that there was a lot of

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material being added to the parking section and he noted it was described as balancing. He said that if that wasn't the case the excess materials would need to be exported off-site. He suggested that they provide the Fire Department with a truck turning template to make sure they could get a fire truck through the parking lot with all of the curves. Both he and Mr. Steffen noted that they would recommend that the Planning Board require construction inspections to be done for the proposed project.

Mr. Jacobs written comments were provided to the applicant. They included comments on required trench and driveway permits; asking for the sewer manhole covers to be hinged; submission of a stormwater management plan and compliance with the EPA MS4 community requirements and further language to be included in the Stormwater O&M Plan regarding inspections and compliance.

MOTION by Mr. Page to adjourn.

SECOND by Mr. Straub.

VOTE: 6 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 2:35 p.m.

Respectfully submitted,
Jamie Steffen, Chairman