HAMPTON PLANNING BOARD

PLAN REVIEW COMMITTEE

MINUTES
January 22, 2014 – 2:00 p.m.

PRESENT: Jamie Steffen, Town Planner (Chairman)
Fred Welch, Town Manager
Chris Jacobs, Deputy Director of Public Works
Rayann Dionne, Conservation Coordinator
Mark Gearreald, Town Attorney
Kevin Schultz, Building Inspector
Scott Steele, Fire Prevention Officer
Jodie Strickland, CMA Engineers, Inc. (Planning Board Engineer)

ABSENT: Police Department Representative

Chairman Steffen began the meeting at 2:03 p.m.

1) NEW BUSINESS

A) **Site Plan Review for Green and Company, 275 Ocean Boulevard for the construction of 36 residential condominium units and 6 commercial condominium units.**

Joe Coronati of Jones & Beach Engineers, Inc. representing the developers gave an overview of the project. He stated that the site is currently a gravel surfaced parking lot that slopes to the rear of the property. The project is to construct a building and use similar to the Sea Spray Condominiums. It will be a 5 story structure with frontage on both Ocean Boulevard and Ashworth Avenue. Vehicle access will be from Ashworth Avenue. The proposal is to build property line to property line with no alleyways. There will be fake windows on the sides to "dress up" the building. He discussed the proposed commercial units and they may be divided up differently once sold but there will not exceed six units. He discussed the replacement of the existing asphalt sidewalk with granite curbing. He discussed the proposed parking lot. It will be standard asphalt with some eco-pavers in the rear. They are also proposing to construct a short section of sidewalk on Ashworth Avenue to break up the curb cuts and will have the site sign at the entrance. He noted that there was room for two dumpsters. He discussed the proposed Stormtech infiltration system for the roof runoff and that there will be an overall reduction in what is out there today. He noted that the proposed utilities will come in off of Ashworth Avenue.

Mr. Welch discussed his review comments. He noted the need for driveway permits. He asked that the solid waste collection restrictions and conditions be included on the plan sheet that gets signed and recorded. He indicated he was pleased with the granite curbing but noted that the Board of Selectmen would prefer a concrete sidewalk. He discussed that the Town requests that the applicant install at least three ornamental street lights of a design used by the Town on A Street on both Ocean Boulevard and

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Ashworth Avenue. The cost of power, maintenance and upkeep will need to be a cost to the building not the Town of State. He also asked that the wiring for the lighting be installed in conduit. Mr. Rick Green responded that the proposed building lighting suffice for lighting the area. Mr. Welch noted the warrant article that proposes to eliminate all commercial trash collection and advised that they make arrangements for the commercial trash in the event that the article passes.

Mr. Jacobs provided comments from the Department of Public Works. He noted that the sewer plans would need Town and State DES approval. He commented that the developer had not applied for the State sewer connection permit as of January 15th. He discussed the transformer location and inquired about any setbacks for it from abutting properties. Mr. Coronati responded that there were limited areas for locating the large transformers. He noted that they will be constructing as noncombustible wall around it and it will need sign off from Unitil on the location. Mr. Jacobs commented that the Selectmen would need to approve the collection of commercial refuse and that they should be approached first. Mr. Jacobs noted the catch basin detail and asked that they use the same grade of brick (Hard Brick Grade SS) as with the sewer manhole. He asked that signs be installed in the parking lot for the eco-paver areas that state "No Sanding". He asked that the sidewalk width in the two locations be 5' to the back of the granite curb. He commented that he would like them to utilize Pamrex hinged covers for the common grease trap.

Ms. Dionne provided her comments. She inquired if they need a State shoreland protection permit. She noted the proposed snow storage areas and thought that they were a little small and oddly placed. Mr. Coronati responded by saying that if there was too much snow for those areas they would need to truck it out. She discussed the convenants / restrictions in the deed based upon being previously leased land. They are showing a proposed fence more than 3' high. Mr. Coronati discussed the existing 6' high chain link fence in that location and replacement of it with the proposed fence. There was discussion amongst the group about removing the deed restrictions and the need to do that through the town meeting process.

Attorney Gearreald offered his comments. He discussed note number 12 on the site plan regarding commercial trash collection and suggested that they approach the Selectmen first on that issue. He discussed sidewalk maintenance and the need to plow it in the winter for ADA compliance and noted it would have to be done by the unit owners. He questioned how the proposed zoning ordinance amendments would apply. There was discussion about the impervious surface warrant article and its applicability to this proposal. Ms. Dionne commented that they would need to show the proposed infiltration system and the eco-pavers could handle all of the stormwater. Mr. Coronati responded that could add more eco-pavers.

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Mr. Schultz discussed his interpretation of the two zoning articles that would apply to this development. There was discussion amongst the group about the shadowing prohibition as part of height amendment and whether they would need to seek a variance from that standard. It was suggested that Attorney Peter Loughlin be consulted by the Atty. Gearreald for an opinion on the matter which could then be shared with the Green and Company.

Scott Steele provided comments from the Fire Department. He discussed access and noted that they were providing the minimum 20' of clear width. He discussed there being adequate water supply for fire protection. He discussed the proposed turnaround area on-site and the concerns he had with the clear width not being able to be maintained due the snow storage. Mr. Coronati responded that they would be it writing that they will maintain the 20' clear width and remove snow from the site if necessary. Mr. Steele commented ideally he would like to see a second means of access. Mr. Coronati noted that there was no means for that with the site. There was discussion about the eco-pavers being able to handle the weight of the fire apparatus. Mr. Coronati noted that the eco-pavers were designed to handle the weight of the fire apparatus.

Mr. Schultz asked if there would be a rear exit for the commercial units. He discussed the proposed corridor and the wide open door for the Ocean Blvd. entrance. He expressed a concern about people being able to "pile up" within the corridor and wanted to be sure that it would be a double-swinging door. There was discussion about the false windows on the sides. Mr. Michael Witcher, the builder, stated that the windows would be fire-rated – would have a fire wall behind them.

Mr. Jacobs asked about the Stormtech system being able to accommodate the pad pressure of a ladder truck being parked over it. The applicants will double check on that.

Atty. Gearreald discussed the Stormwater O&M Plan and noted that the Town would not want to review it after-the-fact.

Ms. Strickland offered CMA Engineer's comments. She noted the need to demonstrate the feasibility of fire access on the site. She noted that the snow storage shown on the plan was inadequate and difficult to access. She noted that the gas and water lines appeared to be drawn with extra bends and stated straight lines might be better. There was discussion about the domestic water service and the location of the water shutoff. Aquarion Water has been asked to comment. She discussed the proposed lighting and noted that the site light near Ashworth Avenue spills over onto the sidewalk and asked if that was acceptable to the Town. Mr. Jacobs commented that it would be better to have more lighting of the sidewalk. Ms. Strickland

discussed the maintenance of the permeable pavers and asked if additional vacuuming would be required due to sand clogging the pavers. Mr. Coronati responded that the new building would block most of the sand that could blow into the permeable pavers area so it should not be an issue.

Mr. Steffen asked how the parking would be accommodated so they are not able to provide the two spaces per unit. Mr. Coronati responded that the arrangement will be like it is for the Sea Spray condominiums and that the parking will be assigned. They feel there will be sufficient parking as they will be one bedroom units. Mr. Steffen asked that they list any conditions of the approval of the variances on the site plan.

Mr. Steele discussed the building height and the need for an electric pump for the water pressure.

B) **Subdivision Plan Review for Richard Green, Green and Company, Stowecroft Drive to subdivide the parcel into thirteen (13) single family residential lots on a roadway with Aquarion water and Town sewer.**

Mr. Coronati gave an overview of the project. The proposal is for 13 single-family house lots with two cul-de-sac design. The Stowecroft Drive cul-de-sac would be eliminated and the roadway extended to create the new lots. A wetland crossing would be required of approximately 680 SF plus buffer impacts. The road would be 28' wide and have all underground utilities. They would be providing an easement for electric but will not have any street lighting. The drainage will be handled by a gravel wetlands system the same as what was installed for the 8-lot subdivision off of Juniper Lane. The property does extend into the Town of North Hampton but there will be no development on that portion. North Hampton has been notified of the proposed subdivision.

Mr. Welch noted that the naming of the roads request has been submitted to the Board of Selectmen. He noted that Stowecroft Drive and Westridge Drive were not Town accepted roads. He discussed the proposed elimination of the cul-de-sac and noted that a site examination indicated that there are several shade trees that would need to be removed which would require public notice to abutters. He recommended that the Planning Board waive the requirement that the cul-de-sac be removed and keep it in its current state. He stated that would allow a buffer to be established between the old and new subdivisions to act as a "quieting area" to slow traffic. He commented that this was Town property and not subject to modification by the proposed subdivision. He explained that a Town meeting action would be required to deed the unused portion of the cul-de-sac to the abutting current landowners should the cul-de-sac be discontinued.

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Mr. Welch noted the need for Board of Selectmen permission if the proposed hydrants are to be paid for by the Town. He suggested that a homeowners association take over the maintenance of them. Mr. Steele commented that he liked the hydrant location and numbers but acknowledged that the town doesn't have an appropriation to maintain them. Mr. Welch then discussed the easements needed for proposed utilities and explained that if easements are granted to utility companies for installation of the lines these will need to be extinguished before the Town accepts the roadways. Atty. Gearreald commented that he could show them typical letter of understanding with the utility companies that has been developed. Atty. Gearreald went on to discuss road acceptance issues.

Mr. Schultz questioned the flood zone designations. Mr. Coronati responded that there is a bogus flood zone for the property and they have filed a map amendment (LOMA) with FEMA.

Mr. Welch discussed his concerns with the proposed drainage systems. He commented that the plans call for an extensive system that would require maintenance on a regular basis and explained that the Town is not capable of maintaining that type of system - we don't have the manpower to do so. He was also concerned about foundation drains being connected to the storm drains. He commented that he didn't want to see an oil tank spill in a basement ending up in the Town's storm drain. He discussed that the Town would not even want a back-up role for maintenance of the systems. He stated he would be fine with provision being made for the homeowners association to clean and maintain the systems on an annual basis.

Mr. Welch discussed access to the proposed subdivision and the small sliver of land that lies between the end of the cul-de-sac and the boundary line of the property to be subdivided. He discussed the note that was on the plan for the original subdivision that created Stowecroft Drive that indicates that the sliver was to be transferred to the Town as Town property six years after the approval of the Stowecroft Drive subdivision. He wondered if the Town has a claim on that parcel and stated that the issue would need to be resolved before the subdivision proceeds further. He discussed the protective covenants that restricted access across lots in the subdivision and the parcel in question is shown as a lot, Lot B on the recorded plan. He felt that this may potentially be a problem for construction across the parcel and should be resolved before approval of the subdivision.

There was then a lengthy discussion amongst the group about private roads and existing developments. Mr. Welch expressed concerns about the Planning Board approving subdivisions off of roads that have not been accepted by the Town. Mr. Welch provided the applicant with copy of his review comments.

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Ms. Dionne needed to leave the meeting and made her written comments available at a later time to the applicant.

Ms. Strickland offered CMA Engineer's comments. She asked for clarification about the tie-in of the roof drains whether they went directly into the closed drainage system of into the stone infiltration system and then into the drainage system. She asked for clarification on the proposed headwall. She asked if the on-site wetlands had been characterized. She asked whether the drainage would be overland sheet flow or drainage swales. She asked if the project required an alteration of terrain permit. She asked to whom the North Hampton belonged – Lot #9 and whether the subdivision needed to go to the North Hampton Planning Board. She discussed the applicable rear setback from lot lines and whether they would need to adhere to the North Hampton setback requirement or the Hampton one. Ms. Strickland also discussed the homeowners association and the responsibility for maintenance of the drainage system.

Mr. Steele commented that he thought the proposed hydrant locations were perfect. He noted that no sprinklers were required as they will be single-family homes. He asked for a truck turning template for the proposed cul-de-sacs.

It was noted that there was another meeting scheduled for the Selectmen's Meeting Room at 4:30 p.m. so Mr. Steffen discussed with those left in attendance the possibility of another PRC meeting being necessary for these applications.

MOTION by Mr. Jacobs to adjourn.
SECOND by Mr. Strickland
VOTE: 6 – 0 – 0 **MOTION PASSED.**

MEETING ADJOURNED: 4:30 p.m.
Respectfully submitted,
Jamie Steffen, Chairman