

PLAN REVIEW COMMITTEE
September 24, 2014
2:00 p.m.
DRAFT MINUTES

PRESENT: Chris Jacobs, DPW
Bill Straub, CMA Engineering
Kevin Schultz, Building Inspector
Jason Bachand, Town Planner
Rayann Dionne, Conservation Coordinator
Laurie Olivier, Planning Coordinator

14-050 9 Nudd Avenue

Map 282 Lot 39

Applicant: Miramar Guest House, LLC, Attn: Richard Jones

Owner of Record: Same

Site Plan Review: Renovate existing structure and create three residential units.

Waiver Request: Section VII.D.-Drainage

Attorney Craig Solomon appeared with Joe Coronati of Jones & Beach. It is a simple project. It is an existing house on Nudd Ave. There are two units in the front house and a unit in the back. There are two in the main building. Out back there is a half workshop and the other half is an apartment. Richard Jones is the owner. The back building has a unit and a workshop. There are additions stemming off of it. Mr. Jones wants to restore the house back to its character. The long section on the west side of house starts out as a garage. There is a parking space in front of it. The porch has been enclosed. Stairs extend off the property line.

The proposal is to take out the back building and to take out the side addition over the property line and take off the back addition. The front porch will be renovated. It will be a covered porch without windows. The steps (front) will come straight off the porch.

They received variances for the steps. There are three units. The ZBA granted relief to keep space by the stairs. At the back of the site in order to make parking work, they have six year round accessible spaces. They will add a parking lot in the rear; adding 5 parking spaces; series of decks. It's a multi-level deck and a small one-story addition being put on. There will be an enclosed outside shower. The lot is flat.

The building out back is over the property line. The side of the building will be conforming. There will be an outside seating area. There will be a fence brought to the property line (patio). They are not sure how it will be set up, but it will be landscaped and permeable. The building will be more conforming.

The sewer will stay the same; electric will stay the same. Water may be upgraded. They will work with Aquarion. It is a three unit and needs to be sprinklered per Mr. Schultz.

The Stormwater system was discussed. Ecopavers on the back portion of the parking lot. There will be a drip edge around the building for roof water. They are below 75 percent.

Doing a stormwater study and analysis was discussed.

Bill Straub asked if water will run to the back. It's a 4" or 5" and eco pavers blanket it. Bill would not require it in this case.

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Ms. Dionne asked what the grades are. Spot grades through the parking lot were discussed on C3. They will label those.

Kevin S. asked him to discuss the rear parking lots. Half the parking space will be eco-pavers. Joe C said they are expensive to install. The front section is all paved. Ms. Dionne asked how sealed surface is getting reduced. The whole front of the lot is impervious. The building will then be 8' from property line. The building is not as deep as it was.

Kevin S. asked if they are under the 75 percent and Joe C. stated yes. Joe C. counted decks as impervious.

Rayann D. said the area behind the pavers will be lawn. Then it will turn to paver patio. The applicant said landscaping/shrubs.

The narrow parking spot will be paved.

Bill S. asked about the barrier for parking lot. Rayann D. asked about the parking spot. You may not be able to open the driver door. It is used as a summer place.

There is a landscaping plan.

Kevin S. asked if they were near the marsh and they stated 'no'.

Chris Jacobs asked about wells on the site and monitoring wells. There was an oil tank a few years ago there. The site is almost clean per DES. They will be out again in October. They will get a report to the Planning Board. They also should be labeled on the plan. He wants it on the legend. DES copies Kevin S. on those as well.

Chris J. said with pavers in the back – they **won't recommend a stormwater report, but we should still have a plan for sweeping of the pavers and appropriate signage to not drop loam and contaminate pavers.**

Bill S thinks they may not have to do inspections on this except for pavers.

Chris J said the structure in the back has a bathroom; it does not show sewer line on the plan. DPW wants the sewer line demo'd and demo'd back into or adjacent to existing structure. Did someone take a sewer line, run it out to decks by garage or is there a separate feed was asked.

DPW said they are concerned with these old services. Joints leak. DPW wants it graded to PVC and to the back, they will need to find where that is and demo and cap that before demo.

Kevin S. said a sewer tie in permit will be required for this renovation. Sometimes the inspection fee is waived. There is a cost per bedroom. No fee for water connection fee. There are no plans for half the basement and that's currently being used as living space. The basement is not being used as living space. It has a screened porch and patio. In Hampton Beach, that's a living space. If there are plans for the basement, Chris J wants a sewer fee.

Kevin S. said when he comes in for the building permit application, he will need a sewer permit. There are two existing curb cuts. Will driveway permits need to be obtained was asked. Chris J asked where the pavement is going. Half the front sidewalk is junk. It is pavement over concrete. Chris J said they should improve the sidewalk. Chris J will not do it. DPW would fix it with pavement. Joe C said they were going out to one of the curbcuts for that. They were going to overlay the driveway coming in. Chris J said it's a waste to put overlay over concrete; nothing to grip pavement to the asphalt. Concrete runs the whole length

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of the frontage. A driveway permit if just overlay is not required. If dug in and go out to where the overhead wire is, so no road drainage, then they will need a permit because they are cutting into the street. DPW is asking 275 OB and 339 OB and 580 Winnacunnet to do the same thing. This benefits the owner as well.

Joe C will let the contractor make that decision. **Joe C will add that to the plan.**

Chris J asked about the fence on the left side. That is this applicant's fence. They are replacing the one on the west side. One on the east will stay for now. Nothing will be going out back.

Mr. Bachand discussed Police (Sullivan)'s comments needing to know the period of construction and what the contractor's plan for parking of the workers for the site will be. There is limited parking. They don't want to use that up. There needs to be a plan showing where contractors and sub-contractors can park. Lessening impact on the abutters was discussed.

Jason B. asked that they be in full compliance with the site plan and Zoning requirements. He visited the site and the project is consistent with the neighborhood. He thinks it is an improvement overall for the site.

Mr. Bachand discussed the pavers. It seems like extending it the sidewalk would be more esthetically pleasing.

Bill Straub said **variances need to be listed on the plan** and state what they are. **Submitting monitoring wells for Planning Board would be appreciated.**

Joe C asked about the new sewer line. Chris J. asked that they cap the old one first before the applicant gets to demo. Then, if it is clay, take it out to the front property line per Chris J. Chris wants them to head out to the property line.

Sheet C3 – standards notes – he asked about 20, 21, 25 and 26 if they will be on the plan. He wants those checked.

Chris J. asked where containers will be stored on the site. Trash will be held in rectangle area (on plan) place out back.

Rayann D asked about snow storage. It's a little tight, but snow will be stored on site; if it gets extensive it will go to an approved location.

Adjourned: 2:50 p.m.