

*Dalton Woods PRC Meeting Minutes, Wednesday March 26, 2014*

Present:

Frederick Welch, Town Manager  
Mark Gearreald, Town Attorney  
Chris Jacobs, DPW Deputy Director  
Scott Steele, Fire Prevention Officer  
Rayann Dionne, Conservation Coordinator  
Kristina Ostman, Administrative Assistant Town Manager  
Bill Straub, CMA Engineers, Town Reviewing Engineer  
Joe Coronati, Jones and Beach  
Steve Ells, Green & Company's Lawyer  
Mr. Green, Green & Company

Joe Coronati outlined the changes from the last PRC meeting.

1. Keeping the cul-de-sac
2. Changed the location of a catch batch, due to the change in the cul-de-sac
3. Created a new wetland area, which water will enter to
4. Delineated the wetlands per ConCom
5. Updated the buffer area
6. Reconfigured lots for building purposes
7. Proposing a berm on lot 13 to prevent flooding to abutting properties

Town Manager - Items

Explained the new policy on hydrants, if not on a Class V highway the Town will not pay for them.

Two plans, both done by Jones and Beach, one dated 03/28/05, and another dated 11/12/13, plan dated 03/28/05 shows more areas of wetlands than the plan before them now; need a statement that explains why the difference in wetland areas, to be stamp by an engineer.

Another plan dated 11/16/06 shows 9-lots; also with different areas of wetlands; this new plan before us now shows 13 lots, questions how this could be.

Discussion on ownership of Parcel B.

Mr. Welch explained that Stowecroft and the cul-de-sac is not a Town road. There is no deed for Parcel B to the Town; does the developer have ownership.

Atty. Ells stated that by operation of law the Town owns parcel B, as referenced by the note on the original subdivision giving ownership to the Town after six years, if not developed. It was dedicated as public land by the plan being registered.

Mr. Welch explained that land dedicated as town property is different from land for town highway and the RSA process is different. If it is vested in the Town, only Town Meeting, or the Board of Selectmen can give approval for the use of town land.

Atty. Ells stated that the land to be developed is land locked and that Parcel B was to be used to access this land as a reserved strip in the future to allow this land to be developed.

Mr. Welch sated that the land that is being developed is not landlocked as access can be made through North Hampton. And the development does not have access to a road in Hampton.

Atty. Ells stated that there is no Planning Board regulation stating a development has to be on a way. Parcel B's intent was for access rights, they are exercising those rights.

Atty. Gearreald explained that access does not mean road.

Mr. Welch explained that Note 3, only allowed development to occur within six years, it has been over thirty, no longer a dedicated use and if ownership of it is the Town's, only Town Meeting or the Board of Selectmen can give permission.

The ownership of Parcel B needs to be verified.

Discussion on utilities.

There will be underground utilities and they will be in the roadway; utility easement will be needed before acceptance as a Town road.

No street lights are to be proposed, and would not be owned by the Town.

DPW

Comments regarding the above noted subdivision expressed during the plan review committee meeting of March 26, 2014.

- a) Will the proposed drainage swale along the back of lots 1, 2, and 3 be maintained by the individual lot owners or a homeowners association?
- b) Will the Town be paying rental (annual maintenance fee) on the 2 inch diameter blow offs at the ends of the water line?

Fire department says they will not connect to the blow offs.

- c) The Town name of Kensington is misspelled for the Electric utility on the cover sheet.

Conservation Commission - Items

1. Provide justification for the differences between the wetland delineation in 2005 and 2013, as well as identifying whether there are wetlands or areas of poorly or very poorly drained soils on the eastern side of the property adjacent to Fieldstone Cir.
2. Recommend that the applicant come back before the Conservation Commission in April to further discuss the wetland boundary issues.

Fire Department Items

Requires the original three hydrants proposed on the plan dated 01/08/14

CMA Engineers - Items.

1. In addition to the annual reporting form, the Stormwater O&M plan should have a listing/table of each of the actual maintenance actions for each feature (with brief description), the schedule for completion, and who will perform it.
2. Consider extending the sewer service stubs and cellar drain stubs (where applicable) to beyond the underground electric/cable conduits. These are in the 20' easement beyond the ROW and property line.

3. A note remains on drawing U1 indicating that the stormwater connection stubs are for roof drains. J&B had clarified that they are for basement drains and not Roof drains. [This] Should be clarified [on the plans]
4. The grading for the inlet pipe to the Drain Manhole from the existing wetland and mitigation area as shown on the P1 and in the detail on WM1 [this] is not clear. The invert of the pipe inlet is 67.6; the surrounding grades are higher (about 70), and it's not clear how the grading works. Does this drain the wetlands and mitigation area? Is a structure intended? Needs to be clarified.

The O & M needs to state who the responsible party is for the maintenance and cost of maintenance of these areas (Homeowners Association), and not be the Town of Hampton in any form. The O & M to mandate an assessment to fund the fund for this, suggested balance to be \$20,000. This will be similar to how a condominium association is set up. The O & M shall have a checklist and procedures and who is responsible for what, and that it not be the Town.

CMA will create a cost analysis for the gravel bed.

Developer to provide the answers to what was discussed today with the Town Manager, and the items of the DPW, Fire, Conservation, and CMA Engineers, in addition to the following:

Ascertain ownership of Parcel B

Approval of hydrants from Board of Selectmen

Identify only where easements are need by the Town (right of way) and eliminate all others.

Hydrant blow off – how will the water be treated.

An additional PRC meeting has not been scheduled or determined that one is needed.