

# Town of Hampton



## PLAN REVIEW COMMITTEE

### MINUTES

**April 22, 2015– 1:00 PM**  
**Selectmen's Meeting Room**

**PRESENT:** Jason Bachand, Town Planner  
Chris Jacobs, DPW  
Bill Straub, CMA Engineers  
Rayann Dionne, Conservation Coordinator  
Serge Laprise, Unutil  
Mike Bernier, Aquarion  
Laurie Olivier, Office Manager  
Fred Welch, Town Manager

**Absent:** Jameson Ayotte, Acting Fire Chief  
Police Chief Richard Sawyer—absent  
Kevin Schultz, Building Inspector

**Meeting Began at 2:00 p.m.**

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*263 Drakeside Road & Towle Farm Road, Maps: 157 & 140 Lots: 1 & 1. Applicant: Chinburg Builders, Inc. Owners of Record: Valle Drakeside, LLC, Asset Title Holding, Inc., Valle & Asset-Liberty Lane. Subdivision: 10-lot subdivisions (residential home lots).*

Joe Coronati, Jones & Beach, appeared with Scott Gove from Gove Real Estate and Michael Wynkoop from Chinburg Builders appeared. The magic boxes were discussed – footnote #22. They are on Sheet A2. Lot shapes did not change. The driveway on Sheet C2 – the PRC Committee had concerns about detail. They added driveways and houses; graded out the common driveway and bioretention ponds; they added the fire truck turn around; they added asphalt per the Fire Department’s request. They added the hydrant detail, location, etc. They have some pavement in the buffer. They submitted a special permit with application. They submitted revised drainage report.

Upland areas were discussed and it's been added to plans (for Lots 9 and 10).

Rayann Dionne (Con Comm) discussed wetlands stamp to C2; she wants it on A1 also as that's the plan that gets recorded. Ms. Dionne discussed the 12' setback – Note 2—WCD is 50'; not 62' from edge of 50'. She wants the note revised. On C1 where he added information on delineation – it says 2014; she wants the actual full date inserted. She wants one copy of wetland delineation report with this and all future projects. He can email it electronically.

Ms. Dionne discussed removal of asphalt. She wants to know about temporary impacts with bioretention area. She doesn't see a way to see where the lines are offset. Mr. Coronati said they stake out clearing limits in the area; they put up discs after that. They can mark out the silt fence line. Ms. Dionne said there could be impacts with the silt fence. It may need to be rolled into the special permit.

Ms. Dionne wants to see wetland delineation report to verify the soil (hydric) is a part of the report.

Chris Jacobs (DPW) doesn't like the design still. He thinks it's the worst he's seen. Road drainage will run down driveways. Driveways are too steep. Police and Fire are concerned with safety of crews on driveways trying to provide services (snow storm/health issues, etc.). If a car stops someone could go into another person's driveway. Mr. Jacobs said from an engineering perspective, it is poor. They want information regarding sewer force main design; pumps—viro or F-1 only—people pump tanks, etc.

Mr. Jacobs noted the homes will feel like they are in a depression. People can look at the style of the shingles. They want individual grading plans for each lot; grading for driveways and sites. Lot #7 fill will go on #6's property unless there are a lot of retaining walls. Fence and guard rails will be needed. Lots need cross easements (blanket cross easement). Grading and drainage – water running down Drakeside Road; driveways will become a river. Sites need to be graded to accept water. Chris Jacobs said Lots #7 and #8, the garages are on the side. Garage doors will ice up because of the slope of the driveway. Catch basin will be needed.

Proposed shared driveway for #7 thru #10; they tried to show grading, but it's a 4' cut. It could intercept the water table. Then there is a 10' cut. It is intercepting the water table. Drainage report into detention area was discussed. Chris J needs to know source for inlet flow.

Joe Coronati said it's an existing pipe, but it's not part of their drainage system. Chris J said Joe C needs to figure out where the water is coming from. He said Joe C needs to do it; not Chris J.

Scott does the house placement per Joe C. On lots 7 and 8 where roads were graded down, they will be relatively flat. They can do walk outs rather than drive unders. Lot 7 has a 10' fill. Scott said you can have 8' of grade levels. 208 to 206 and then garage is 205 – 5' fill in front and 10' fill in back of garage. Scott said they don't want to create an unsafe condition, but Chris said they are.

Chris Jacobs said it should be a condominium project; not 10 driveways on the upper side of the site; it is a terrible design. Scott said they will look at it. 10 pump stations going into a force main was discussed. Chris wants a cash bond that homeowners (fund the homeowners--\$2,000 per lot) because there will be problems right at the get go.

Joe C discussed the E1 system. Each of lots would have their own E1; force main would be common. Joe C moved force mains onto lots. Chris J appreciated that change. Chris J said Tobey wants sewer up drakeside road another 80'. Joe C said they could match inverts with an 8". Chris J said he can take a look at that.

Jason bachand (Planner) discussed fire comments. Jason discussed truck turnaround – it's marginal. (note is in file with Fire's comments). Lot #9 the driveway appears less than 20' wide. Joe C said it turns to a common drive. Joe C said they can keep it wider. Lot 9 driveway was discussed (per note). Ladder truck length is 40' and needs to be edited. Jason said a residential driveway over 150' in length needs prior approval from Fire. His recommendation is to treat it as a private roadway; he feels that the driveway justifies that. Town standards for private road.

Jason said Kevin has no additional comments. He's not fond of the design. He has no issues per requirements.

Note 20 on Sheet 1. Placement of trash cans; area should be depicted on plans to be recorded. Chris J. said on private projects, they take care of their own trash. Chris J said it's a safety issue. 10 could be a problem – and with grades of Drakeside Road, etc. 7 8 9 and 10 will be on their own per Chris J.

Jason did not see a note on Homeowners clearing of snow, street lights, etc. Joe said there would be a couple of Associations.

Driveways 5 and 6 are only 25' a part. Distance was mentioned by Police Chief as well. Joe C asked if there is a separation requirement. Joe C wants to know what the condition should be. Jason didn't see anything about distance between driveways.

Common driveway should be shown on recorded plan. **Joe C said an easement plan will be recorded also.**

Jason asked about a street name. Common driveways should have a common name for emergency sake per Chris J.

Jason talked about site contamination/Geo-Tech. Phase 1 was done.

Map 157, Lot 2A Hampton Woods – book and page number should be shown. Book 4241, Page 0001. Sustainable Ales property should be Book 4943, Page 2668.

Force Main would have to be filed with the Registry along with a Hold Harmless Agreement. Jason mentioned condos would be more appealing.

Joe C asked if some driveways were connected; driveways split off. It was noted it is the topography of the site that makes it difficult to develop.

Lots 1-4/5 are stand alone and 6-10 are a shared condo was asked about by Chris J.

Scott Gove asked about curb cuts. He asked about individual driveways. Chris J. is not opposed to the number of driveways, but steepness. Scott Gove said he will take a look at that.

Bill S (CMA) discussed grading. He wants more sewer system details. It needs to be depicted on plan. Ground water level concerns were discussed. He asked if fill is dry or wet. Joe C. said there are underdrains. The existing water table (feet) was asked about. Joe Coronati said it's been filled. Is slope stable was asked. Easement needs to be flushed out—he wants to see who gets the benefit, etc. He thinks who benefits from easement should be added on plan. Revised drainage report was asked about.

Serge Laprise (Unitil) noted if he is forced to go underground there are going to be some issues; he won't be able to maintain it. Serge L. would do splice box; bottom of pole; feeding two houses. Serge L. would be in the water table. Two poles to feed 6, 7, 8, 9 and 10; he wants to place two more poles there. This would be in right of way. He needs to get Town's blessing for that. Joe C will make application to the BOS.

Mike Bernier (Aqurion) wants to get to Towle Farm Road. They want to run down Towle Farm Road and move Towle and Drakeside together; Towle Farm may be paved soon.

Mr. Fred Welch (Town Manager) said they may have problems because of drainage. Chris J is opening up paving bids. Mike Bernier will talk to Carl McMorran.

Joe C discussed potentially changing the project to 10 single family detached condos. It would have a common curbcut – it would break into two homes (5 curb cuts). The Lots #8, #9 and #10 area would not be used. Applicants would shoot for May 6<sup>th</sup> to come back to the PRC. Back space would be open space. Scott Gove said it would be LCA. Scott Gove asked if the PRC member would be happier; Chris J said from an engineering point it would be better. Article VIII would have to be complied with.

Rayann D. would like non-buildable noted on open area. Chris J discussed walking patch, gazebo, open grass area, etc.

Meeting Ended: 3:00 p.m.

Laurie Olivier, Office Manager/Planning