

Town of Hampton



PLAN REVIEW COMMITTEE

MINUTES

September 23, 2015– 2:00 PM
Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner
Jennifer Hale, DPW
William Straub, CMA Engineers
Jameson Ayotte, Fire Chief
Kevin Schultz, Building Inspector
Serge Laprise, Unutil (in audience)
Mike Bernier, Aquarion (in audience)
Fred Welch, Town Manager (in audience)
Laurie Olivier, Office Manager
Tobey Spainhower, DPW (in audience)

Absent: Police Chief, Richard Sawyer
Rayann Dionne, Conservation Coordinator
William Paine, Fire Prevention Officer

Meeting Began at 2:00 p.m.

263 Drakeside & Towle Farm Rd

Maps: 157 & 140 Lots: 1 & 1

Applicant: Chinburg Builders, Inc.

Owners of Record: Valle Drakeside LLC, Asset Title Holding, Inc.

Site Plan and Wetlands Permit: Construct ten, single-family residential condominiums;

Wetlands Permit to remove existing asphalt on site which is located within the wetland buffer.

Joe Coronati, Jones & Beach, appeared with Eric Chinburg and Matt Assia. He discussed five driveways. There are now two common driveways. There would still be 10 condominiums. Client has agreed to sprinkle all 10 of the homes. One change to the plans to be made is services coming across the road; they are now going to use existing water lines. Running one line down the common drive was discussed. That will be tapped off. It would eliminate crossings for water services. He has not talked to Mike (Bernier) at Aquarion. There will be one water main crossing on Drakeside. Mr. Straub (CMA) asked about water main extension. There is a hydrant there. It will be a 12". Mr. Straub said it will be a single main.

Mr. Coronati went to the Conservation Commission last night and noted it agreed to the buffer areas.

Mr. Coronati looked over the sewer situation regarding Article 44, from 1998 dealing with force mains, and ran a profile. Mr. Coronati said gravity sewer is not an option. They come up with 1 ½ foot of cover. Mr. Spainhower was in the audience and got a copy of the plan also. Mr. Coronati does not know how they can do gravity sewer up Drakeside Road. They want to go with plan from before; force main thru private property. They will extend sewer up to property line. They can put a manhole on the property so the force main ties into the manhole. That was from the last PRC; they want to stay with that design. Mr. Coronati has gotten approval from Selectmen in the past for force main work. The applicant can keep it all private with the force main system. Mr. Straub said this project – he doesn't think it's contrary to Article 44 – as long as sewer line is brought up and it's entering into the pump into the sewer. Mr. Straub also discussed crossing public rights of way. He said the 3 lot project is a problem. Mr. Straub thinks they can ignore Article 44 on this project. It can be a problem for the other side. Mr. Coronati noted that they can get to about Station 700.

Mr. Straub discussed running a gravity stub. Ms. Hale said they want it by gravity to our system—gravity to property line. They are going to have grinder pumps at all units. It will be a pressure main. Mr. Schultz asked if they could have a pump station. Mr. Straub said it can be designed satisfactorily. It puts responsibility on the homeowner per Ms. Hale. Mr. Shultz asked if they have check valves and they do. Grinder has a check mechanism also. There will be a storage area, alarm, etc. Mr. Chinburg met with Chris Jacobs and he thought they came up with a satisfactory agreement. Mr. Chinburg thought the intent is to make sure the Town does not have to maintain the force mains. Chris J said on the 3 lots they could have their 3 grinder pumps go to the Town right of way. Chris J also told Mr. Chinburg it could be easy for the Town. Mr. Bachand said it was raised at the September meeting of the Planning Board. The Board discussed that the

private line cannot cross the public right of way. The Article was found. Mr. Bachand does not know how the applicant gets around that.

Mr. Coronati said they went to the Selectmen for private utilities. They did 101 Drakeside this way. Tennis Barn did it this way also. Jack Murray's project was done that way also.

Mr. Schultz said he knew of a project recently who went to Selectmen to get approval to trench. Mr. Bachand said this Article only pertains to sewer.

Mr. Chinburg discussed (read) "except by"...that is a Master Plan for sewage. Mr. Straub said if it is not identified, it will need to go to Town Meeting to alter. Eric Chinburg wants an alternative. He said if concern is maintenance or liability, this design solves the problem. Mr. Schultz asked if the 3 lot subdivision can support a septic system. Mr. Coronati said the lot loading calculation could work, but the Town has a size requirement. Mr. Coronati thinks they do not meet the requirement. Eric asked if it could be accomplished via waiver and Mr. Schultz said they could seek a variance, but Mr. Bachand noted the rules are in the Subdivision and Site Plan Regs. Landing Road they did a two-lot and it was similar. They got a variance to do it.

Mr. Straub noted they can't resolve the 3-lot issue today.

Mr. Bachand said both applications are on the Planning Board for October 7th. Mr. Bachand said we need to figure out if this can work.

Mr. Coronati wants to look at how others have been dealt with. Ms. Hale said there is a legal thing here. We found it now. If it wasn't found for other ones, they can't go back. Ms. Hale thinks we need to table it and hopefully we can get an answer before October 7th.

Eric Chinburg is asking what the best alternative is. What kind of relief can they obtain to get septic systems there. Is it a waiver of the Planning Board? Would the Committee support that was asked? Mr. Schultz thinks it may also be in zoning. If it is in Zoning, they can seek a variance. Mr. Schultz noted the applicant has to show hardship.

Eric Chinburg is asking about a variance to put in leachfields. Article 4 was noted.

Mr. Bachand noted Footnote 20 of Article IV. It is the Chart. That's the one they got a variance for as well. Mr. Schultz said they have no public sewer available; the Town requires 40,000 sf to have private system, ZBA can hear appeal from that Ordinance. You have to answer 5 criteria; show hardship and show a way to get it approved. If lot sizes don't meet the DES (subsurface requirements), that's a help to the applicant. Mr. Schultz said it's a discussion for another day. They at least have direction. Eric Chinburg discussed Article 44, Section C, and read it aloud. Mr. Chinburg asked if that is the more practical way. He asked if that would be a reasonable request to

the Planning Board. Ms. Hale said the 201 Facilities Plan is about showing where projected growth is. Mr. Straub discussed the 201 Plan.

Eric Chinburg said he thinks it's easy to solve and protect the Town. Article 44C – special petitions, that may be an easy way to go and Mr. Straub thinks that's valid. Mr. Straub is not sure if this needs to be reviewed from a legal perspective. Mr. Schultz agrees. There are two options.

Mr. Chinburg discussed detached condominiums across the street. They could change three lots to single lot with 3 detached condos. One lot big enough for a septic (shared). Mr. Schultz said “yes”. Taylor River Estates is an example. Mr. Schultz said this is a G Zone and they need 15,000 s.f. per dwelling unit. They meet that. That gets them around the septic requirement. Ms. Hale said it becomes a DES thing.

There are three options. Eric Chinburg said he wants to be heard for both of these. They can deal with the 10-lot sewer/development issue. Mr. Bachand said on the 3 lots, if they are going to convert to condos, they would need to **withdraw and file a new application for condo units. Proceed with the condo project per Mr. Bachand and he will talk to Town Attorney in the meantime.** Mr. Schultz is struggling with three individual systems on one lot because of the way the Ordinance is written. Mr. Schultz wants them to look at common system—one system.

Lot loading for the State would still have to be met per Mr. Coronati. **Mr. Chinburg wants the attorney to write a letter and DPW is okay, they would be good.** Mr. Chinburg said they'd do that. Mr. Coronati asked Mr. Schultz about the deadline for ZBA. It's the 28th by 4:00 p.m. A variance could be applied for. Mr. Chinburg feels they got approval for 10 lot.

Agreement pending Town Attorney's feedback on Article 44. This is for the 10-lot development. Mr. Chinburg asked if there are any hurdles on the 10-lot.

Mr. Bachand said the Conservation Commission approved with stipulations. He also noted the previous plan showed limited common area – that was not shown on the latest plan. Mr. Coronati went back to LCA-A and “B” is area in setbacks.

Mr. Bachand said on the main driveway to identify common area on the plan. Driveways need a letter from the Fire Department if over 150' and Mr. Bachand wants a letter to that. The woodchip may be on LCA. It may need to be covered in condo docs.

Chief Ayotte said Lot 10 does not meet requirements. Long driveway does not exceed 150'. Hammerhead has to deal with the truck. He also noted there may going to be issues with snow. Chief Ayotte is fine with 120'. 2' shoulders were discussed by him as well. Applicants can comply with that. **Mr. Ayotte will get back to Joe Coronati with measurements.**

Mike Bernier discussed water supply with Mr. Ayotte. Mr. Ayotte also discussed them going to see Aquarion regarding connecting. Mike Bernier said they are talking and figuring things out.

Mr. Bachand discussed landscaping. Evergreens toward rear and maybe by roadway. The PB may want to see that. Chris J wanted a landscape easement to the Town. Ms. Hale said it's a site situation. Area needs to be maintained.

Mr. Bachand asked if this is town pick up—no it is private.

Mr. Bachand said a lot merger is necessary.

Mr. Schultz asked about the building envelope. CS1 shows envelope. Mr. Schultz noted two lots are still separate and it's confusing. He asked the applicant to look at Article 8. Mr. Schultz asked about separation of houses; and they have to be 40' apart.

Mr. Schultz asked about parking. Units will have their own garages.

Mr. Straub discussed common area. It's one sewer easement and he asked if it's necessary. Mr. Chinburg said it should be common area. Mr. Straub asked if any are needed as easements. Unit 10 across 9 was discussed. Drainage pipes coming across other people's lots—should they be addressed also. Mr. Straub asked if easements even need to be shown. They may hit them all in the condo docs.

Mr. Straub asked about depth of gravel, pavement, etc. and if it should be added. It's incorrect and needs to be addressed. Ms. Hale said both should be fixed and she wants to see the detail. Side slopes were asked about. Mr. Straub asked about beehive inlets on catch basins; they are not shown. Catch basin does not show that. Joe C will talk to Mike Kerivan. Mr. Straub asked for 10-inch sewer; not 8-inch.

Ms. Hale discussed drainage. **She needs to see drainage study. Ms. Hale said Chris J wants individual lot drainage plans.** Ms. Hale sees drainage going straight down into another's garage. Joe C said there are catch basins on hammerhead. There is no increase in impervious area.

Ms. Hale asked about snow storage **and she wants areas on the plan.** DPW doesn't plow, but it still should be added to plan. Micrograding of inlets is important.

Mr. Chinburg said grading plans can be submitted at building permit phase. **Joe C will provide grading plans.**

Design of low pressure system needs to be provided. Homeowners will be responsible for this.

Mr. Schultz asked if they own the land now. They closed today on the 10-lot plan. Kevin asked about big campers down there. Huge RVs are there. Mike Bernier and Serge are all set. Serge will place two drop poles by common drive.

86 & 94 Tide Mill Road

Maps: 241 & 241 Lots: 17 & 2

Applicant: Hampton Tide Mill, LLC

Owners of Record: Theodore Vrettos & Tide Mill Road, LLC

Site Plan: Expansion of existing industrial building (16,126 s.f.)

Ted Vrettos appeared. He is consulting with investors. Brazonics has been in Town for over 10 years. Brazonics wants to expand. They are closing a plant in Massachusetts. They will add about 30 or 40 more employees to their 118 employee count. Mr. Schultz asked how many people are there in the day shift. Mr. Schultz wants to know because of the parking Regs based on employees. Mr. Schultz was looking at parking and spaces being eliminated. Mr. Straub asked what they manufacture. It is airline equipment (?), etc. Mr. Vrettos wants the company to stay there.

Mr. Schultz asked about the 100' from the tidal marsh and asked about both lots being combined/merged. It will be one lot. Mr. Schultz also asked if this was reviewed by Frank Richardson and it has not yet. Mr. Vrettos discussed Ms. Dionne's comments. Mr. Straub asked about permits and said the applicant will need a Shoreland Protection permit. Ms. Dionne said there are two permits; the Town wetland permit and the State Shoreland Permit. Mr. Schultz asked if there will be any additional parking and about the 50' buffer and Mr. Vrettos stated "no".

Mr. Straub discussed parking; it's existing paving. Mr. Vrettos asked about a landscaping plan. Mr. Bachand said the Town Attorney looked at Deeds and 86 Tide Mill. There's a Deed from him to Lucky Realty Trust – 2009, but nothing subsequent. His Attorney needs to look at the application. If he's not the owner, the application is incorrect. It affects abutter notices. Letter of authorization, etc. It needs to be clarified before they go forward.

Fire Department had no comments. Ms. Dionne's comments were made available to the applicant and he had them.

Mr. Bachand said we need architectural drawings. We need an O&M Plan as well. We need a lot merger also.

Mr. Bachand discussed the possibility of a wetland permit being needed and noted without elevations it is hard to see access to the building—where the doors are, etc.

Handicap spaces were asked about. The engineer needs to show grading requirements. There are slopes on the sites. Engineer needs to add and show signage.

Mr. Bachand asked about dumpsters. They may need to be relocated. It should be shown on the plan.

Mr. Bachand asked about emergency access. Mr. Vrettos said it's maintenance access for generators, etc. For repairs and upkeep. It should be labeled Maintenance Access.

Mr. Bachand asked about snow storage accommodation and it should be noted on the plan. Mr. Bachand said access road to treatment plant (per Town Attorney) it is no longer called that; it's called Tide Mill Road. Have the engineer fix that. D-36393 is the plan to be referred to.

D-19223 is referenced on Site Plan, but it doesn't show 20' sewer easement crossing 86 Tide Mill Road. On the submitted plan it clips 86 Tide Mill Road. Surveyor needs to clarify where they got it from.

Ms. Hale asked if this will be new water and new sewer. It's going to be relocated per Mr. Vrettos. Existing comes in front of building now. They won't have to tap into the street. Mike Bernier said they did two one-inch lines.

Mr. Bachand said to show Book and Page numbers for the two properties (86 and 94 Tide Mill) on the plan. Deed issue is huge. It needs to be fixed before going any further.

Jenn will give him the list of comments. Existing conditions, sewer drain and water locations need to be shown.

On Title sheet, it only says Lot 17 and it should say 2 and 17 on existing conditions plan.

On site layout plan, signage is needed for parking. Two story wood building – realignment of the driveway; that's new pavement going in—it should be hatched. Dimensions for proposed parking spaces should be there.

Truck turnaround – Fire did not have a problem. Ms. Hale asked if there are large trucks. Ms. Hale wants him to see how the trucks will come in.

There will need to be a 2nd PRC. Roadway and driveway interchange needs to be addressed.

It was asked if there are existing stop signs. Mr. Vrettos does not believe so.

Grading and drainage plan – it's helpful to have statement for total area of disturbance.

Drainage pipe size needs to be addressed.

Pre and post watershed plan is needed. Ms. Hale said we are held to certain standards for impervious area.

Erosion control needs to be shown on plan. Additional details and drainage calculations.

ted@planaheadonline.com is Ted's email.

Mr. Straub discussed the new roadway and asked if they will need a new driveway permit. Mr. Straub said the catch basin on detail sheet, he doesn't think that is right.

Mr. Bachand reiterated that a second PRC is needed on this.

Meeting Ended: 3:45 p.m.

Laurie Olivier, Office Manager/Planning