

Town of Hampton



PLAN REVIEW COMMITTEE

MINUTES

**November 18, 2015– 2:00 PM
Selectmen’s Meeting Room**

PRESENT: Jason Bachand, Town Planner
William Paine, Fire Prevention Officer
Jennifer Hale, Deputy Director DPW
Bill Straub, CMA Engineers
Rayann Dionne, Conservation Coordinator
Richard Sawyer, Police Chief
Kevin Schultz, Building Inspector
Scott Wade, Unutil
Mike Bernier, Aquarion
Laurie Olivier, Office Manager

Absent:

Meeting Began at 2:00 p.m.

**Liberty Lane, 298 Exeter Road (NH Route 27)
& Route 101**

Map: 67 Lot: 1

Applicant: Cornerstone at Hampton, LLC

Owners of Record: Seacoast Crossroad Realty Co., LLC

Site Plan and Wetlands Permit: Construct Healthcare facility; Redevelopment of lot, including an access drive & all associated parking, utilities, landscape and stormwater management system.

Mr. John Lorden (MSC Engineers) appeared as well as Steve Paquette. They reviewed the prior minutes. Ms. Dionne needs the Wetlands Permit application. **Mr. Lorden asked for Ms. Dionne to be in touch with him.**

Chief Sawyer wants the entrance at Route 27 well lit. The site lines need to remain open. A traffic study for distribution should be provided.

Yield ramp was discussed. They want response time.

Ms. Hale (DPW) said she spoke with Jim Hewett. Jim wants the document (Traffic Study) and she asked Mr. Lorden to send it to Mr. Hewett.

Chief Sawyer asked about emergency management. Transportation (for some residents with special needs) -- about 130 residents will live there. Chief Sawyer is worried about a plan. Ms. Hale said the Homeland Security Management system will work with them to work on this. Getting contracts in place in the event of an emergency. There are issues in case of evacuation as well. Chief Sawyer said the Town will require it. It's probably a 4 or 5 page plan. Safety of residents is a primary concern. Ms. Hale said the facility needs to know where this document is.

Mr. Straub (CMA) asked about the O&M. He also asked about the geotechnical report and asked about infiltration. Mr. Lorden said they are not relying on it solely. Mr. Lorden has infiltration rates scattered throughout the whole project. It was in the report. Ms. Hale said some were like ½ inch per hour. Mr. Lorden said they are spreading it out. Mr. Straub asked about porous pavement and infiltration chambers-storage is one thing but infiltration is another. Infiltration needs to be nailed down pretty well. Mr. Lorden said everything has underdrains. Mr. Straub asked about details. Mr. Straub did not see detail. Mr. Straub asked about liners. Mr. Lorden said they need to find some ledge. If there's ledge, it will be lined.

Mr. Straub discussed managing clay and foundation details. Geotech report should be incorporated into the design.

Mr. Straub asked if Aquarion has looked at the design review. They have not sent to Aquarion yet. Mike Bernier is in the audience. Mr. Straub asked about Altus evaluation. Mr. Straub asked about independent evaluation and applicant did not plan to do one. The whole system is private. Sewage goes to first pump station, then to 2nd pump station. Station B to 12-inch gravity line. Mr. Straub said there are concerns about sewer in the pump stations. Asset Title Holding Company will be responsible. Ms. Hale said she reviewed capacity. If there is a sewer blockage, she wants an independent third party. She wants to see what is there – it can be coordinated with DPW. She wants to check flow meter. Ms. Hale said then the Maintenance Agreement will need to be spelled out and reviewed by the Town Attorney as well. There is also a financial component. Sewer component is a large part of the project.

Mr. Straub asked how far the Town needs to go with inspection. O&M Agreement will be critical. Mr. Straub looked at the traffic report. Yield turning into a "Stop" was discussed.

Ms. Hale wants to see drainage when it is done. Borings do not show water observed. Seasonal high was asked about and test pits by Mr. Straub. No estimated seasonal high per the applicant. The Town is issuing driveway permit but is working with the DOT. Ms. Hale discussed geotechnical report

– is there a need for foundation drains was asked. Ms. Hale said recommendation for pavement section is different from applicant’s standard paving.

Mr. Bachand (Planner) discussed extending the sidewalk up the access aisle to Exeter Road. He did not see that comment addressed nor added to the plan. He thinks it would be a great amenity with CR’s and possible future development across the street. Mr. Bachand asked about deed reference – 12 different parcels but which parcels in the deed is their parcel was asked about. The deed for Book 3077—refers to 12 different parcels. Applicant will give a copy to Mr. Bachand with it highlighted. Parcels that were subdivided-when did subdivision occur. This was asked previously. Mr. Bachand wants trees and shrubs that do not survive to be replaced with a note to this effect.

Mr. Bachand said the site plan and wetlands permit must be heard by the Planning Board concurrently as the wetlands permit is key here. Applicant is meeting with the State tomorrow.

Mr. Schultz (Building) asked about basements. All slab on grade per applicant. Section of roof will be flat with heat. There will be a roof drain that exits the building and gets treated. The whole area will get tied in with an Isolator Row. The back up will be an outflow and there will be a by-pass that works with the other system.

Mr. Schultz said they are on the Agenda for the ZBA. They need approval for parking. It can’t move forward until it’s heard tonight. It is for capacity and size and square footage – it’s not enough. The residents typically don’t have cars. They are applying for about 90 spaces. 250 could/should be needed for an ordinary project.

Ms. Hale discussed the water/sewer use calculations – it’s similar to another project this applicant has; she would like a breakdown of those. 90 units – here we are 107.

Mr. Paine (Fire) said all his comments were addressed. He echoed Chief Sawyers’ emergency concerns. Unutil: Scott Wade appeared. Mr. Wade asked for revision to the design. He wants a full box put in. Up on curb is okay.

Mike Bernier (Aquarion) wants to know if it’s private or if it would be considered a main extension. He didn’t know how many lots would be out there. Possibility of 3 per the applicant. Extension Agreement was asked about. Tie in off the main was asked about. They will have to cut across corner. Mr. Bernier said a main extension agreement may be needed. Not cutting the pavement was asked by Ms. Hale.

Mr. Bachand asked if another PRC is needed. Mr. Straub thinks it needs to come back for drainage and sewer and Ms. Hale agrees. The next PRC will be December 16th because of the Christmas Holiday.

Mr. Bachand said the deadline to resubmit is December 9th, but it would be better if they can do it sooner. Ms. Hale is happy to deal with that. Ms. Hale wants an independent report. Town wastewater people will do work as well.

Chief Sawyer left as he had no comments on next projects.

15-062 88 Leavitt Road

Map: 206 Lot: 8

Applicants: Timothy & Suzanne Plouffe

Owners of Record: Same

Subdivision: Two-lot subdivision. Waiver Request: Section V.E. – Detailed Plan

Mr. and Mrs. Plouffe appeared. They want to subdivide to make a house lot. They may build another house in the future.

Mr. Bachand said it is for a two-lot subdivision, which wouldn't normally go before the PRC. There are some unusual issues with this property, so that is why it is before the PRC. Mr. Bachand discussed the drainage easement and several variances that were granted for the property. The Town Attorney is looking at title issues and drainage easement issues. Mr. Bachand doesn't have an answer on that yet.

Mr. Bachand said the plan should list owner/abutter names and book and page numbers. Ernie Cote can add that. Mr. Bachand drove by the site and has been reviewing the plan. He thinks the property looks tight and does not see how putting a house there would be in conformance with rest of the neighborhood per the Subdivision Regulations. Health and safety are noted in the Subdivision Regulations as well. The Planning Board may look at how tight it is, even with variances granted. The drainage easement is the factor making the area tight for a house. The drainage easement cuts through. It may be a Planning Board concern. Mr. Bachand would like the applicant to provide a plan to conceptually show a how a house and driveway might fit on the proposed lot.

Ms. Dionne said there are no wetland issues. Mr. Straub dittos Mr. Bachand's comments. He wants to know how it plays out legally. The new proposed driveway was discussed; Mr. Straub wants to see new house footprint to be defined and driveway scenario where that works. Sharing driveway was asked about also.

Ms. Hale defers to what Attorney Gearreald comes back with. Drainage was asked about. Paper street was discussed. An easement needs to be maintained. If the easement has to be re-located it has to go to BOS. Nothing can be built over it. Ms. Hale asked about the driveway. Mr. Plouffe hasn't made up his mind on what he wants to do for driveway.

Mr. Schultz said they may not do anything with it. He said it should go to the Planning Board to be recorded. Don't show houses, sheds, driveways, etc. It is not subdivided yet.

Mr. Straub asked if they want to build a house later, how will the issues get addressed at that time? Ms. Hale said driveway permit would be up to DPW, delineated easements, etc. They may put a garage or barn there.

Ms. Dionne said it's an awkward shaped lot. Drainage, utilities, fitting in with surrounding area is the catch 22 for the Planning Board to deal with.

Unutil and Aquarion had no questions.

CMA is going to review the amount owned for the PRC escrow (\$800.00) and it may be reduced.

This matter is scheduled to be heard December 2nd by the Planning Board.

15-064 6 Highland Avenue

Map: 282 Lot: 64

Applicant: Yamajala Real Estate, LLC

Owners of Record: Same

Site Plan: Demolition of existing two units (completed) and construction of single structure containing three (3) residential units with parking underneath. Waiver Request: Section V.E. Detailed Plans.

Henry Boyd, Millenium Engineers, appeared. They received variances as well. Buildings were taken down. There were two dwellings before. The new site is a reduction of about 50 percent of lot area. It will be pervious pavers or lawn areas. Drainage and parking areas were discussed. They met with John Nyhan. Two houses were served by public water/sewer. It had gas. There's not a lot to review. Mr. Boyd said the sidewalk may be changed. Easterly end will be extended and westerly end will be shortened.

Ms. Dionne said 75 percent is the maximum impervious coverage allowed. She did recalculation of impervious surfaces. She got 39.6 percent; well within. Ms. Dionne asked if a generator pad or HVAC pads are going to be added. Consider them now. Mr. Boyd will re-check. Ms. Dionne included overhang. Mr. Boyd will re-look at it. Mr. Boyd put 60 percent on his plan; it is 75 percent.

Mr. Schultz said adding extras is a good point. Mr. Schultz discussed egress, stairs, etc.

Mr. Straub said the concept looks valid. Permeable pavers were discussed. Mr. Straub wants them shown on drawing as a cross section. Mr. Boyd will add it. Roof drains will drip to the bottom. Mr. Boyd said rain will be received by the lawn area.

Ms. Hale said it's the engineering design. Having details helps with construction. Mr. Boyd will get water tables. Ms. Hale said he can do that when he's in the field.

Mr. Straub asked about the building foot print. Is there going to be a dripline was asked. He can't see how roof drain will work.

Mr. Boyd said he can add a stone trench. Ms. Hale said he could bring a gutter. Mr. Boyd would prefer to show a stone trench. Mr. Boyd said this is a residential site. If this were commercial, he could understand it. It is three units with maybe 2 bedrooms per Mr. Boyd.

Mr. Straub asked about architectural drawings. Mr. Straub asked about columns holding up the building in the parking area. There may be an additional detail added.

Mr. Straub asked about lighting; just to light entranceways. Mr. Schultz said as long as there is illumination. No landscaping is proposed. Mr. Boyd said there will be a lot of green.

Separation between buildings was asked about by Mr. Straub. Mr. Boyd discussed existing sidewalks. The sidewalk would be cut back. Mr. Boyd is showing it as 20.9 feet. It will require a driveway permit per Ms. Hale. A section of the sidewalk will need to be added. Granite curb and concrete. Tip downs. No accessible plates needed; just grate change.

Mr. Straub asked about the Town right of way. That needs to be shown. Protection of posts and roof drains and gutter system or drains.

Ms. Hale discussed the columns – she asked about fitting 2 cars in spot one (9 x 18) and then paved area. Mr. Boyd said 'no'. Ms. Hale is bringing it to the Planning Board. It's residential, but three families there; three sets of friends on the holidays. People can get in and out without disputes.

Ms. Hale asked for PDF of plans. Disconnect permits have already been received was asked about. Mr. Boyd doesn't know. Ms. Hale needs to know how many bedrooms. It needs to be on the site plan for the Planning Board. How many bedrooms were existing were asked about by Ms. Hale. Ms. Hale asked about grading. Are holes getting filled?

Ms. Hale asked about digging in the right of way for water or sewer. She needs a trench permit. Mr. Boyd doesn't think so. He said there may be a portion. Ms. Hale wants an excavation permit for anything in the right of way. For sidewalk as well.

Ms. Hale asked whose fence is on the right hand side. Not this applicant. Ms. Hale also wants existing impervious and proposed impervious noted. She wants to know what it was. Existing/proposed should be shown.

Mr. Bachand discussed the typo "no new grading". Mr. Bachand wants revised, accurate building elevations for the Planning Board. Mr. Bachand asked if they will be condos; Mr. Boyd does not think they will be condos now. Condo docs would need to be added at that end. 'Highland' spelled wrong as well.

Mr. Bachand asked about snow removal. Mr. Boyd will show snow storage areas. It's tight.

Mr. Bachand asked about trash and recycling – Mr. Boyd does not know. As multi-family, they are allowed to get trash pick-up. They need an area to store trash bins. It should be added on the plan.

Mr. Bachand wants a plan number noted 00259 (plan reference note #1 on the existing conditions plan) – it's available at the Registry. Mr. Bachand would like it noted on the plan and to receive a copy of it.

Mr. Schultz said it's multi-family; it will be an entirely sprinklered building including parking area underneath.

Mike Bernier (Aquarion) needs an estimation permit. It is a totally separate water service required by Aquarion. It will be a 13R. Suppression and alarm is needed.

Scott Wade asked about power – it should not come from the rear. Mr. Wade asked about transformer servicing Ashworth – not to use that one. He showed Mr. Boyd which pole service should come from.

No 2nd PRC is needed as long as DPW has final sign off as a condition in the decision letter.

15-065 Drakeside Road

Map: 140 Lot: 3

Applicant: Chinburg Development, LLC

Owners of Record: Same

Site Plan: Construction of three-unit condominium.

Michael Wynkoop from Chinburg appeared with Corey Colwell (Engineer). An old warrant article was discussed. Private sewer crossing private ways – 201 Facilities Design. Only way to amend is by Town vote or Selectmen's Meeting. The developers removed the three lot subdivision application and resubmitted as a condo development. Plans are similar to July plans – major difference it is now three buildings on one lot.

They moved the buildings toward center of lot. Houses are separated as well. Two out of three houses are smaller. All units are served by Town water.

The septic systems are in the front. They did test pits. Leachfields are elevated. They elevated houses. They have drive-under garages.

Storm water runoff is being managed by Best Management Practices. Erosion control measures were discussed. Rain garden will be constructed.

Ms. Dionne said details provided on plans are very generic. She wants rain gardens to be addressed. She wants a better detailed plan. Ms. Dionne will go out and find sometimes 4 plants in the garden. Mr. Colwell thinks the plans are getting better.

Ms. Hale said on the plan, the quantities have "x's"; Mr. Colwell discussed quantity and location of plants helps.

Ms. Dionne discussed the drainage study. Ms. Hale said that is where the information is.

Mr. Straub asked about the under drain. .5" an hour – Ms. Hale asked how that was come about. Mr. Colwell said they usually do a perc test. Ms. Hale asked where it comes from. Mr. Straub discussed test pits for septic system. Mr. Hale wants applicant to look into it to see where it came from. Clarify infiltration rates is needed.

Mr. Straub asked about insulation of rain garden. Mr. Straub wants engineered soils to be shaded.

Mr. Straub asked about elevations for houses – there are none; Mr. Colwell can show them.

40,000 s.f is needed for a septic system. For a house lot. We have 3 houses here. Mr. Colwell said it's 30,000 s.f if on septic. This is a condo development. One lot. It is 56,000 s.f. – the septic minimum lot size is 30,000 s.f. – or is it 40,000 s.f. Condo development and subdivision are different.

Mr. Schultz asked if we have 120,000 s.f. here. There will be three septic systems. Mr. Schultz asked if they are going for a variance. Mr. Colwell read the Ordinance. There is about 1800 s.f for each house.

Mr. Colwell said State loading calculations are less stringent than the 40,000 s.f. lot. Our Town requires if there's a separate system (unless pre-existing) he needs a 40,000 s.f. lot. Mr. Schultz said when this was discussed before, we were talking about a common septic system.

Mr. Bachand read the Zoning Ordinance. Minimum lot size shall be 40,000 s.f.

Mr. Straub asked who is responsible for each system – it will be in Condo documents. Stormwater would be in condo documents – all three units will be responsible.

Ms. Hale asked about responsibility of the rain garden. Mr. Colwell said it's all three owners. It will be spelled out in the condo documents. Units will be responsible for their own septic. Ms. Hale wants the rain garden responsibility to be added on Condo Plan.

It is a site plan; not a subdivision. Needs to be corrected. Mr. Straub asked about driveways. Mr. Straub asked about snow plowing and common driveway for two of the units may make sense.

Ms. Hale said three driveways would be acceptable for separate lots. She understands now it is a condominium. Ms. Hale said this is three homes, maintained by three separate owners.

Site distance was discussed. Mr. Colwell was told to make sure one line up with the middle lot lines up.

Mr. Schultz discussed 6" between buildings 2 and 3. It will have to be staked out and certified.

Mr. Straub asked about landscaping and/or a landscaping plan. Mr. Bachand said yes.

Mr. Schultz asked about Article VIII-asked applicants to read it real close. Show 20' buffer. They are

required for 400' area for recreation area. Encompass a 1200' area. It needs to be shown.

Mr. Bachand discussed driveways – he thinks the driveways for 2 and 3 may be too close and mentioned possibly combining driveways for 2 and 3. Ms. Hale said there is a spacing requirement between driveways but she needs to read it again. It will be in email. They may need special permission. Some driveways may need to be combined.

Mr. Bachand discussed septic issues. Potential for septic system failure was discussed per an earlier staff discussion. Future owners may be responsible if the system fails and should know what the costs will be. Mr. Colwell discussed ‘in the event of a septic system failure...each party responsible for what’...was asked. Individual party is responsible. This can be worked into the condo docs.

C2 #6 – Typo: The letter “l” was added to submitted.

Wooden billboard sign removal was mentioned.

Condo docs and plan should note the property is for residential use only, as it is in the General zone.

Ms. Hale would like the plan in PDF.

Town Water should be “Aquarion Water”. Check page 5 on drainage area. She wants rain garden in study. Page 3 needs a longer arrow. Trench details are needed.

Ms. Hale is sending her notes. Septic systems—condo documents needed to be noted what kind of septic system. Pumped how many times/year...etc.

Mr. Paine asked if units are sprinklered. They weren’t going to be sprinklered.

Mr. Wade asked how they are being serviced. They don’t want to come from pole line in the back. Pole line on Drakeside is on opposite side of road. They need to drop a pole onto the condo side and go underground for electric. It would be a pole and overhead lines. Scott showed Mr. Colwell what he would like.

Mike Bernier has no comments. He did not get utility sheet.

No additional PRC meeting is needed. First Planning Board meeting in January will be this applicant’s meeting.

Meeting Ended: 4:15 p.m.

Laurie Olivier, Office Manager/Planning