

**HAMPTON PLANNING BOARD**

**PRECONSTRUCTION MEETING**

**April 28, 2015**

**PRESENT:** Chris Jacobs, DPW - Director  
Jason Bachand, Town Planner  
Serge Laprise, Unitil  
Mike Bernier, Aquarion  
Frank Swift, DPW-Highway Department  
Bill Straub, CMA Engineers  
Tobey Spainhower, DPW  
Mike Collins, Comcast  
Kevin Schultz, Building Inspector  
Jamie Ayotte, Active Fire Chief  
Laurie Olivier, Planning

Absent: Richard Sawyer, Police

**14-061 14, 16, 18, 20, 22 & 26 N Street**

**Site Plan: Consolidate tax map 293, Lots 114 through 117 on N Street into one lot.  
Existing building to be demolished. Construction of 20-unit condominium building.**

Joseph Coroati, Jones & Beach appeared with Mark Jobin (sp), owner's representative, for MAM Realty. Jeff Luter is the General Contractor, 603-673-3200/930-3588 (cell). [jluter@fulcrom.nh.com](mailto:jluter@fulcrom.nh.com). Rob Fournier is the project manager. Jodie Strickland will be working on the site also. Final drawings are dated 4/1/15 (last revised).

Construction security is not posted yet. Another \$30,011.00 is due per Mr. Bachand. That needs to be in place before construction begins, excluding demolition. It is a bond for off-site public improvements. The Registry items need to be done before as well. Condo doc review--we need final executed documents, final O&M's in triplicate. Fees for recording and floor plans and site plans are needed.

Bill S asked Mr. Luter to outline construction schedule. Mr. Luter had a written schedule and **they will forward it to everyone**. Beginning demolition – it should take 3-4 days. Then they'll move to ground stabilization. Building foundations followed by foundations; podium level above parking; followed by wood framing, closing envelope and then going inside. They hope to set foundation around June 1<sup>st</sup>. Geopiers. Ramed aggregate pier; little vibration. Not as noisy as driven piles. There is a vibration monitoring plan. Dust control was asked by Kevin S. They are grouted piers so not as much dust. Kevin S said when hopper is filled, he wants dust control on site. Kevin S said after Memorial weekend the Town does not allow for pile driving. Fulcrom will put in about 200. It's a 2-week operation. Geo-piers will be done by June 1<sup>st</sup>. They will be done before Memorial weekend.

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Bill S asked when porous pavement will be done. Fulcrom will put sacrificial binder over it. At the tail end of the project, they will peel it off. Infiltration chambers will be done early. Lynch's Excavation.

Kevin S asked about permitting – two phases -foundation only. Fulcrom wants to do that. They aren't ready with architectural yet. Kevin S allows phases. There are few items not needed for Phase I. Fulcrom wants a permit maybe to top of podium level. Drawings will be complete and submittable.

Frank S (DPW-Highway) asked about equipment in the road. Frank S discussed beach crew, rubbish crew, beach sweepers. Fulcrom may need to look at sidewalk along side of the building. For about 2/3 of it, they can use standard hydraulic crane. A forklift will be running out for material. They will be poking in and out. They are not planning to block sidewalks; if they do, they will be in touch with the Town first.

Bill S asked about utilities. He asked for Aquarion and Electric's comments. Serge L (Unitil) has a concern about crane work with proximity to the pole line/edge of the building is close to the pole line. They plan to locate underground. Mr. Laprise needs access. Serge L. said he can't put a lot of cover on that; he needs to look at it for weight of the cover. Fulcrom will give a visual. Serge L wants them to call Laurie Page. Serge L gave Frank S excavation permit for pole going in. It doesn't cover any trenching that Fulcrom needs to do. Serge L will pull conductors and for pole work, they will call Dig Safe. Locations of poles – they hope there won't be too much labor involved (Serge). Restoration around poles was discussed also.

Chris J asked when underground utilities will be put in. It's a summer community. Fulcrom wants them done before Memorial Day pending Unitil's availability. Geo-Pier installation can be worked with around the same time. **Chris J. wants them to contact Police (Rich Sawyer-Chief) or Dave Hobbs (Deputy Chief)** to do a safety plan. Jersey barriers or something like that has to be put in. Chris J believes the road would be closed only under extreme duress. Traffic control may be needed as well. Fulcrom asked about signage on sidewalk; Chris J thinks that's not a good idea because of vacationers.

Fulcrom has temporary fences and jersey barriers.

Chris J discussed shortage of officers.

Jason B said it's a condition of the Planning Board's approval.

Kevin S discussed off loading material and coordination with safety plan, etc. Construction barrier around the site is needed. It has to be secured at the end of the day (5:00). 7-5 weekdays – 9-5 on Saturday; Sundays, we rest.

Bill S said they will do site work. Fulcrom needs to coordinate with CMA. Critical issues are sub-base and pervious pavement and all things having to do with drainage. He wants a 2 day heads up – CMA.

Bill S wants to know safety requirements. OSHA lives down the beach per Kevin S.

Bill S said if there are any design changes, please bring them to the Town's attention asap.

Bill S discussed site work submittals; he needs a pdf submittals of all materials; permeable pavement; water pipe; sewer pipes. They can be emailed to Jodie Strickland or Bill Straub.

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Bill S discussed materials testing; soil compaction; foundation material testing, etc. needs to be submitted to Kevin S. They want to know when one is selected. Kevin S wants results of all the testing with geo-system being put in. They want a Geo-Tech survey. Depth when done, etc. is needed. Structural engineer; job foreman. There will be a project superintendent on site. **Kevin S needs a list of contacts.** Kevin S does not want to chase people down. CMA does not need those reports. CMA wants Geo-Tech report.

Site survey is being done by Jones & Beach.

Jamie A (Fire) said if there are any significant changes he wants as-builts. Fire System was discussed as well. Gate width is 24'. Jamie A can get engine in there. During construction, fire will need access to the road as well. 911 gets fire trucks out. Somebody needs to be in charge of the site as a safety measure for the Town.

Chris J said a crane may need to be set up on N Street. Jamie A said they get notification if there is a road closure in Town. If the street will be closed for any length of time, Fire needs to know.

Bill S discussed site work. Field Reports will be provided. Chris J said Tobey S (DPW) needs to be contacted when they connect the sewer. He does inspections on severing also; they need to sign off on demo. **Tobey S said he wants to witness connection.** Sewer access fee needs to be assessed; driveway permit has not been issued either. For Phase 1, per Kevin S; that has to be done.

The amount of \$7,182.00 is the amount per Chris J., **but he needs to review it again.** **Lot mergers will be done – they are a condition of approval.** Kevin S said that needs to be done. Legal address is not correct. Ed in Assessing will assign permanent address to that that project; it will have one address. Merger has to be done.

Frank S said signs have to conform to Federal regulations. Kevin S said they will need a sign permit (sales/advertising).

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**14-062 128 Ashworth Avenue**

**Site Plan: Remove existing structures and construct a condominium building with ground floor parking. The 32-unit building will consist of sixteen 3-bedroom units and sixteen 1-bedroom units.**

Kenny Lessard and Will Soucy appeared. Will 603/883-4500. There is a project directory and all contractors will be on site. 978-815-4048 is Will's other contact number (partner). [wsoucy@soucyindustries.com](mailto:wsoucy@soucyindustries.com). Don needs to be copied as well. donzunder@donikcorp@yahoo.com.

Jodie Strickland from CMA is also a contact along with B. Straub (CMA) Michael Keane, Architect was present as well.

Fred Welch, Town Manager attended also.

Bill S will follow up with Minutes to the applicants. Plan set is last dated 3/24/15.

Jason B (Planning) said we need final executed condo doc; final executed O&M's and recording fees; floor plans for recording. Site plan and condo site plan are signed. Jason B

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checked with Town Managers office and \$35,959 has not been paid yet. **It needs to be received before construction begins.**

Will S is waiting for closing. It should happen in a couple of weeks. They will be constructing through summer. Memorial Day weekend was reiterated. Will S said fully demo'd and foundation should be in before Memorial Day. Geo-Piers will be in; vibration. It's the same system and same contractor as above contractor. This project will be done in two phases as well. Kenny L said foundation permit first will be needed. Kevin S said we are almost into May. Planning let's Kevin S know that it's okay to go ahead. Kevin S said projects were getting done and things that were supposed to be in place were never provided. Will has O&M's; he can go over and sign those and condo documents.

Project completion should take a year to complete. Bill S discussed coordination with sewer, utilities, etc. Tobey S said before demo, there are 6 services that need to be taken care of; 6 on Auburn Ave Ext and 6 on Ashworth. Kenny L said there's no room to dig on lots. Tobey S said Auburn are new and off street.

Tobey S said nothing is shown off Auburn Ave Ext to Mike Bernier (Aquarion). Mike B said there are lines coming off of Auburn already. Kenny L wants to hook onto Auburn Ave versus going across the street. Mike B said it's 16" on Ashworth and 8 on Auburn. Kenny L said it's on the edge of the pavement. Kenny L wants to cut in the street. Frank S (DPW-highway) said Town has a moratorium. **Tobey S asked if that has to go to Selectmen and Chris J said "yes"**. Chris J said he needs to get on Selectmen's agenda. Kenny has to cut road to put curbing in. On Auburn Ave. Chris J said curbing will be on property line. Chris J said it has to all be on applicant's property.

Kenny L discussed the water line. Mike Bernier may need to terminate water. Kenny L said cutting Ashworth Ave is tougher to cut.

Bill S discussed police and site safety.

Jamie A (Fire) said they want the site secured 24/7. Kenny L said chain-linked fence will stay. It's 6'. It has to be at least 6' per Kevin S. 22' wide for fire to get in per Jamie A. Bill S asked about getting into streets. Will S said crane will be along the sidewalk. Chris J said that has significant shoulder area; police detail will be needed. **Kenny will set up meeting with Jamie A.**

Serge Laprise said Auburn Ave is not a wide street. He's going to be building off Auburn and because of close proximity to primary lines; he has to put primary out near the building to make code. Buildings will be in right of way; putting siding on, etc. - the applicant needs to keep that in mind. He hasn't received load data. That takes 16 weeks to order. They want power. Summer is coming, traffic, etc, was discussed by Serge L.

Chris J said existing water service will be used; it's where transformer plan is.

Kenny L asked about 5-year road; putting underground. Serge L decided against that.

Kenny L said poles are not moving. Serge L said 45-foot poles are being put in. He is making them taller.

**Bill asked for advanced notice. Submittals are needed; he will send his Minutes/notes. He likes pdf documents.**

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Site safety – OSHA is very active in Hampton. Any design changes have to come before the Town and CMA.

Materials testing was discussed; **Kevin S needs that information**; not CMA. Geo-Technical documents will be provided and **CMA wants to see that**. Kevin S. wants geo-pier testing, breaks, etc. Kevin S told Mike Keane that Mike knows what Kevin S. wants. Kevin S wants it better than how 580 Winnacunnet started.

Jones & Beach will do the lay-out survey.

Kevin S discussed safety and traffic control and listed the hours (same as above project).

Site work inspections were discussed. Other parties on site are concrete company, Donik Corporation. Don Garcia is also going to be there. Kenny Lessard is site contractor.

Jamie Ayotte discussed C-2 #3, demo the building and burning materials. There is no burning of materials per Jamie A. Jamie A also discussed water coming into the building – rough for fire department connection; he wants it to remain on Ashworth Avenue. Kenny discussed domestic and live lines coming in; everything above the floor will stay the same. Jamie A said if there **are any changes, they want as-builts** and it will **need fire prevention engineer**.

Adjourned: 2:25 p.m.