

Town of Hampton



PLAN REVIEW COMMITTEE

MINUTES

May 25, 2016– 2:00 PM
Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner
Jennifer Hale, DPW
William Straub, CMA Engineers
Rayann Dionne, Conservation Coordinator
Laurie Olivier, Office Manager, Planning
Fred Welch, Town Manager (audience)

Absent: Richard Sawyer, Police Chief
Kevin Schultz, Building Inspector
Scott Wade, Unutil
Mike Bernier, Aquarion
William Paine, Fire Prevention Officer

287 & 299 Exeter Road

Maps: 52 & 52 Lots: 1 & 2

Applicants: AG Hampton Hospitality LLC (299 Exeter Rd) & Charles F. Rolecek RT (287 Exeter Rd.)

Owners of Record: Same

Site Plan & Wetlands Permit: Construction of Hotel and Office Bldg.; SpringHill Suites by Marriott: 104 rooms, 4-story, 152 parking spaces. Office: 40,000 sq. ft, 3-story, 204 parking

spaces. Connection to 287 Exeter Road with driveway and 12 new parking spaces. Wetlands Permit applies to 299 Exeter Road.

Mr. Keith Kelly and Barry Stowe appeared (Opechee) along with Steve Pernaw. Mr. Stowe said some revisions were made to the plan. Mr. Stowe discussed the driveway. They did a 2' setback. They mitigated what would be a 14' negative offset to a less than 5' negative offset (for the driveway alignment with the development across the street). Mr. Stowe submitted a revised turning movement addendum to show how the alignment works.

They centered the sidewalk up to Exeter Road. Mr. Pernaw will elaborate on line striping. He put painted islands back in. Deceleration has been done. Signage was added as suggested/crossroads sign. Mr. Pernaw discussed left-turn treatment into CR's. A painted median is being proposed. The left turn would occur through lanes. The NHDOT gave a very brief response.

Mr. Stowe said the Building Inspector asked about heights of the buildings. They did calculations. With 6' bench coming off the building, they proposed a retaining wall on the westerly side of the building. It would be on the I-95 side. Hardscape instead of steep slopes would be utilized. Detail is provided on the plans. Mr. Stowe is addressing AOT comments now.

Ms. Hale did not get copy of comments of AOT. Mr. Stowe said they are going back to field work (test pit)—seasonal high water table was discussed. A test pit was done. It did not show any seasonal high water table. Mr. Stowe noted infiltration basin. They will do soil boring rather than a test pit. **He will email comments to Ms. Hale and Mr. Straub.**

Ms. Hale asked about follow up with the DOT regarding comments on drainage. Mr. Stowe said it's going through a detailed review. Ms. Hale said she's comfortable when AOT comes back with comments. She said the AOT will mark for quantity and quality. The DOT and DES may not be on the same page. **She wants DOT comments.** Mr. Stowe said they want to lower the swale, armor it. **It will require DOT approval.**

Ms. Hale discussed water not getting onto Exeter Road. She likes the change of 13 to 5. What version do they want it aligned on was asked. Ms. Hale said there is a DOT component missing. Restriping and deceleration needs to be addressed. **Mr. Pernaw said they can send new plans to the DOT—they will send them to Ms. Hale to send to the DOT.**

Mr. Bachand said the Planning Board cannot act on this until plans are submitted. **If the driveway has to move, the applicants will have to come back.** They would have to keep submitting amended site plans. Mr. Stowe said they could seek conditional approval with the DOT being satisfied with the plans. Ms. Hale said DPW issues are addressed.

Mr. Bachand said some issues from the last PRC weren't addressed. Ms. Hale asked if changes to the plans are being addressed. Mr. Stowe said 2-week turn-around times are tight. The Building Inspector seemed fine per Mr. Stowe. He has spot grades now.

Mr. Bachand said an evergreen buffer **from 101 should have been put on the plans as noted at the last PRC.** It's landscaping - it is not a problem per Mr. Stowe. **Mr. Bachand said the internal connection with CR's has to be resolved. It must be provided.** The Board can require it be constructed prior to CO. The application is for 287 and 299 Exeter Road. Mr. Stowe said the owners are all meeting tomorrow. Ms. Hale said there are items (sewer) which are not taken care of. She noted the applicants could get to the Planning Board and out of there with conditional approval, but without sewer, no conditional approval will exist. Mr. Stowe said it starts a whole different process if they can get going on this. The appeal period, etc. starts. They know the building permit won't be issued. Mr. Straub asked why it was a joint application. Mr. Stowe said initially the Planning Board did an approval on a lot line adjustment. CR's was going to purchase that property. There was a driveway shown on that plan. The Planning Board approved; got the okay from Chris Jacobs, but it said it was not final approval.

Ms. Hale said she is going to want to see driveways aligned. Shalesh (hotel owner) found reason to not sell CR's the property. There has been negotiating since.

Ms. Hale reiterated she wants the driveways aligned, it was not just for an individual project, it was for the development of the corridor. CR's was worried about his curb cut.

Ms. Hale hopes the meeting goes well.

Mr. Stowe said there are limitations on what they can do and what they can ask of other property owners. Joe Valle, CR's – the entire group needs to work this out. Mr. Stowe said the meeting is about the CR's connection. Shalesh is meeting and the owner of Opechee as well.

Ms. Dionne said the Conservation Commission discussed hotel mitigation and the 50-year termed easement. The Conservation Commission needs to have a special meeting – June 6th or 7th to focus in and have more time to talk. Dialogue was good. The review of the DES wetlands got continued. Ms. Dionne said the Commission did not review the Town's wetland permit. The hang up last night was that the plans that DES currently has don't reflect changes. They felt uncomfortable acting on a plan knowing another plan is coming along. The Conservation Commission is relying on the AOT and the DPW and engineering firm.

Mr. Stowe said if mitigation works out, there won't be any issues at all.

Mr. Straub asked about the highway plan. The speed limit posting was discussed. Would postings be on the east side and west side was asked.

Mr. Straub asked about taper and decel lanes. The Planning **Board needs to know what they are. 160' – that could be added as a note per Steve Pernaw.**

Mr. Straub asked about the painted island on the east side. He asked if it should be closed. Mr. Pernaw said they are not proposing changes there. Mr. Straub thinks it should be closed. **Mr. Stowe said they will close it.**

Mr. Straub asked about the NHDOT PM-8, if it is different from their plan with respect to arrows. **PM-8 should be checked out. Mr. Pernaw will check that out. Advisories should be on both sides.**

Ms. Hale asked about walking across the street – is there a safe pedestrian way proposed. What are the options and opportunities was asked. Ms. Hale said if they aren't ready today, that's fine. Ms. Hale asked about a push button system, cross walk, etc. What would be recommended for this project, site distances taken into consideration, etc. What would make a safe crossing was asked. Mr. Pernaw said mid-block crosswalks are not a good thing.

Ms. Hale is interested to see how the DOT feels. Mr. Pernaw discussed making a four-way intersection. **Ms. Hale will reach out to the DOT today or tomorrow.**

Mr. Bachand asked about another PRC or not. Ms. Hale said we are in a gray area now. **Ms. Hale said significant input still needs to be made.** She thinks it's too soon to hear this with the Planning Board. Ms. Dionne said the Commission won't review the Town wetlands permit until the State is done. Mr. Stowe asked about the PRC process.

Mr. Straub discussed the final lane arrangement and the DOT comments and the meeting they are having tomorrow. **Mr. Bachand said when the Planning Board is reviewing, they want to see something pretty much complete.** If there are a lot of outstanding issues, the Planning Board will wonder why it's before them. The PRC hasn't resolved 3 or 4 issues. Mr. Stowe does not expect conditional approval if they have not heard from the State. Mr. Bachand said we could go ahead and schedule another PRC for the June meeting. We can notice the application at the same time and they can go to the first meeting in July if the remaining issues have been substantially addressed.

Ms. Hale said the Planning Board will look to the DPW. This happened to Cornerstone. Ms. Hale will not say it's okay.

Mr. Kelly wants to go to the Planning Board for its input only. Ms. Hale said they can if the jurisdiction is not accepted.

The first meeting in July is okay per Mr. Bachand, but he is likely to recommend the Planning Board not accept jurisdiction. We will see where things go from here. The legal notice

and abutters' notices have not been submitted yet. There is a time frame. Mr. Kelly wants to know the Board's thoughts now as compared to when they had the preliminary consultation because things have changed so much since that meeting.

Mr. Bachand said that based on the discussion we will end the PRC process. The applicant can present on the first meeting in July. It will be a public hearing. Mr. Kelly asked if that could be a jurisdictional meeting. (note: if stars are aligned perfectly....miracle)

Mr. Bachand discussed the wetlands permit; the Board does not want to hear it until it is taken care of through Conservation.

Mr. Bachand said if the applicant is not ready, he will highly recommend that they do not accept jurisdiction. He wants to see the remaining issues substantially addressed for the Board.

Ms. Hale will get the revised plans to the DOT. Steve Pernaw needs to call Ms. Hale once/week if need be to keep communication open. Ms. Hale wants to be copied on everything.

Mr. Welch asked for the next re-submittal deadline; it is June 8th. Letter addressing items, etc. needs to be submitted. Mr. Welch said there may be 3 or 4 meetings before the Planning Board. Mr. Welch said it sounds like it is an incomplete plan. If it is incomplete, it will need to be re-submitted.

Meeting ended at 3:00 p.m.

Laurie Olivier
Office Manager/Planning Department