

# Town of Hampton



## PLAN REVIEW COMMITTEE

### MINUTES

**September 28, 2016– 2:00 PM**  
**Selectmen's Meeting Room**

**PRESENT:** Jason Bachand, Town Planner  
Rayann Dionne, Conservation Coordinator  
Jameson Ayotte, Fire Chief  
Jennifer Hale, Deputy Director DPW  
Jodie Strickland, CMA Engineer  
Laurie Olivier, Office Manager, Planning  
Kevin Schultz, Building Inspector

**Absent:** Richard Sawyer, Police Chief  
Serge Laprise, Unutil  
Mike Collins, Aquarion  
Bill Paine, Fire Prevention

**144 Ashworth Avenue**

**Map 293, Lot 66**

**Applicant: Zoo Property Management, LLC**

**Owner of Record: Same**

**Site Plan: Remove existing patio and construct a 1,198 square foot deck.**

**Waiver Request: Section V.E. Detailed Plan (Site Plan Regulations)**

Al Fleury appeared. He's been at Wally's for 12 years. They need room for growth. He wants an outside area. He will clean up the area. Joe Gizzy is to the south; 3-unit or 4-unit. That's Fairpoint's Communication hut. He is going over what is now pavement.

Jason Bachand (Planning) discussed January 31<sup>st</sup> plan (2013). He discussed traffic and handicapped spaces and motorcycle area. Would construction impede access was asked. **Jason would want to provide the Planning Board with written confirmation from the Fire Department that constriction in this area is ok.**

Jamie Ayotte (Fire) **said he will have to review it.** He doesn't know if that plan suffices. The access shown on the plan is not sufficient for their apparatus. Al Fleury said there was a thru-way before. Jason Bachand said the 2013 plan he referenced is recorded.

Jamie Ayotte asked about capacity. Al Fleury said it depends on how he lays out the tables. Al would keep the current four (4) tables there. Jamie Ayotte said 1100 s.f. is a lot of square footage. Mr. Ayotte asked about exists to get out to Ashworth Ave. **He wants to see occupancy levels.**

Kevin Schultz (Building) asked how high off the ground the patio would be. Al said back door of Wally's is about 2' off the ground. Al is going to match the inside door of Wally's. Jen Hale (DPW) said the back door is 2.8' higher than the ground level. The left-hand side of the deck is about 2.8' off the ground. Kevin Schultz discussed a handicapped door that goes flush with the pavement.

Kevin's concern is the deck wrapping around – 10.83 and 13.5—jog is a door. That's the ramp. Kevin Schultz said if he's in a wheelchair and it's raised 2.8' – how does the door open. Al said a **railing needs to be added.** It has to go to 0 to the parking lot. Kevin Schultz said the deck shortens up and ties into the corner and get rid of 13.45 and 10.83. **Al said it's not shown correctly.**

Jamie Ayotte discussed the door that goes out to the patio now—by the door at top of the ramp. Jamie asked if that will be handicap accessible; it will be the same level per Al Fleury.

Jamie Ayotte then said handicapped people right now cannot use the patio or the front. Jen Hale said the door right now has a step.

Jen Hale said the finished **elevation and corners of the deck need to be fixed.**

Kevin Schultz **will require that a rail system goes around it with some openings.** Al has to have a rail for liquor anyway. Kevin **will be looking for structural drawings.**

Jamie Ayotte discussed ADA requirements. There may have to be a handicap-accessible exit from the deck. Wheelchair people need to be able to get off the deck if there is a fire. Kevin Schultz said maybe build a ramp off the deck off the east side. Make a ramp—it's a short simple 44" wide ramp.

Jamie Ayotte asked what it will be constructed out of. Al Fleury said probably pavers. Al said he hasn't thought of what we will build this with. Al wanted to keep it all the same. It's not a deck; it's a patio.

Jamie Ayotte discussed putting it on the ground versus a deck. It will be a raised patio, only bigger.

There will be a wall, back fill. It will be an elevated patio.

Raised patio using pavers versus a wood framed structural deck was discussed.

Jodie Strickland (CMA) said if they do pavers—it's all paved. Unless the asphalt will be removed. It's already impervious. Kevin Schultz said this is more landscaping with stone – that holds material in.

Jamie Ayotte said if no asphalt is being taken out, there will be a wall and back fill and railing. It is not pervious construction. Only if asphalt is brought up.

Rayann Dionne (Conservation Commission Coordinator) said they are not accomplishing pervious/impervious issues. Jamie Ayotte said now drainage will have to be dealt with. **Rayann said a deck would be easier.**

Jen Hale said there's a drain in the back. It's not shown on the plan. She doesn't know if rain collects water. Jen is not concerned about pervious/impervious because it's already existing. They are not increasing the non-conformity of the site.

**It's an elevated patio area. Remove existing paver patio and construct an 1190 s.f. elevated patio area using pavers that will have an ADA ramp provided and a railing system.**

**Jamie Ayotte wants calculations of occupancy.**

**Jason Bachand wants an existing conditions plan.** There was no detailed project information with the application.

**Minimum should say "Maximum" under Zoning District.**

**Jason Bachand reminded Al that we never received the as-built plan for the earlier (parking lot) project and we need this.** Jen Hale said they changed some information like grass to stone; some plants are in there. Up by Johnson Ave—it says 'proposed'...Al said "loss of impervious"—69 s.f. – it should say "pervious".

Jen Hale said when he adds the patio, go 5' out and make that stone.

**At the end of this project we will need an as built for this project. We need the as-built for the prior project now.** Kevin Schultz said the parking lot is done.

**Kevin Schultz wants the as built done and filed with the Board on that project to close that project out. We'll then get an as-built on this project.**

Jason Bachand asked if there will be outdoor entertainment—none per Al. No speakers. He is concerned about noise with respect to the neighboring properties.

Jason asked about the use of the front area (east of the proposed deck/raised patio) - it's striped for bikes. The ramp cannot be blocked per Kevin Schultz and Jamie Ayotte. **Egress for ADA compliance is crucial.**

Jason Bachand asked about additional lighting. Al has sconces. Al would add the same sconces on the deck. Accesses have to be lit. Jamie said it can face toward the pathway. Jason does not want lighting spilling over onto adjacent properties.

Al Fleury brought up trash. They fit on the east side of the Fairpoint property. There's about 35' of storage area. Al said maybe 20 barrels.

Jen Hale said it is okay to line the barrels by the Fairpoint building. Al Fleury wants to know how many he can have; **Jen will find that out and let him know.** It goes per frontage. Not the length of the lot.

Jen Hale does not want barrels in front of his front door. Jen asked about the raised patio, **she wants the railing to be solid.** Smells for people on the deck from trash barrels was discussed. Al asked if he could get a dumpster.

Jen Hale discussed the handicap spots in the back—it's hard to not drive over and hit the mechanical shark. Two handicapped spots. Jen discussed taking the area on 39.94 and behind Fairpoint Building, put in an enclosure so someone comes up Johnson Ave.; come up and over and remove the trash. Now barrels would be enclosed; not on any residential line. Kevin Schultz said if you are allowed to do it and you are not in violation, it would be good.

Kevin Schultz said to show a dumpster corral in the corner. Would we lose a parking space and can a parking spot be on the lot. Put them up front per Jen Hale.

Kevin said if you provide parking you have to provide one handicap spot.

Kevin Schultz said they don't need a parking space count. Parking has to be provided for apartments upstairs.

Jodie Strickland said handicap spaces have to be located to the closest location of the building. Jen said it could be fenced or screened.

Existing motorcycle parking to remain.

**Jason Bachand said in title block it needs to say "Ashworth".**

Jodie Strickland asked if it should show what sealed surface is. Jodie discussed loss of pervious area. Hatching looks the same as existing paver patio area to be removed. Why is one a loss of pervious surface, but other one is not noted as such. That is open grass per Rayann Dionne.

Jodie Strickland asked for details for pervious pavers. There's usually an extra box. Jodie asked about gutters and run off. **That should be shown on the plan.** How to get water out under patio would be tough. **An existing conditions plan would be helpful.** Not enough information showing what is going on. Would additional bathrooms be needed per Jodie Strickland. **Jen Hale said sewer access fee will have to be talked about.**

Jodie asked about landscaping.

Jen Hale asked if pavement comes up, she recommends stoning around the area. Keep it weed-free.

Jen asked about a gate – no people walking in the 6’ feet between deck and neighbors’ yard. Not a hang out area.

Jodie Strickland discussed FEMA flood area; **FIRM map needs to be provided.** Ordinance says to do that.

Jodie asked about the waiver for detailed plan. **Jodie wants to know about hydrants, lights, drainage, utility poles, etc. Jodie said it should be showed on the plan.**

Rayann Dionne asked about having vents and public safety—exhaust ducts and fans. Kevin said height could be an issue for clearance. They need to meet the clearances. Jen asked what is usable to people. Footings aren’t shown on the plan per Rayann.

**Al will work out the hood duct enclosure.** Kevin told him **to show this on the plan** along with door locations and gate locations. As long as there are proper clearances they are good.

Jamie Ayotte said whatever Al does on the Ashworth Ave side – if Fire can enter, they are fine.

Jen Hale asked about parking numbers. They are not required per Jamie. Parking goes with apartments above per Jason Bachand. Al said there is one apartment and one office.

Jen said to show the gates; location of doors; elevations of raised patio; location of ramps.

Jen Hale asked about occupancy. Al is limited by his bathrooms. **Jamie said he and Jeff will have to discuss occupancy.** Is occupancy based on plumbing or Fire. Fire uses calculation of square foot per person per type of occupancy. Egress comes into play. **Jen will follow up with them as well.**

Jen discussed adding street name and drainage (out back). Motorcycle area could be snow storage as people don’t ride in winter conditions.

Rayann Dionne advocates for a raised permeable paver patio. **May be worthwhile to break up the asphalt some.** If he could bust it up (the asphalt) and give a void, it could give some drainage.

Rayann said **applications should have photos.** She suggested this could be an application requirement.

North side of **deck is not noted on plan;** make some changes to the deck.

Rayann asked about permeable pavers and food. Permeable deck allows everything to fall through it (like straws).

The application could be heard by the Planning Board at the first meeting in November, provided we get all of the information and revisions by the resubmittal deadline (October 12, 2016 at Noon).

Meeting ended at 3:19 p.m.

Laurie Olivier  
Manager, Planning Department