

HAMPTON PLANNING BOARD

PRECONSTRUCTION MEETING

AUGUST 31, 2016 – 2:00 P.M.

PRESENT: Jason Bachand, Town Planner
Jodie Bray Strickland, CMA
Bill Straub, CMA
Jennifer Hale, DPW
Toby Spainhower, DPW (audience)
Jamie Sullivan, Assistant Town Manager (audience)
Kevin Schultz, Building Inspector
Laurie Olivier, Office Mgr/Planning
Mike Bernier, Aquarion (audience)
Serge Laprise, Unutil (audience)
Chris Jacobs, DPW (audience)
Jameson Ayotte, Fire Chief
Fred Welch, Town Manager
Joe Considine, Fairpoint (audience)

Absent: Bill Paine, Fire Prevention Officer
Rayann Dionne, Conservation Coordinator
Mike Collins, Comcast (Cable)

CORNERSTONE AT HAMPTON HEALTHCARE FACILITY
LIBERTY LANE, NH ROUTE 27 & NH ROUTE 101

Mr. Bachand stated that he spoke with Steve Paquette today regarding discussions on the project. The status of the Sewer Association Agreement and the Hold Harmless Agreement were discussed. There are remaining issues with the Agreements, notably the line extending under Route 101 and who is responsible for that. The matters have to be resolved before construction can begin on this project. Mr. Bachand informed Mr. Paquette that the Attorney (Bernstein Shur Law Firm) indicated there appears to be an impasse. Mr. Paquette appreciates this meeting is still taking place. **Mr. Bachand said the issues must be resolved before anything can happen.**

Steve Paquette is the developer's representative. Peter Lee is his business partner with SPL – he will be the project manager. John Lorden is the engineering consultant; Mike Causen (sp) and Shawn (sp) (Construction) were present. Carl is the job superintendant. Building work is being done by Shelter Resources. Carl is the on-site job person. The lead person for communication is Carl.

MSC Engineers is the design engineers; not structural. A structural firm will be hired. **Mr. Schultz needs these people's names so he knows who to go to.**

Mr. Straub (CMA) asked Mr. Paquette to get a list of names to Mr. Bachand.

HAMPTON PLANNING BOARD

PRECONSTRUCTION MEETING

AUGUST 31, 2016 – 2:00 P.M.

Ms. Strickland (CMA) wants the names of the company, email, cell phone, etc.

Mike Bernier from Aquarion will be dealing with water. Mike Collins (Comcast) is not here. Serge Laprise (Unitil) is here. CMA does a technical review of site work and drainage.

The latest plans are dated August 1, 2016. That plan set is ready for the Chairman's signature. It has not been obtained yet because of the issues with the legal docs. John Lorden (MSC) will pdf plans.

Mr. Straub discussed construction security and the public right of way. Mr. Bachand stated it is \$26,496 and that cash bond is in place.

Mr. Schultz asked about a testing agency. It will be UTS. **Mr. Schultz needs copies of everything from them.** All information will be sent to Kevin Schultz directly. The Fire Department's number is (603) 926-3316. That needed to be corrected as well. **Jennifer Hale (DPW) said CMA will write this all out and send corrections.**

Cornerstone said as soon as the issue is resolved, the architect will put everything on it; it will be emailed to Kevin Schultz. Mr. Schultz will get a hard copy as well. UNIT Construction would start immediately to bring fill in. They want it filled asap because they want to do footings. We will have plans. Cornerstone said maybe they could get the foundation permit. Mr. Schultz said he will permit projects in two phases. He does not let permits out until fire inspector gets what he needs. Life safety, sprinkler, fire alarm etc. all need to be addressed.

Cornerstone said they will get Fire Protection information asap. Bob Cummings is the PE/Fire Protection Engineer. Cornerstone said Gary Robideau (sp) probably will be doing the work on this. Maybe Tuesday after Labor Day, the tree clearing would be done, erosion control. They will get vents around perimeter, cameras, etc.

Erosion control and tree clearing will happen along with fill. Footings would start three weeks after the first date of that work starting.

Mr. Schultz said he doesn't have a problem with site prep starting before the permit is issued. All erosion control must be in place. No tree cutting shall take place until the erosion control is in place as approved on the plan and has been inspected by his Department, the Conservation Commission, or CMA. Mr. Schultz said he hopes they are using the day after Labor Day only as a hypothetical. Mr. Schultz said they are gearing up for Seafood Festival now so it's crazy at this time.

Mr. Straub discussed roadways and driveways. Cornerstone said they may put a small building there first. They put a model unit on the site. There will be gravel and some pavement, but no base coat till next year.

Mr. Straub asked when the project could be completed. Cornerstone said they want to do this asap. They have done about a dozen of these projects already. They want a CO by January 1, 2018.

Mr. Straub asked for a narrative or chart to see how this is spaced out.

HAMPTON PLANNING BOARD

PRECONSTRUCTION MEETING

AUGUST 31, 2016 – 2:00 P.M.

Mr. Straub asked about water and sewer and Cornerstone would like it to be this year. Aquarion will be involved and they need **to coordinate with Mike Bernier directly** on that. **Tobey S (DPW) and the DPW team will need to be engaged on this as well.**

Utility question arose. Cornerstone asked about bonds, insurance and licenses. Mr. Straub said the Town does not have any interest in that. Jennifer Hale said street excavation permit will need a bond and the driveway permit as well. It's a \$1500 bond for one of them. **They can call the DPW.**

Mr. Schultz asked Cornerstone if they need to bond with Aquarion or Unutil. Cornerstone wants a sewer license. Jennifer Hale (DPW) said the Town's is through the excavation permit.

There should be an "i" in Mike Collins' email. It's just an underscore. They will check that.

Fairpoint's phone number is (603) 427-5525.

Water use was asked about. They are going to need water per Cornerstone. They asked if they can put their own well in. Bill Straub said that is between Cornerstone and Aquarion. Ms. Hale asked if Aquarion could get them water for compaction purposes. **Mike Bernier said he has to clear that.**

Mr. Straub said they make periodic inspections and there is a checklist of points of construction. They want that keyed to a schedule. Ms. Strickland will do most site visits. They want a call a day or two ahead. Carl will communicate with Jodie Strickland (or Shawn). A field report will be done every time they visit the site.

Mr. Straub discussed safety. Safety meetings happen every week per Cornerstone. Let CMA know about their requirements. Signs are posted. There will be a job site trailer. Mr. Schultz said OSHA is very active in Hampton because of so many large projects.

Mr. Straub discussed design changes; if anything changes, bring it up early. Much easier to resolve before it happens. This deals with Planning Board approval. Mr. Bachand said anything other than minor field modifications. Cornerstone will not want to go back to the Planning Board for significant changes. Mr. Schultz asks for SK if changes are significant. Cornerstone said architect (Udelson-sp) is very good.

Mr. Straub discussed pipe structures and select soils. Ms. Hale discussed porous pavement, testing for compaction. Mr. Schultz has them from footings to CO. Cornerstone is to use CMA for the first part of the project. Jen Hale discussed infiltration rates. Cornerstone said all structural fill will be used.

Mr. Schultz said they can give info in lifts, highlight areas of testing, etc.

Cornerstone said the whole building will be in fill. At what point do they want to see a test was asked. Mr. Schultz said it depends on what they are using for a compactor. They use

HAMPTON PLANNING BOARD

PRECONSTRUCTION MEETING

AUGUST 31, 2016 – 2:00 P.M.

larger equipment. UTS will be on site. How thick the lifts are was asked about also. Ms. Hale said it will be in the project specifications. UTS will have elevations.

Mr. Straub discussed sewer pipe testing, drainage pipe testing. Cornerstone said they do it in house, but it has to be documented. Ms. Hale said it's being tested as if it is heading into our system. Tobey S (DPW will be there for inspections, in addition to Jodie (CMA) being there. **Ms. Hale will send them a project sheet.**

Bill Straub discussed survey. Cornerstone said they have CAD file; tight control with everything they do. **Ms. Hale wants it back in digital form.**

Working in the public right of way was discussed; brief detail will be needed. Ms. Hale asked John if they heard any more from the State. John said they haven't heard anything since.

Cornerstone discussed directional boring. Boring came from DOT. It is DOT's roadway/protection. **John Lorden should make sure they are fully aware.** Nothing should be left open on the roadway. **Very important for John to stay in touch with them.**

Serge Laprise (Unitil) gave a set of specs for electrical conduit. It's a single fee going to the building. If anything changes on that, Cornerstone needs to talk to them. They have no load data on the building. Serge L is the contact on site. 42" of cover was discussed. Mr. Schultz said we have electrical codes as well.

Mr. Schultz asked about setting up a model somewhere the public can access it. Brokers could show this. Mr. Schultz asked if it will be off to the side? It will be somewhere on site; away from activity. It will be easily accessible. It can be shown any day of the week. Mr. Schultz wants the area secluded. This is very temporary. This is not addressed in the site plan per Mr. Straub. Mr. Schultz is concerned about dozers and excavators and safety. Mr. Schultz said it may need its own entrance. **Cornerstone said they will look to see where to put it. Mr. Straub said it should be addressed as an element of the site plan.**

Mr. Paquette said it's a modular unit, already built. He will get it dimensionalized and he can show where it can be placed with security. Ms. Hale asked if it is similar to a construction trailer? It is a modular. Two sections. **There will be sales people on site. It is another use on the site that has not been addressed per Mr. Straub. It's a new use.**

Mr. Schultz asked about hours of construction. Monday through Friday 7-5. Saturdays start at 9:00 a.m. Mr. Schultz said the Noise Ordinance says 7 to 7 on weekdays, and Saturdays 9-5. Sundays, we rest.

Meeting ended at 2:55 p.m.

Laurie Olivier
Office Manager/Planning Department