

Town of Hampton



PLAN REVIEW COMMITTEE

DRAFT MINUTES

January 3, 2019 – 2:00 PM
Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner
Jodie Strickland, CMA Engineer
Jennifer Hale, Assistant DPW Director
William Paine, Fire Prevention Officer
Mike Bernier, Aquarion
Fred Welch, Town Manager (audience)
Cathy Gilman, Unitil (audience)
Laurie Olivier, Office Manager, Planning

Absent: Richard Sawyer, Police Chief
Kevin Schultz, Building Inspector
Rayann Dionne, Conservation Coordinator

313 & 315 Ocean Boulevard

And Kentville Terrace – Lot 1

Map: 283 Lots 1, 2 & 3

Applicant: Green and Company

Owners of Record: Kentville on the Ocean LLC (Lots 1 & 2) and Captain Morgan Inn, Inc. (Lot 3)

Site Plan: Demolish existing building and construct a 36-unit condominium building (32-one-bedroom units and 4, 2-bedroom units. The residential units will be located above a commercial level that also includes parking under the building.

Mr. Joseph Coronati appeared with Mike Green, Green and Co.. The Site distance was discussed. Steve Pernaw is present for Site Distance questions. John Tuttle, Architect is present. Paige from J&B is also present.

Unitil and Aquarion were asked to address issues first. Cathy Gilman (Unitil) discussed lights in front of the existing Kentville. There has to be splicing of wires there to re-feed lights in front of Ashworth. Splicing of wires has to occur.

Aquarion – Mike Bernier discussed utilities coming off Highland Ave. Jennifer Hale (DPW) asked if it is a special request to come off the other side. Ms. Hale has worked sites where main lines are in the buildings that lines get in way. Concrete parking floor and building above was asked about. It is going to be paved. What is clearance to floor above. Steel sizes should be up to 10 feet or more. If an excavator needs to get in was asked—how it could work. Make part under the building shortest possible run. If there is a future break was asked about. Site design perspective. Open air area. Joe Coronati said it's tight – 4 feet. Not putting a building on top of a utility line is good per Jodie Strickland (CMA). Ms. Hale gets nervous about fire service line; entire domestic feed for building if there was ever an issue.

Mr. Coronati said the one on Kentville Terrace is not adequate. Mike Bernier (Aquarion) and Ms. Hale said 'no'. Mr. Bernier said they want to come off the best pipe possible. Mr. Bernier wants to get onto new pipeline. Ms. Hale wants them to stay off of Highland. Remove connection from under the building.

Mr. Bernier said make sure you don't put this in the summer; it has to be done at night.

Mr. Bachand (Planning) said from the last meeting, we need to address Attorney Gearreald's comment about letters of authorization. Mike Green spoke with John. John will reach out to Attorney Gearreald today. **Mr. Bachand will check with Attorney Gearreald.**

Mr. Bachand said the address on the plans, it should read 313-315 Ocean Blvd and Kentville – to cover all parcels.

Mr. Bachand discussed site distance evaluation. Last page stop signs – he noted the Town does not have jurisdiction over State property. Mr. Welch (Town Manager) said they are State stop signs. Ms. Hale said if there is additional concern, there could be a problem.

Mr. Bachand noted the report was done at the slower season. If conducted during the busier summer season, the report would be different.

Ms. Hale had gone out there after the report. She noted the technical engineering is correct. It meets all constraints from an engineering standpoint on the book standpoint. Ms. Hale's concerns are the reality of what happens down there. She said it's herds of people crossing at one time. Many different actions are occurring at once at that location.

Ms. Hale said because of two stops and it meets technical, she can see how it appears it won't be a conflict. She wants to see through the corner because of the curb. She can't say anything technical.

Ms. Strickland said she agrees. It needs improvements. Are there better options to be pursued was asked by her.

Ms. Hale said they aren't asking applicants to sacrifice units. Small triangle out of retail may not work in her opinion.

Mr. Coronati said it's a 6 story building so weight is on that corner. If it's cut back, it's a sizeable column. It could be 2' x 2'—they won't want steel beam being there.

Ms. Hale asked if they can hit the perspective of safety. You can always address a column.

Ms. Hale said the Planning Board needs to see how bad it will look. Ms. Strickland asked if there were variances for this. The front of the building is 4' back. It didn't need it. They did need it for overhang on the 6th floor. And they got a height variance.

Joe doesn't know how much benefit they get from a couple of feet from a building. People stop at stop bar and go 20'.

John (architect) designing the building approached; John Tuttle, Architect. They are struggling to gain bracing. Cantilevering the building was discussed. It will become a huge financial problem. They are struggling to get lateral bracing. That is due to the lack of the ability to put it in the parking area. They are losing the ability to stack columns.

Mr. Coronati said they have a little extra space at rear of the building. They may lose area for landscaping along abutters to the rear. The project could push back a foot or 18 inches. There's no sealed surface issue because they are dealing with porous pavement in the rear. This may affect snow storage.

Ms. Hale said will you still have 9 x 18 parking spaces. Except where the column is. Are saying we don't have any of those columns underneath. Or would columns remove parking spaces was asked. They got a variance for 8 ½ feet column to column. There's a column every two parking spaces.

Steve Pernaw appeared. Being able to see through building; there may be an adverse affect. If you could see through the building. Approaching vehicle will want to take left, see no pedestrians and not stop for crosswalk. The plan encourages it coming to a full stop. A driver still has to pull forward per Mr. Pernaw. That may encourage concern that people aren't stopping for stop sign.

Ms. Hale doesn't think a foot makes a difference.

Ms. Hale discussed a lighthouse feature on the corner.

Mr. Green said every corner is like this at the beach. Ms. Hale said that is one of the main arteries to the Boulevard.

Mr. Coronati discussed stop and cross walk sliding forward. Dealing with the State would have to occur. Ms. Hale said the pedestrian problem needs to be fixed at the beach. Not just cars. Jenn's been dealing with the State—going back and forth.

Sidewalk and very wide additional loading lane was discussed by Mike Green. This is zero parking, zero storage; no seats; no benches; no garbage pails. Nothing in this area can be put there. People just standing there and talking—it'll be a problem per Ms. Hale.

Mr. Coronati asked about moving things forward. Whatever is happening to Ocean Boulevard in the next three years (upgrades) was discussed by Ms. Hale..

Kentville Terrace is private. The State won't enter into agreements with private roads.

Ms. Hale discussed 728 OB (not sure if address is correct) changes to be proposed to be made to State sidewalk was discussed by Jennifer. It wasn't the State making them do the improvements, so if they were going to be done and State doesn't entertain agreements with private people, then town agrees to do it and it's forever. That can't happen for the Town.

Can 5 x 5 area be crossed off. Do something that opens up the corner. It was asked by Ms. Hale.

Ms. Hale discussed Kentville sewer disconnect. See what is on the line and tied in. If nothing else, just cut and cap it at manhole.

Sewer manhole on Ocean Blvd in front of Dave's garage sign. It is a sewer manhole; there's a pipe that leads to Kentville. Camering other one; camera off that line. Cut and cap it so they don't risk infiltration.

Three small changes to sewer detail. She will send it over to them with written comments.

Ms. Hale did not dig into drainage.

Jodie asked if it is 313-315 Ocean Blvd. & Kentville Terrace, Lot 1.
Landscaping is misspelled. DL1-is Note 2 necessary.
Sheet 3 about as-built plans. Will inverts be provided? Profile. Inverts need to be recorded as they are installed. C3. Jennifer said they may have it in B.

Sheet C4-fire connection – does it stick out that far was asked? Joe amplified it. Jodie doesn't like that; it's not to scale and these are scaled plans and they should provide details. Sheet D1—it should be somewhere for fire.
Pavement mixes should be in details for parking lot. ¾"....—be more specific.

Geotechnical report. Signed and stamped copy should be provided.

Footings and detail for footings – structural fill on backside of footing. Their plans have porous pavement section at back of building. Is that okay was asked? Jodie asked if structural engineer-did they review this all with porous pavement. Joe said Geotech was early on. Jodie said send them an email. Right up to building foundation, it shouldn't cause under surface issues.

O&M – signs for porous paver section – beginning and end. O&M needs to match where sections are being put. Break it down in the O&M. O&M describes them being in different places.

It needs to go where site entryway is. You don't need one at the exit. Ms. Hale said verbage in O&M has to match up.

O&M discussing leaves, etc. Look at that section per Jodie and fix it.
Maintenance of (?) tank – they need to know what needs to be performed.

DES used to have underground infiltration system was asked by Jodie and if it is needed. Ms. Hale said it may only be required for AOT process.

Bill Paine (Fire) is all set.
Mr. Welch (Town Manager) said they asked the State to not pave the road.

Pending approvals – what is scheduled was asked. Ms. Hale said coordination with DOT will be crucial. Traffic plans, detours, one ways.

Mike Green said they want to be on their site, not in the road. Joe wants to get off the ground before summer.

No third PRC is needed.

Resubmittal date can be the 16th. The Planning Board meeting would be February 6th. Documents should be sent digitally to everyone by the 16th.

Joe asked about running water line across back parking lot.
They have underground electric also.

Highland to Kentville is about 140' across the front. Tapers toward the rear.

Meeting ended at 3:00 p.m.
Laurie Olivier, Office Manager/Planning Department