

Town of Hampton



PLAN REVIEW COMMITTEE DRAFT MINUTES January 5, 2023– 2:00 PM Selectmen’s Meeting Room

PRESENT: Jason Bachand, Town Planner
Joseph Lynch, Deputy DPW Director
Jodie Strickland, CMA Engineers
Matt Newton, Fire Prevention Officer
Gregory Arvanitis, Building Inspector
Brianna O’Brien, Conservation Coordinator
Glenn Dodds, Aquarion
Taylor Raine, Until
Laurie Olivier, Office Manager, Planning

Absent: Tobey Spainhower, DPW

22-034 188 Winnacunnet Road *(2nd PRC Meeting)*

Map: 191 Lot: 5

Applicant: Apex 188, LLC

Owner of Record: Same

Subdivision: Lot (4.182 acres) with existing single-family home to be divided into seven lots (6 new single-family lots).

Attorney Pasay appeared with the applicant. Bob Stowell (engineer) of Trittech appeared. It was noted a lot of items from the past meeting were addressed. A landscaping plan was being prepared but it is still in the works.

Aquarion does not have comments at this time. Unitil does not have comments. Nothing from Building nor Conservation. Jodie Strickland, CMA noted most comments were addressed. Ms. Strickland has outstanding comments on drainage tying into Winnacunnet Road.

Joe Lynch, DPW said it is a capacity issue. Loy Drive was held to the same standard.

The applicant said they are hard piped into the Town's system now. They are reducing the flow. They are not making the system any worse. Mr. Lynch asked if there are basins. Ms. Strickland said there are existing basins. It's not from extreme precipitation. The applicant asked about Town standards versus regulations. Ms. Strickland said stormwater designs use extreme precipitation. Attorney Pasay said the applicant is happy to work with the Town. He asked for what the Town is referring to. Peak run off before and after development was asked about. Ms. Strickland said there is a DES reference somewhere – she could not find it before the meeting today. She apologized and can get that to the applicant. Attorney Pasay discussed best management practices.

Ms. Strickland said if stormwater flows are not increased, then they can pipe into Winnacunnet Road. Mr. Lynch said if it is already there and nothing is added to it, it should be fine.

Ms. Strickland will send them comments directly.

Sewer should be capped at the main.

Existing drainpipes-cut back to the main was asked by Ms. Strickland. Note 7-each catch basin abandoned, penetrated, bricked with mortar.

Evergreens should be shown.

Picket fence – cuts off to another property. Will that be removed was asked. The applicant will discuss the fence with abutters. It is the 24 and 28 Windmill Lane properties.

Aquarion wants everything cut off at the main.

The lot shall contain within its borders a box that is equal to 75 percent of the required frontage – Peter's Square, was discussed.

When they are doing construction, does the applicant have to show where Phase 1 ends and Phase 2 starts and ends. Jason Bachand, Town Planner said they should do that. Mr. Lynch concurs.

Mr. Lynch asked about phasing and AOT. We want it documented on the plan per Mr. Bachand. In stormwater review, is all stormwater going to be put in place and will it be protected during construction. Ms. Strickland said it will all be in in the Phase One stage.

Mr. Bachand discussed the new Aquifer Protection Ordinance. It is going to the ballot. It's going to the voters in March. Mr. Bachand noted most of the lots are 20,000 s.f, but one is still 15,000 s.f. One of those lots will be inconsistent with the Aquifer Protection District if it passes. It needs to be noted for the record. They were ahead of the Ordinance, Mr. Bachand understands that.

Detention basins were discussed, one is close to Winnacunnet Road. It/they have a gentle slope. The Planning Board has concerns with the basin near the road on Loy Drive. It came up on that project so it is being noted.

Landscape plan - Mr. Bachand is looking forward to receiving this.

Reserve strip prohibition was discussed. The regulations require the opinion of the Planning Board as to whether it complies. The applicant needs to be aware of this.

House designs were discussed. Section 7.4 of Zoning Ordinance. No less than 3 separate house designs were discussed by Mr. Bachand. We have not received any. The Board may ask for conceptual designs. Colonial reproduction homes would be nice in that area.

Mr. Bachand noted a resident had comments on drainage. How is it being handled down from High Street through the development was asked. Mr. Stowell said downslope drainage is being taken care of. It is in the drainage calculations. The piping has been sized.

Mr. Lynch asked about the end of the street. It was noted an as-built plan would be submitted for each lot. Sheet flow was discussed. Mr. Lynch does not want to look to divert water to other properties. It should go through unimpeded.

Another PRC does not seem to be needed. Mr. Bachand said they can resubmit by January 18th. We need the full resubmittal in pdf and hard copy. We will notice it to be heard on February 1st unless there is something significant outstanding in the resubmittal.

23-003 465 & 467 Ocean Blvd

Map: 266 Lot: 31 & 32

Applicant: 465 Ocean Blvd, LLC (Attn: Rick Smith)

Owner of Record: Same

Site Plan: Condominium building with 8, three-bedroom units with associated parking and site improvements. Waiver Request: Section V.C-Fees and Section IV.D.vi-Lighting

Attorney Justin Pasay appeared with Joe Coronati from Jones & Beach.

There was a past application on this; the sale of the property occurred. Items have been resolved. Rick Smith is the owner now of 465 and 467 Ocean Boulevard.

The best way to develop the property was discussed. Mr. Smith re-designed the building. Front load garage was discussed. It will be along Ocean Boulevard. Driving through the building was discussed. There will be six parking spaces in the back. This reduces the amount of asphalt. The lawn area will be to the left of the building. Fire access was discussed. There is a concrete sidewalk to emergency access doors. It has a lot more green space. There are still eight, 3-bedroom units being proposed. The applicant is no longer doing the joint venture with Mr. LaBranche (469 Ocean Blvd) on the East side. It is now just 2 lots.

Two waivers are being requested. One is for fees and the other is lighting. There will be a light on the front of the building into the right of way. It was a request from before.

Aquarion (Glenn Dodds) said it is too premature for them to comment. They will get and give more into it later. Pump/fire sprinkler systems were discussed.

Until (Taylor Raine): It's too premature for them to comment as well. No load data has been received yet.

Fire-sprinklered. Matt Newton (Fire) said something has to go in the building documents. The side of the building has to be clear at all times. Propane grills can't be on the side.

Building: Greg Arvanitis discussed the garage underneath. What is the material of the ceiling going to be was asked. The applicant said it will be closed at both ends – he can address this with Mr. Arvanitis in Building. Mr. Arvanitis has concerns if the door is left open and there is a rain storm.

Mr. Lynch read his comments and will provide them to the applicant.

Mr. Lynch said lighting coming around the curve is important.

Mr. Lynch said they are not collecting trash at this facility.

Right turn only sign is needed. Keep the sign on the applicant's property.

Local postmaster – mailboxes on exterior –where will they be? Mr. Coronati said in the lobby.

Work with the DOT on the pedestrian crosswalk-it should not land in the driveway.

How do people get out to go to the crosswalk. There is a walkway on the west side. The rear door will be used more often per Mr. Coronati.

Turning movements in the garage will be tricky. Spaces 1, 6 and 7 are the most vulnerable. Standard sized spots with 22' aisle width.

Snow storage near the transformer was a concern of Mr. Lynch.

Emergency access should be free of snow year-round.

Cover page should be updated on O&M Agreement. Map/Lot numbers. Names different owner. June of 2021 it has not been up dated. Add eco-raster information, etc. per Ms. Strickland.

Ms. Strickland asked Mr. Lynch if we should go out and check drainage. Mr. Lynch discussed whether to have a formal site visit.

They can address this at the next meeting. Ms. Strickland will go out there.

Brianna O'Brien (Conservation) asked Mr. Lynch where the water went.

Ms. O'Brien did not see when the wetland was delineated. 2021 per Mr. Coronati. She did not see a note or stamp. She asked about flooding. Is there flooding from the marsh. Mr. Coronati said the parking area does get water. A resident said the driveway does – he has video footage.

How water goes. The back lot had about 3' of water. Ms. O'Brien asked how the retaining wall would push water to other properties in those situations.

Mr. Coronati said to raise the back of the site.

Ms. O'Brien is concerned about water being displaced onto other properties.

Ms. O'Brien noted Chinese Silvergrass may be invasive – it should be changed. Arborvitae is not super salt tolerant. Something else could be better. Hydrangeas also, the vegetated front with hydrangeas – it won't be curved in per Mr. Coronati. Mr. Coronati said maybe more lawn can be added to the front.

Ms. O'Brien said mulch in the front could wash away.

Wetlands impacts plan - impacts should be to the buffer. Temporary and permanent. That includes temporary and permanent impacts. Mr. Coronati will look at language.

It was noted the 50' buffer clips back to the end of the property; they should have a marker per Ms. O'Brien. Mr. Bachand concurred.

It was noted the ground water table is high; sea level is high. It is a concern of Ms. O'Brien.

Ms. O'Brien asked what the square footage is of eco-rafter area. Mr. Coronati does not know.

Mr. Bachand received a letter from Mr. Steven LaBranche. It was read into the record and he gave a copy of the letter to the applicant.

Attorney Pasay and Mr. LaBranche's attorney are working together per Mr. Smith.

It was noted that five variances were previously granted. Those carry over, per Mr. Arvanitis, to this project.

Mr. Bachand noted mailboxes—the postal service has issues with entering the buildings. This was experienced with the Riviera. It was noted mailboxes will need to be outside. Mr. Bachand asked Mr. Coronati to meet with the postmaster.

The transformer (noise and screening) needs to be addressed.

Mr. Bachand asked about snow storage and how it will work. It is near the transformer.

Ms. Olivier brought up the recreation area; the Planning Board always addresses this on projects.

We will need another PRC meeting. It will be on the 25th of this month. If all goes well at that meeting, this could get to the Planning Board March 1st. Resubmit by the 18th, include PDF's.

Laurie Olivier
Office Manager/Planning

Ended 3:45 p.m.