

# Town of Hampton



## PLAN REVIEW COMMITTEE

### DRAFT MINUTES

**January 6, 2021 - 2:00 PM**

Via Teleconference

Due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic, and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, in order to properly ensure the safety of the public and that of the PRC members, this body is authorized to meet electronically. Please note there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, the PRC are utilizing a teleconference service for this electronic Meeting. The Public may join the teleconference by calling **1-857-444-0744** and using the code **156034**.

PRESENT (Telephonically):  
Jason Bachand, Town Planner  
Jennifer Hale, Assistant DPW Director  
Jodie Strickland, CMA Engineer  
James Marchese, Building Inspector  
William Paine, Fire Prevention Officer

Mark Gearreald, Town Attorney  
Laurie Olivier, Office Manager, Planning

Absent: Richard Sawyer, Police Chief  
Cathy Gilman, Unitil  
Mike Bernier, Aquarion  
Tobey Spainhower, DPW  
Jameson Ayotte, Fire Chief

6 Riverview Terrace & 144 Ashworth Avenue

Applicant: Zoo Property Management, LLC

Owner of Record: Same

Site Plan: Merging of both lots to expand the existing restaurant (Wally's Pub). New four-season addition to include additional bathrooms, additional dining space & abundance of air flow for patrons.

Waiver Request: Section VE. Detailed Plans.

Mr. Bachand read the COVID statement above.

Attorney James Scully is on the line and Kat Racine from Millennium and Al Fleury, the applicant.

Attorney Scully discussed the plans. This is for Wally's. Mr. Fleury said due to COVID, outdoor dining may be a thing of the future. Significant air flow and keeping people separated is important. He wants to create a barn-like structure. They will have to merge two lots together. That is the intent.

Ms. Racine, Millennium, said the merger is the main point. They want to be able to create a new structure that will be in compliance with the FEMA flood maps.

Mr. Bachand noted the waiver of the detailed plan requirement. He does not think there is enough information in the plan set. The scope warrants some more comprehensive items; drainage for one.

Mr. Bachand does not see the location of trash and recyclables. He asked about the porous paver walkway (near addition). What is that for? The emergency exit was asked about. Ms. Racine asked about the south side of the addition. The honey-combed area. The proposed pervious pavers-that is

meant to serve as a walkway to serve the back entrance. Access and egress to backside of entrance was discussed.

Mr. Bachand asked if any variances were required. He did not see any listed. Attorney Scully does not believe that there were.

Mr. Bachand discussed an existing and proposed zoning table. He does not see that on the plan.

For the lot merger, a form will need to be recorded to merge lots.

Existing paved parking was discussed; he did not see striping in an area identified. What is going on there was asked. Ms. Racine said the grade will come out and they will lose parking spaces. It will be pervious pavers; it can be added. It will be a full patio area in the future.

Mr. Bachand asked about the ramps that extend over the property lines. Ms. Racine said the ramps are for accessibility purposes (ADA). There will be a few feet of overflow. Grades can be adjusted. They can work with Al Fleury on other lots if an easement is needed. The lots should be part of the application possibly.

Mr. Bachand discussed the proposed picnic area. Fencing is not labeled. There is existing fencing already. It will be modified to fully show and act as a barrier. Mr. Bachand asked about material. Gravel, pavers. Ms. Racine said it will be pervious. Sealed surface requirements will be met.

Mr. Bachand asked about the pavilion. It looks more like a building to him. Roofed open area is what Mr. Bachand would imagine a pavilion would look like. Clarification is needed. Ms. Racine said it will act as a pavilion and a building. Similar to what was there. Sides can be added for colder days. Micro-walls that can be removed in the summertime were discussed. Heating the area in the winter and allowing air flow is for the cooler times.

Mr. Bachand asked about music, noise, sound barriers in the proposed addition. No formal stage is in the building. There will probably be speakers for sound to travel to that new area.

An abutter did provide comments and he read it aloud; it is available in the Planning Office and was provided to Attorney Scully for responses.

Mr. Paine (Fire) met with Mr. Murphy yesterday (engineers working on the project). They had questions for him. They are happy with the layout. He asked about the camper being used as a bar area in the past. Will it be incorporated in the project was asked. Attorney Scully said he believes it is being removed. The tent impeded egress in the past.

Jennifer Hale (DPW) asked if this is a sprinklered building; that is correct. Ms. Hale asked if it is open 42' up; is there a loft area; storage area. Mr. Fleury said he wants it open; there will be a lot of steel. Open barn, tv's, sprinklered. He does not foresee storage. Heat and TV's. Decorations. Ms. Hale asked when it is cold, will this be more like a building was asked. Mr. Fleury said he is researching what the R value is; he is checking things out. The new building may not be used in January or February, but with the new processes, if someone wants to do a function, this could be a good spot.

Ms. Hale asked about parking and the layout done previously – this would have to work together. What will be going on in the picnic area was asked. How are sealed surface calculations being calculated. New bathrooms – it is new in concept she understands. So much square footage that may get 8 months of use, this is doubling occupancy. Does occupancy rating change for Wally's was asked. Are more bathrooms needed? Mr. Fleury said it will be checked. He wants people to be able to access bathrooms without trekking through the whole building. Bathrooms at Wally's are old; this is a good opportunity. More bathrooms are always needed and he wants to be prepared.

Ms. Hale discussed attachment; it is one sewer service. Will he hook up to existing plumbing was asked? Mr. Fleury said under the building it is old, he wants to update. There are constant problems and pitch problems. He foresees it being best to add new plumbing. Ms. Hale said there will only be one service to the property so any new plumbing has to connect to the existing service. Mr. Fleury concurs.

Ms. Hale wants to see the number of parking spaces. Ms. Hale likes to see things on the plans. She wants more detail on the plans. How are you getting from Grade A to Grade B was asked. Will it be ADA compliant? It needs to be shown so the Board knows what they are approving. Trash and recycling (bins) were asked about. No more will be granted. In 2016, a dumpster was discussed. It may be beneficial.

She will send comments over via email.

Attorney Gearreald discussed his Memo; it was sent to Attorney Scully. He noted the site depends on parking. He thinks it's more than 2 lots; it should be 3 including the ones used for parking. He wants the site plan to include three lots. That drives having more abutters.

Attorney Scully discussed why include the parking lot in BS Zone, why does it need to be there to be a workable site. This was part of the site in the past and it was included in past site plans. He does not know what is required at this site. Attorney Scully said he did not think any parking was required per the Ordinance.

There have been prior approvals and variances. Flow of traffic will be changing because of the new building per Attorney Gearreald. Traffic needs to be clarified. Trenches were shown on another plan. How much drainage is needed was asked.

Sound from Wally's was discussed. Noise barriers were asked about. He said just TV's but you never know.

Easements noted in the deed for Wally's was discussed. Are any of the easements going to be affected was asked.

Jim Marchese (Building) said it is in BS Zone. It allows up to 75 percent impervious lot coverage. It shows proposed use will have 94 percent sealed surface. 1.3 would apply he believes as this is an existing non-conforming use. Was there a prior variance given about this was asked.

Jodie Strickland (CMA) agrees with Jason, Mark and Jen about the plans. They are lacking; the waiver for detailed plans is not appropriate for this.

Lighting and landscaping was asked about.

Parking spaces on the back lots encroach on Johnson and Riverview. She asked if it was drawn incorrectly. Line on Sheet 1 she does not know what it is. Along existing stone trench. It goes out to Riverview Terrace. Look at the line and figure out if it needs to be there.

Ms. Racine said it extends beyond the property line. She will fix it. Does it go under the existing tent was asked by Ms. Strickland. Stone trench wraps around and then 10' off of tent is where it stops. Angle is paved. Ms. Strickland wants that to be more clear.

More elevations are needed for the retaining wall.

Ms. Strickland said below existing building (south side) what is going on there. Is it gravel or paved or pavers, or wood was asked. Ms. Racine said the retaining wall is concrete. There is a paver patio. Heavy gravel (compacted) is in front of the building. Other retaining wall is compacted gravel. That note should be added on revised plans per Ms. Strickland.

Sheet 2 – ramps encroach on properties. They encroach on parking spaces. Stormwater treatment should be looked at. There should be stormwater drainage analysis on this site.

How many parking spaces are required for addition was asked. Spelling mistakes – picnic area. Some doors look like they are opening out to the ramp. Can doors swing out to handicap accessible ramp was asked about.

Elevations were asked about.

Ms. Strickland asked how area is accessed.

Delineate motorcycle parking.

Recycling and trash bins and storage was asked about.

Area behind pervious pavers was asked about. Grade difference.

Existing and proposed utilities; where are they were asked; infiltration.

**O&M is needed.**

Slope of ramp from west side 7.7 elevation. That is not ADA.

Ms. Strickland asked about first floor elevations – they are not showing the same. They don't match.

She will email comments.

Mr. Bachand said we need another PRC meeting. Next two dates are January 27<sup>th</sup> and February 24<sup>th</sup>. We would need fully revised and complete plans by next Wednesday if making the January 27<sup>th</sup> PRC. Mr. Bachand highly recommends to go to the February 24<sup>th</sup> PRC meeting. That is his suggestion.

Mr. Fleury said do you want TV, speakers, people eating, man with a guitar on plans. What is wanted was asked. He does not want to mislead people.

Mr. Bachand said that it all needs to be made clear to the group (PRC) and Planning Board, etc. Mr. Bachand said a letter with the resubmitted plans would be helpful and should discuss sound, how the area will be used, etc.

Attorney Scully asked doesn't this go to Board of Selectmen for music? Is this beyond perview of the Planning Board? Attorney Scully does not think this is up to the Planning Board. Mr. Bachand said these are questions the Planning Board may have, and Mr. Fleury should be able to address them. Mr. Fleury does not want to come to the PRC 5 times. He wants to cover everything now. He will have a full plan.

Mr. Bachand said comments will come from people from this PRC meeting.

Ms. Racine asked about the comment about the encroachment. An abutter mentioned they are worried about a discrepancy. Mr. Bachand will send those abutter comment to Attorney Scully.

Adjourned: 2:53 p.m.

Laurie Olivier  
Office Manager/Planning