

Town of Hampton



PLAN REVIEW COMMITTEE DRAFT MINUTES January 25, 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
Tori Bamford, Coastal Resilience Coordinator
Laurie Olivier, Office Manager, Planning

Absent: Tobey Spainhower, DPW
Glenn Dodds, Aquarion
Taylor Raine, Until

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, and Joe Coronati, Jones & Beach, appeared. Rick Smith is in audience (applicant). The project engineer from Jones & Beach is in the audience (Erica Eames).

Mr. Coronati revised the plans. He read through the DPW comments. The lights on Ocean Boulevard were discussed. They feel they made the changes requested. They made the changes the abutter requested. The door request made by Mr. LaBranche was made. The architect revised the floor plan. The gas meter and gas main were moved to other side of the building.

The utility room is without a swinging door – the lobby was changed. No doors swing into the travel way. The door in the back (handicap access) was switched to open the other (requested) way.

Grades were changed. The new driveway entrance was discussed. Grades to the site were discussed. They modified plans to not have water go through the building.

Matt Newton (Fire) had received emails from the Planning Board (it was actually a ZBA member) – wondering about access from the left side of the Fire Department access. This was agreed to by the Fire Department and that is the way it is. The ZBA member is concerned there is not enough room for access. Mr. Newton said to the applicant, if they get pushback, to get in touch with the Fire Department. **Mr. Bachand wants a memo from Mr. Newton, addressed to him, so it can be provided to the Planning Board with regard to Fire Department access.** The building is totally different than what was first approved.

Mr. Newton asked Mr. Bachand where they can memorialize keeping this access clear. When will it be added in was asked. It will be in the Condo Docs per Attorney Pasay. It should be in those; also maybe in the Planning Board conditions of approval. Keeping the eco-rasters clear was added.

Joe Lynch (DPW) asked if there is on-site management. It will be a condo association per Attorney Pasay.

Greg Arvanitis (Building) has concerns about construction of the building. Exterior sheathing and water infiltration were discussed. It has to be tight; fire rated, etc. He wants to see something that can be more water resistant. Tongue and groove; rigid tape, etc. Mr. Coronati can meet with Mr. Arvanitis on that.

Mr. Lynch said most issues of his issues were addressed. He brought up the excavation permit. DOT. Sewer mains need to be capped at the main. Take it to the main on the abandoned ones. Not so much getting a permit. Mr. Coronati asked if the DOT allows that. Mr. Lynch wants it cut and capped at the main.

Mr. Lynch discussed lightbulbs. Lights in that stretch – arms on Unutil poles we (Town) rent space from. We need safe lighting for the sidewalk at the very least. There needs to be adequate lighting on the sidewalk. Get more robust lighting.

Mr. Coronati said there is no easement through the property; it is powered through the pole in the back. Mr. Lynch said all poles were jointly owned. Light poles were Unutil owned. When the Town bought the street lights; we bought the fixtures. The feed won't be an easement to the Town; it should be an easement to Unutil. **It needs to be resolved before going to the Planning Board.**

Jodie Strickland (CMA) asked about the minimum footcandles there may be, but no one is sure.

Mr. Lynch wants the arm returned to the Town if it gets approved and returned to the DPW.

Mr. Lynch discussed sidewalk restoration. NHDOT discussions were discussed. It is a mess. If the pole comes out, there will be a hole. The sidewalk will need to be addressed.

Ms. Strickland discussed snow storage. Transformer. They may need to truck snow storage off site. She discussed removal of the sewer service.

Ms. Strickland discussed curbing and sidewalk by the emergency access. She asked Mr. Newton about this, and he said they are okay.

The saw cut line being abandoned was discussed. Water service capped at main. Curb stop. Is it being removed was asked. Rick Smith said there were two parallel services.

The property pin was asked about; it will get removed during construction. Other pins will be replaced.

Ms. Strickland will send her comments over to Planning and Joe Coronati.

Stormwater and drainage were discussed.

Brianna O'Brien (Conservation) does not see a wetlands scientist stamp (on the plans). Mr. Coronati said it may be overlooked. They are working with Gove Environmental. Ms. O'Brien is confused by the wetland impact plan - she sees two sets of buffers. She sees one line and the HOTL. She sees two buffer lines. Prime wetland edge and another wetland edge were asked about.

Mr. Coronati said the line going around property is a prime wetland. HOT has a finger that comes up. Two buffers. Jurisdictional. How does the HOTL follow the pavement if there is nothing between the pavement and marsh was asked by Ms. O'Brien. What stops it from coming into the property. Mr. Coronati said the HOTL can be on

pavement based on debris. Jim Gove needs to decipher. Once an area is pavement, it is not a wetland per Mr. Coronati.

Ms. Strickland said the HOTL goes - edge of wetlands and HOTL can be different than that. Ms. O'Brien verified this with the DES. Ms. O'Brien verified with DES that if there is debris, that is where the HOTL is--it doesn't stop where pavement starts.

Ms. O'Brien asked when will plans be submitted to DES. Mr. Coronati said soon. The Shoreland paperwork is within the next month. Gove is doing the wetlands permit. J&B is doing shoreland permit paperwork.

Ms. O'Brien said water is being pushed to abutters. That is concerning. Previous pavement is hitting the seasonal high water table. Mr. Coronati said it is above it. Mr. Coronati will check the grades. Ms. Strickland said you need one foot of separation. Ms. O'Brien is concerned that this will not be effectively infiltrating. It looks like it is being pushed to abutters. Mr. Coronati said currently it all drains toward the marsh. They are reducing that with the lay-out. Mr. Coronati discussed test pit 2, C-3. Ms. Eames gave a synopsis. It could be a full foot.

Ms. O'Brien asked about the grass on the side. It is 18" wide. Those grasses are not going to fit in that location she believes. They grow quickly. They will grow over the property line in a year per Ms. O'Brien. Mr. Smith did not want separation between the property. He is open to suggestions of sea grass.

Mr. Bachand brought up the variances. He spoke with Greg Arvanitis (Building) and the ZBA Chairman. When it went to the ZBA, the application form did not include the current language which reads: *"In cases where the Building Inspector or the Board determines there is a substantive changes to the plan; the variances are no longer valid, and the applicant is required to submit a new application to the Board."* That came into being in June of 2021. This application went before the ZBA in April of 2021. Mr. Bachand wanted to make it clear that this is not precedent-setting.

Attorney Pasay said the height of the building is lower. Mr. Bachand said access to the building is now at the front. Mr. Bachand asked Mr. Newton to confirm the fire engine would go off to the side and not underneath. Mr. Bachand said this is important because any change to height would likely exceed what was granted and would need to go back to the Zoning Board.

Mr. Bachand discussed mechanical equipment. Is it factored into the height was asked. Mr. Smith stated that the highest mechanical height is the elevator shaft.

Mr. Bachand asked about the recreation area, i.e. an area to congregate. It should be on the applicant's radar as the Planning Board always asks about this.

Steve LaBranche comments were discussed at the prior meeting and this meeting. Mr. Bachand gave a hard copy of a letter from Attorney Doug Macdonald to Attorney Pasay.

Mr. Bachand said they may need to access the other side during construction – near Steve LaBranche’s side. They won’t need to use his property. He was worried about the easement and deed. Mr. LaBranche needs to keep his access. Also, the driveway and resurfacing it was discussed.

Attorney Pasay will have it squared away. They will work with the other entity. They will deal with Mr. LaBranche and his attorneys.

Mr. Bachand asked about the wall encroaching into the easement. He is not sure how this gets addressed.

Mr. Bachand said the applicant should provide us with responses to Mr. LaBranche’s concerns prior to the Planning Board meeting.

Snow storage was asked about. Taking it off site if it reaches capacity. Trucking off site should be added to the plan. Mr. Coronati will add it.

This can go to the Planning Board.

Mr. Arvanitis asked Mr. Smith – what is time frame for taking down existing building. Mr. Smith said the utilities are disconnected. The contractor misplaced the document. He needs signatures.

The resubmittal deadline is February 8th; hard copies for the Planning Board and pdfs for the PRC to give a final look. The Planning Board will hear this on March 1st.

Laurie Olivier
Office Manager/Planning

Ended: 3:30 PM