

HAMPTON PLANNING BOARD

PRECONSTRUCTION MEETING

January 26, 2022 – 2:00 P.M. (on site)

PRESENT: Jason Bachand, Town Planner
Jodie Strickland, CMA Engineers
Joe Lynch, DPW Deputy Director
Greg Arvanitis, Building Inspector
Matthew Newton, Fire Department
Scott Bates, Police Department
Taylor Raine, Until
Joe Considine, Consolidated Communications

Others in Attendance: Joe Coronati (Jones & Beach Engineers), Chuck Bellemore, Nick Bellemore, Melissa Mayo-Smith (owners/developers), Mark Jobin (owner's project manager), Michael Keane (Michael J. Keane Architects).

449 Ocean Boulevard

*Renovate existing Sea Spiral Suites hotel into
thirty-seven (37) one-bedroom condominiums.*

Jodie Strickland, CMA Engineers commenced the meeting at 2:00 p.m. She verified with the attendees that the contact information listed on the agenda is accurate. Chuck Bellemore's phone number was missing from the agenda, and he provided it.

Jason Bachand said the plans that we are looking at were last revised on December 10, 2021, and the Planning Board Chairman signed the plans on January 19, 2022. The recording information is pending but will be provided to the Planning Office once that is completed.

Mr. Bachand confirmed the Planning Board's decision letter is dated September 22, 2021.

Mr. Bachand noted that an off-site bond was not required for this project. The CMA construction review escrow of \$1,500 has been submitted to the Planning Office.

Construction hours are Monday through Friday 7 a.m. to 7 p.m.; 9 a.m. to 5 p.m. on Saturdays and no work is allowed on Sundays or holidays.

Mr. (Chuck) Bellemore said that work is expected to commence in a couple of weeks and should be done by this June or July.

Ms. Strickland discussed utility coordination. They will need to coordinate with Aquarion; Mike Bernier could not attend today. Until will address the pole replacement. Joe Lynch discussed sewer. There is a need to verify sewer service, they don't want to cap what is in use. There are four sewer services shown on the plans. The active ones should be verified during demolition.

Ms. Strickland said she will make periodic site inspections. She needs 48 hours notice for inspection and she then prepares field reports for each visit. With limited site work, most of her inspections will involve the porous paving.

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The contractor is responsible for site safety. OSHA safety regulations must be followed.

Design changes must go to the Town first. These should be directed to the Planning Office. It will then be determined whether any such changes are minor field modifications or require further Planning Board approval.

Material testing - Ms. Strickland wants those results for her file. The submittals preliminarily noted are granular materials and porous pavement mix. Submittals should be reviewed and accepted by Jones and Beach then e-mailed as PDFs to CMA.

Mr. Lynch said that when the existing sewer services are uncovered, to contact DPW to verify them visually.

Mr. Bachand noted conditions still needing to be met before the Building Permits are issued. These include Aquarion approval, Until approval of the preliminary electrical design, and any State permits (Shoreland Permit). Mr. (Chuck) Bellemore said he has these and will provide confirmation to the Planning Office and Building Inspector.

Mr. Bachand noted FEMA's concerns with this project, specifically the substantial improvement thresholds. Conditions #3 and #20 apply to those concerns. No project phasing – all work is to be done simultaneously. The project must remain under the 50% substantial improvement threshold. The Planning Board was assured of this by the applicant. The Building Department and applicant will need to carefully monitor this.

Fire Department had no further comments.

The Police Department needs assurance that there will not be any obstruction onto the sidewalk or street. There should be a plan. Work in the roadway, or blocking of the roadway, requires a detail. Mr. Bachand noted that there is a condition of approval for a public safety plan. Mr. (Chuck) Bellemore confirmed that he has spoken with Chief Hobbs about this.

Mr. Arvanitis needs a copy of the report on the structural conditions of the building. Mr. (Chuck) Bellemore will see that he receives this.

There were no comments from the design engineer.

Meeting Ended at 2:15 p.m.

Jason Bachand, Town Planner