

Town of Hampton



PLAN REVIEW COMMITTEE DRAFT MINUTES February 23, 2022– 2:00 PM Selectmen’s Meeting Room

PRESENT: Jason Bachand, Town Planner
Joseph Lynch, Deputy DPW Director
Matt Newton, Fire Prevention Officer
Gregory Arvenitis, Building Inspector
Laurie Olivier, Office Manager, Planning

Absent: David Hobbs, Police Chief
Jodie Strickland, CMA Engineers
Tobey Spainhower, DPW
Mike Bernier, Aquarion
Taylor Raine, Until
Brianna O’Brien, Conservation Coordinator

17 & 19 L Street,

Map: 293 Lot: 55 & 56.

Applicant: T.R.D Entertainment Co., LLC

Owner of Record: Same and Town of Hampton (Leased Land #19).

Site Plan: Proposed permanent outdoor seating for restaurant/bar at #17 & #19. Existing residential use of #19 to be abandoned and become commercial.

Waiver Request: Section V.E.-Detailed Plans.

Terry Daidone is present, the applicant. The project is partially on leased land. Kat Morrill, Millennium Engineers, is also present.

Kat noted that this is the second PRC. They made sure everything was taken care of. The two buildings and abandoning the residential use were discussed. Seating was discussed. Lighting was discussed.

Matt Newton, Fire, noted the applicant took out the gate on the front. The front entrance was discussed. The gate behind the new stage was discussed. They put the gate to the left. Mr. Newton asked about the rear entrance. Stairs are swapped away from it. The deck needs to be cut. They need to be flat. On the side next to the building – how will it stay 36” and how will people park in there was asked. They said there are two metal poles. Metal poles are not three feet out. Vents coming out were discussed. Can a fence be put up there was asked. Mr. Daidone said to accept the metal posts for now, they could put a chain across also. Just so long as cars do not park in there.

Mr. Newton asked about L Street storage. The intent is to limit the number of persons using the exit. Jake Magro discussed half out the front. Only if there were a fire in the middle. It was a side note. They are fine with the 36” exit.

Mr. Newton asked how storage will be held. Mr. Daidone said they want to use the driveway. If they want to use it (the 19 L Street buildings) for office space, they have to come back. They understand. How will it stay storage was asked. Mr. Daidone said it is surveyed now. They can put double chains on it.

Mr. Newton said this patio will be run in the winter as well.

Greg Arvanitis, the Building Inspector, does not have any questions.

Joe Lynch, DPW Deputy Director, said most of his questions have been discussed. Mr. Lynch asked about asphalt to the pervious pavers. We prefer it soaks into the ground. Mr. Lynch is not familiar with the floor (dining), cleaning products. What is going through pervious pavers was asked.

Kat Morrill asked about spillover. Mr. Lynch discussed run-off, sweeping. Now we have food requirements and mopping and cleaners and that can get into the ground. Mr. Bachand said we talked about this at the November meeting. We wanted them to provide pavers. Mr. Bachand said this reduces sealed surface because it is already high there. Where this is dining, is this a benefit was asked. Ms. Morrill said pervious pavers are used across the street also with the new Luchos project. The stormwater maintenance plan takes care of this.

Ms. Olivier noted that it is hard to get O&M requirements submitted timely.

Mr. Lynch discussed getting clean water to the ground is what they want. If this were a dining room, it would be mopped, vacuumed. Mr. Daidone said they pressure wash, but it's just the water and it's how they clean the 40'. Mr. Lynch wants this in the O&M Plan.

Mr. Bachand noted we have not seen an O&M Plan.

The gate swinging out toward the road was discussed. There is not a gate there now.

Mr. Lynch said all other questions have been answered. Mr. Lynch noted the count on impact on sewer will be calculated later.

Mr. Bachand discussed the Legal comments from Attorney Lowry, and handed out copies of the comments to the applicant and others.

Mr. Lynch noted the O&M Plan is part of the permit. Reports are supposed to be submitted. It doesn't always happen that way. He noted annual reporting needs to be kept up with. Mr. Lynch/DPW needs to give reports to the EPA. If he does not get one, they will be cited in the DPW's report as non-compliant.

Mr. Bachand discussed the fence; the 42" fence. It should be a 36" fence and read that way on the plan. The new lease is in the works. Attorney Lowry said to operate under the current lease until the next one is negotiated. Mr. Daidone said he thought they re-did the lease. Mr. Daidone was wrong at the last meeting; it is still a 12-year lease. They will operate as it currently stands.

Mr. Bachand discussed the prior Building Inspector's requiring a variance. The structure was discussed. They are in agreement - as long as the tables are not fixed into the ground. No variance is needed. The fence does not require a variance. Mr. Arvenitis noted he is also in agreement.

Mr. Bachand discussed the buildings there and how they are to be used in the future. Storage is the essential use. If anything is different/changes, it would have to come back for an amended site plan. If it is later an office space or whatnot, the site plan needs to be amended. There will be a recommended condition of approval to this effect.

Mr. Bachand discussed live music; music is limited to acoustic music and a vocalist. The noise ordinance is in the jurisdiction of the BOS; the Planning Board does have a say as part of site plan review in terms of mitigation, etc.

Mr. Bachand read a condition for sound which the Planning Board applied to prior projects. If there are noise violations, there may need to be a third-party review. The Planning Board used this in prior projects and it will be recommended for this project.

The Planning Board was adamant on this language for prior projects. It was note that there is a difference between a violation and complaint.

Mr. Bachand discussed not obstructing the public sidewalk. They are going to try to comply with not inundating the sidewalk. Mr. Daidone said people will still hang out on the sidewalk. Mr. Bachand said they need to demonstrate a strategy to address this.

Mr. Bachand discussed the proposed conditions plan. The drink rail was asked about. There is still one on the 17 L Street side and some extend over the property line. It's a structure – it used to be a permanent awning. It's all existing. It was an awning before per Mr. Daidone; it was heavy canvas. It was noted the drink rails should not stick out in the right of way.

Mr. Bachand asked about the black metal fence. There should be a detailed drawing of the fence. The drink rail will be removed. The Planning Board needs to know what the fence looks like.

Mr. Bachand asked about having a 3D rendering of what will be outside—what seating/dining will look like if possible. This may help the Planning Board to visualize what it is considering.

It was noted #17 has a residential unit. Where is parking was asked. The driveway on the east side of the building per Mr. Daidone. It should be noted where they are going to park. Ms. Morrill will show the two pre-existing stacked spaces.

We need the O&M Manual was reiterated.

No additional PRC is needed after this one. The resubmittal date is March 9th; if everything looks good and is in order, the Planning Board can hear this on April 6th.

Mr. Lynch asked about solid waste, trash and recycling. He asked about the small area for storage for receptacles. There will be a larger area. More refuse, more patrons. Is the DPW picking up or is the applicant was asked. Mr. Magro said it is Town pick up. Are they going to need more barrels than they have now was asked. Mr. Daidone said barrels stored at the rear of the building, they don't need any more. Mr. Lynch said he needs to talk to solid waste people to discuss refuse now. Have there been any problems was asked. He will check that out. Mr. Lynch will comment on that.

Mr. Daidone said they have not been made aware that there was a problem. Mr. Bachand said it should be shown on the plan. Kat asked if all 10 carts need to be shown. Parking for the apartment was discussed. Does that compete with trash barrels was asked.

Ms. Olivier asked about snow storage. Do not discharge snow into the right of way. Take it away. Put a note to that effect on the plan, i.e. snow storage needs to be trucked off.

Laurie Olivier
Office Manager/Planning
Ended 2:45 p.m.