

# Town of Hampton



## PLAN REVIEW COMMITTEE

### DRAFT MINUTES

**February 26, 2020 - 2:00 PM**

Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner  
Bill Straub, CMA Engineer  
Jennifer Hale, Assistant DPW Director  
William Paine, Fire Prevention Officer  
James Marchese, Building Inspector  
Mark Gearreald, Town Attorney  
Fred Welch, Town Manager  
Cathy Gilman, Unutil (audience)  
Mike Bernier, Aquarion (audience)  
Tobey Spainhower, DPW (audience)  
Laurie Olivier, Office Manager, Planning

Absent: Rayann Dionne, Conservation Coordinator  
Richard Sawyer, Police Chief

**6 Scott Road & Scott Road**

**Map 125, Lot 44 (6 Scott Road) and Map 126, Lot 31 (Scott Road)**

**Applicant: Casemo Realty, LLC**

**Owner of Record: Same**

**Site Plan: Merge two lots and construct an approximately 28,800 square foot industrial building with associated parking and driveway.**

Paige Libbey, Jones & Beach, appeared with Steve, the applicant and Tom Moulton (Casemo). Two parcels are going to be merged. It is Industrial now. It is over 4 acres. There is an industrial warehouse building and a smaller office building. A large portion of the site is paved or gravel. It's for vehicles and trailers. It is accessed through 2 Scott Road. There are three phase overhead and sewer easements throughout the property. A 28,000 s.f. industrial warehouse building is being proposed. Removing 45,000 s.f. of pavement where proposed building is to go. They are increasing impervious area by a small amount.

They discussed a detention pond proposed to the north of the building. There is a stone drip edge for roof water. The swale along the back of the building will collect run-off and be directed to the detention pond.

A portion in the front will be repaved. Goes to existing catch basins.

There is one service for utilities.

The landscaping plan contains trees and shrubs and shrubbery in paved islands. Lighting will be placed around the building – front and back. Wall mounted lights. No State permits are needed.

Mr. Bachand asked for Unitil to comment. Cathy Gilman said they had a site meeting and have a game plan. They want to relocate wires--55-56 Lafayette Road. Put in rizer pole; upgrade other poles out there – as they are substandard.

Attorney Gearreald asked if there is a recorded easement (asked Cathy Gilman). There is one on some of the poles; not the whole line that goes behind. She has numbers. Ms. Gilman thinks it should be recorded at the Registry. Attorney Gearreald said if the location is changed, it would need a new easement to be recorded.

Attorney Gearreald said to make sure the taxation language is in there. RSA 72:23.

Aquarion-Mike Bernier said water line going to the house – is it going to be in the way was asked. Carl (McMorran) wants it cleaned up. All utilities come off of Scott Road per the applicant. Mike Bernier said it needs to be straightened out. Get it square.

Attorney Gearreald asked if a new hydrant would be put in. It was stated 'no', there is one already existing.

Attorney Gearreald discussed the Memorandum he provided to the applicant and PRC members. The abutters need to be accurate and fully notified. If we do not notify the correct people, there can be jurisdictional issues later.

Attorney Gearreald discussed Hannaford Bros had a particular address that was Carlisle, Pennsylvania. It went to deeded address which is Portland. Did we get a return address (card) was asked. It was noted that PRC is not a certified mailing.

On the plan, there is a notification on the existing plan, additional abutter. That is the Walgreen's property. They are not across the street; they don't need to be notified. If you strike it from plan, it is better per Attorney Gearreald.

On the site, there are four different utility things going on; abutters need to be notified.

Attorney Gearreald discussed the existing conditions plan, boundary, etc. PanAm Railways is shown. They are no longer abutters. The abutter list is correct. On the Plan, it should state State of NH.

The sewer easement for the Town was discussed; there is a recorded easement. The sewer line is not in the easement. We want a recorded easement for the location of the line. Jennifer Hale said it is 10' each side so we want 20' in total; 10' on each side.

Parking issues were asked about by Attorney Gearreald. Casemo owns two lots. It also owns the adjacent lot. Parking spaces cross over into lots in question. It needs to be cleared up. How spaces are being counted was asked.

Are spaces being double counted was asked by Attorney Gearreald. Ms. Libbey does not know. It will need to be answered per Attorney Gearreald. A boundary line adjustment may also be needed.

The Applicant expanded to do plowing; he can cut it. They will clarify it.

Attorney Gearreald said the parking spaces shown as being associated are across the line. In 2018, spaces were shown as exclusively on a certain lot (Lot 34). Another boundary line adjustment may need to be considered.

Attorney Gearreald discussed a License Agreement referenced on the site plan – demolition plan. That agreement allows for egress and ingress; it probably does not apply any more. Licenses do not run with the land. The Applicant said the agreement expired. Attorney Peter Saari put a notice that it was nullified. He can check with Attorney Saari. Do not reference it on the plan if that is the case. Saxonville has long been gone.

Attorney Gearreald discussed parcels going back to the Dunfey days. Hampton Plaza. Abutters parcel, owned by Sheepscot River Holdings (500 Lafayette Road) was deeded with reference to the plan Attorney Gearrelad provided in his packet. It shows not only a Town sewer easement, but also a driveway and another right of way not connected that runs to Scott Road. Their deed does say subject to a driveway. It can be relocated. Make sure the driveway is shown on the plan, in a fixed location. It should not conflict with the new building. The Applicant said he will get it defined.

Attorney Gearreald asked if these will be condo units and will be condominiumized. The Applicant said he typically keeps what he builds. He rents them out as income. A lot of contractors need warehouses. No impact to schools; low traffic. He wants to improve the property. Attorney Gearreald said since they will be rentals, they will need CO's from the Building Department.

Mr. Bachand noted that the abutter from 500 Lafayette Road reached out to him. The driveway needs to be shown on the plan. Maybe the Applicant could reach out to that abutter to discuss the matter.

Fred Welch discussed deed Book 1539, Page 378. As Mr. Welch looks at the plans, it appears for two lots the frontage on the original deed is not the same as the frontages on the plans and not the same as on tax maps. The original deed has one 44 feet; tax map has 52 feet and it has a different number somewhere else. Frontage of 75 feet; tax map 32 feet and plan it is 81.4 feet. Something is out of alignment. Mr. Welch said it needs to get into alignment. Mr. Welch said the tax map is a guess. The Quitclaim Deed for the road and the project should match. Ms. Libbey will check that out.

Attorney Gearreald said there are two deeds for the land for the road.

Bill Straub, CMA, discussed the Cover Sheet – lot area listed as 191,000 s.f. and elsewhere it is 187,000. Sheet 1, C1, sewer easement needs to be resolved. The water main location and size of material is not shown. Aquarion issue. Should be shown on the plan. Loading ramps are artifacts.

Limit of disturbance was discussed. Square foot area for that should be shown. It is 91,600 – C3. Note #4. Disturbed area is tight. Ms. Libbey said it could be changed.

Lot 7 disturbance would be addressed by the lot line adjustment. Mr. Straub said C2 – a traffic pattern should be shown. How will employees and customers get in and out was asked about.

Mr. Straub discussed the number of parking spots. They are double spots facing each other. If those are used for this project. If they are used back to back, how will it be used if it is a separate lot. If cross access easements are used, then it could be done.

Mr. Straub could not find the calculation for employees. Mr. Straub said to state what the assumptions are for number of employees and number of parking spots. One parking spot for every 3<sup>rd</sup> employee.

C3-AOT permit; if they had one, they would have to show treatment for asphalt. Even if they don't need AOT, they have to show what is achieved. Water quality component is needed. Water treatment piece is needed. Ms. Libbey said the proposed pavement goes to existing aprons. Reducing the amount of pavement on site was discussed. They are replacing pavement. Ms. Libbey said she thinks AOT has some kind of regulation. Jennifer Hale said the definition of redevelopment was discussed. She understands to

take a site from A to Z is not realistic. The roof needs to be infiltrated. Anything getting to detention basin; having water qualify component takes care of water quality.

Mr. Straub said to put the bioretention element in the pond, possibly. Ms. Libbey will have to look at water tables.

Mr. Straub discussed snow storage in the pond. That is not okay. Ms. Hale said the area being shelved; disbursing more along the shelf.

Mr. Straub discussed the existing swale off Scott Road. It is a grassed swale. Does it need to be reinforced was asked. Ms. Libbey and the Applicant stated 'no'.

Mr. Straub asked about garage elevation; what is the building used for. Trucks per the applicant. An office is also shown. C4 there are notes not applicable to this project. Mr. Straub will send in an email. He asked about Note 14 – sewer flow calculations. Totally different number than 210. It needs to be resolved.

Mr. Bachand discussed the proposed warehouse. He asked if there were more specific uses intended for each of the individual units. The permitted use table for Town Center-North should be considered. How does that get checked was asked by Ms. Hale. The Applicant said as long as they meet permit requirements; dead storage; cars. It should be similar to 2 Scott Road. There's a cabinet maker. As uses come and go, it will require new Occupancy permits.

Mr. Bachand said this came to the Planning Board for a conceptual consultation a few years ago. It was three building at that time. The Board brought up architectural design. Note to take this criteria in mind. It is in our Site Plan Regulations. The Applicant said they will make it look nice.

Mr. Bachand asked about the overall intensity of the project. Having a traffic engineer look at this was brought up in the past per Mr. Bachand.

Signage can't be off site at Lafayette Road; it has to be at the Scott Road location.

Fairpoint's name has changed to Consolodated Communications - that needs to be corrected.

The surveyor stamped the plan sheets, but they also need to be signed and dated by the surveyor.

Mr. Bachand noted the gravel rail trail is not constructed yet, but it is noted on the plan sheets. It should not be identified as that, maybe say "Proposed Gravel Rail Trail" instead.

Jennifer Hale discussed the south side of the building, there's large paved area that shows it goes to something else. What is being connected was asked. Ms. Libbey said there is a

parking lot there. It looks like it's connecting to another parcel. She wants the connection removed. Make it a snow storage area.

On disturbance line – underground electric – contractor digging it up, there's small triangle there; she said to square it off.

Ms. Hale discussed the Site Plan and uses. Store construction equipment. What is outside - vehicle or equipment storage? Will it be another repair shop? Will there be dedicated areas to park? Show it on the plan, since we don't know the uses. Storage of equipment and extra vehicles should be shown. The Applicant does not want outside storage. Ms. Hale said if it is not called out now, it won't be allowed. Future tenants, it was noted, the applicant would not have flexibility since they don't have outside storage.

Ms. Hale discussed garage doors; no need for concrete ramps was asked. On C3 – drainage. Water quality. Peak and volume – CMA will go through the report.

Ms. Hale discussed the sewer service and manhole. They want them to connect to the current manhole.

Ms. Hale discussed the 3075 catch basin; raise to 59.7. Will it drain or will it drain something from the other side was asked. Ms. Libbey will check. Ms. Hale thinks they want it lower. The rim of the structure will need to be raised.

Ms. Hale discussed parking. 2198 sewer manhole – is the capped entrance the one at the 45 degree angle or 90 degree angle. She wants it clarified.

Ms. Hale will send them an email with all her comments. A revised trash note will be on that email.

Electric underground; that utility pole remains and it is in a parking spot that they are counting. Protection of pole was discussed. Mr. Welch said it's three phase; it needs manholes. If a fault comes in line, there will be a manhole explosion.

Mr. Marchese, Building Inspector, said he is concerned on C3, the grading plan, they are required to have 6" of pitch away from the building. There is a swale around the building. That requirement is being met. There is an existing spillway from 580 Lafayette Road; it is being directed toward Unit 12. He thinks there should be a swale so whatever is low is directed to the detention basin and away from the building.

Mr. Marchese has a concern with the warehouse use. Sometimes a cabinet maker will be working there at midnight; saves some time, crashes there, and gets up in the morning. Make sure tenants are not sleeping in the building.

Bill Paine (Fire) noted this will require a fully addressable alarm system and fire suppression system. It will need to be sprinkled.

Laurie Olivier discussed the abutter notice. She noted Hannaford's address from the Applicant was different than what Assessing had. She asked the applicant to double check with Charlene (Assessing) as Charlene clarified the Hannaford's address with her.

One more PRC meeting is needed on this one as there are many comments to address. The resubmittal deadline is March 11<sup>th</sup>. The next PRC will be March 25<sup>th</sup>.

Adjourned 3:10 p.m.

Laurie Olivier  
Office Manager/Planning