

Town of Hampton



PLAN REVIEW COMMITTEE DRAFT MINUTES

March 24, 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, DPW
Jodie Strickland, CMA Engineer
Mark Gearreald, Town Attorney
Laurie Olivier, Office Manager, Planning
Cathy Gilman, Unitil
David Hobbs, Police Chief
James Marchese, Building Inspector

ABSENT: Bill Paine, Fire Prevention Officer
Mike Bernier, Aquarion
Mike Collins, Comcast

21-030 16 L Street

Map: 293 Lot: 34.

Applicant: 158 Ashworth Avenue, LLC. Owner of Record: Same

Site Plan: Conversion of residential site into a commercial restaurant. Front home to be demolished with improvements to rear structure to create a mainly outdoor Mexican-themed restaurant. Waiver Request: Section V.E. Detailed Plans.

Mr. Bachand commenced the meeting by reading the above Emergency Order. Attendees introduced themselves.

Attorney James Scully telephoned in. Al Fleury and his daughter are in the office (Scully). Charles Hoyt also called in. Mr. Fleury purchased this property a while ago. It is to demolish the structure and develop a Mexican restaurant there. The design is creative. They will leave the back building as is. They obtained variances and they want to build a larger façade on the front of the building. This should help with concerns from abutters. Hopefully, noise and light won't affect abutters in any way. It is a simplistic design.

The access is on the western side for deliveries and/or emergency vehicles.

Charles Hoyt (architect) likes the design. Mr. Fleury came up with it all, design, etc. Minimalistic, a lot of greenery was noted. Three layers with a gate were discussed.

Bill Paine (Fire) was not in attendance, but noted to Mr. Bachand that he does not have any issues. He will work out details during the permitting process. Mr. Bachand passed this along to the PRC on Mr. Paine's behalf.

Mr. Marchese, Building, has no comments.

Cathy Gilman said Unutil will be relocating the pole. There is a proposal out to Al Fleury on that now. It should take care of the new building.

Dave Hobbs, Police, discussed construction. There will be a lot of pedestrians during construction. It must be secured at night.

Jennifer Hale (DPW) will send her comments over afterwards. She discussed the waiver request. It is a site plan; having a detail for construction is needed. More details are needed.

The existing conditions plan should be called a demo plan. Utilities need to be labeled with the size and material. Brick building with sewer disconnect permit.

How is the back building currently hooked up was asked. What is coming out and what is getting put back in.

Everything will be shut down, she assumed, while they raise the other building. She needs clarification.

The existing gas line was discussed. Does it go to the property next door or is that property line to the building. How does that gap work was asked.

Kat Racine from Millennium just joined in.

Jennifer Hale (DPW) said notes need to be revised –capping at property lines; not in the street. It should be done for all utilities. Where should water and gas be capped. What is being disturbed in the right of way.

Who owns the fence? Property or abutter. Chain link on the other side. It needs clarification.

Driveway permit will be required. Add it to the plan.

The area opposite the driveway, sidewalk needs to be removed. The new concrete walkway needs to be shown.

Jennifer Hale discussed “as granted” with sealed surface. It is 70.8. It needs to be clarified. 70.8 – it said it included the cobble lot. 11 percent reduction.

Grading at the property line; size and type of proposed sewer. Jennifer Hale asked about 2” steel cover over trench. Water run off was asked about and infiltration as well as how the steel plate is being used.

Infiltration design was discussed.

Roof run off – how is it being handled. What is the height of the rehabilitated building with relation to the other building. Roof lines were discussed. Jennifer did not see an area for trash and recycling. The kitchen is inside; everything else is outside. Is this a sunny day business? Seasonal business.

Jodie Strickland (CMA) noted a lack of detail; a higher level of detail is needed. A waiver of the detailed plan is not appropriate. Everyone needs to know what the project is.

Existing site plan – separate plan or demo plan. Lighting – fixtures should be shown. They need detail sheets. Concrete ramps.

Sheet 1 – show existing utilities, water, gas sewer. Clarify where existing utilities are.

Jodie will send over her comments to the applicant.

Driveway to be removed. Service to the back building-not shown on the plan. Do buildings share services. Only one connection.

How is 16 getting electricity was asked.

Is the deck being removed.

Does the sealed surface include the building? Add it to the note.

Sidewalk work was discussed.

What is the courtyard constructed of was asked. Is it cobblestone? How do you get through the courtyard to the ramp to the back was asked. What is the ramp constructed of. Is there a handrail.

Sidewalk on L Street needs reconstruction.

Are grass areas staying grass.
Infiltration was discussed.

Where is the proposed electric. It needs to be on the plan.

Trees planted on the west side were asked about. The stockade fence was asked about. Eating inside and out was asked about.

Stormwater – it is not being dealt with at all. Stormwater calculations should be shown. Where is run off from the roof going. Stormwater at property edges was asked about. Water can't pond on the owner's property. We need an O&M Plan.

Attorney Gearreald discussed abutters. The list seems correct, but the plan does not match it. Wrong address for 293, Lot 16; different owners on Map 293, Lot 17 and 293, Lot 55. The plan should be made to match the abutter list.

Unitil should be notified as an abutter if the underground with electric going back to the rear building is going to be underground, because Unitil would probably want an easement given. Is it overhead or underground.

Attorney Gearreald said the site is located on formerly leased land, but the application did not include the original deed that is supposed to be appended. It is Book 2550, Page 2975. It was from the Town to Albert Levesque and Lucille

Levesque. There are some deed restrictions that will require relief from the BOS. No fences may be erected upon the premises of ...no more than 3' height. There is/are 10' privacy fence on the side and 7' rod iron in the front.

Deed restriction #4, buildings...connected and attached to the dwelling house. There is not going to be a dwelling was noted. RSA 41:14-a notes this needs to be addressed by the Selectmen.

Noise issues were discussed. The Planning Board has authority over noise and has adopted site plan regulations that could deal with issues such as noise. Site Plan Regs, Section IV.D. Review Standards #2, light, glare, odors...discernable off the premises...indirect lighting. There is no discussion in this application on what kind of noise will be expected. Will there be loud speakers on the deck and outside seating areas. Will the deck be used for entertainment. Courtyard? Garden area.

An entertainment license may need to be sought by the BOS. Deed restriction #2, . . . grantors...conducted on conveyed premises...which would be unlawfully noisy or offensive..., etc. It is a covenant that runs with the land.

Sidewalks. There will be a new driveway permit sought.

Tip down going down the Town sidewalk onto L Street was discussed. Is that where there is parallel parking was asked. Will parking spaces need to be reoriented was asked. Parking may be for residents only.

Installation of new granite curb on L Street; it would require BOS permitting. It is a Town sidewalk.

Front fence appears to be on the property line – Selectmen's permission may be required. ADA compliance on the ramp was discussed. Pedestrians have to cross a cobblestone walkway.

Flood zone impacts were discussed. Acknowledgement in Note 2 that this is in the flood zone. For bldg. permit – there are calculations that need to be made; raising up the rear building or not. The building inspector will need to deal with this. Attorney Gearreald will issue his notes tomorrow.

Attorney Scully discussed the 41:14-a and he will make sure Unitil is updated for abutters.

Mr. Bachand discussed demolition; a demo permit will be required for the front building. Variances were granted February of this year.

Waiver Request – Mr. Bachand thinks this is far too substantial a proposal for a full waiver request of the detailed plan. Landscaping, lighting, etc., we need and should have more information than what is provided.

O&M is needed.

Mr. Bachand has concerns about noise. The plan does not speak to reduction in noise or noise mitigation. Live music was asked about.

Outdoor use only – it is unique and creative. Mr. Bachand asked how it would function during inclement weather. Would there be tents? That would need more permitting.

Intended hours of operation was asked about.

Paved access driveway on the west side of the lot; it is for deliveries; Jason Bachand said it appears quite narrow with no turn around. Possible concerns with backing in and pulling out for deliveries onto L Street was asked about.

Mr. Bachand asked about curb cuts, including one that appears to be in front of the garden area. Only one curb cut is allowed.

FEMA flood maps; January 29th new maps took effect. It is in Zone AE. Would this reach the substantial improvement threshold was asked. 50 percent of the value of the structure (rear). How is this being calculated. The Planning Board needs to know this as well.

Plantings were asked about. Not yet selected per the plan; just that they will be chosen with Mexican theme. What varieties are being proposed would be good to know, and we need to know they will be maintained and can survive there.

The HBAC often looks at projects from an architectural review standpoint. Not sure whether this one would apply, but Mr. Bachand can help Attorney Scully with that.

No further comments from Attorney Scully.

Kat said she is working on the stormwater applications. They had a hold up in getting them completed. They will be available at the next meeting.

Slotted steel cover to be used to provide cover for the stones. Make it easier so it is firm.

Cobblestone for ADA walkway will have to be checked out. If they are flat in surface, they should comply. She will check on that. She will add details.

Kat will update abutters to make sure all are confirmed.

74 percent sealed surface. Now showing 74.8 percent. They are looking to be under the maximum sealed surface. She will update sealed surface notes.

Kat spoke with Mike from Aquarion. They need two services for the water aspect. They are working with Cathy Gilman for the proposed pole location. Overhead for lines is what they are thinking.

Mr. Bachand stated we need to see this one more time. Jodie said another PRC is good. More detail is needed.

Resubmittal is April 7th; the next PRC is April 28th.

Adjourned: 2:42 p.m.

Laurie Olivier
Office Manager/Planning