

Town of Hampton



PLAN REVIEW COMMITTEE

DRAFT MINUTES

March 27, 2019 – 2:00 PM
Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner
Jodie Strickland, CMA Engineer
Jennifer Hale, Assistant DPW Director
Kevin Schultz, Building Inspector
William Paine, Fire Prevention Officer
Rayann Dionne, Conservation Coordinator
Mike Bernier, Aquarion (audience)
Cathy Gilman, Unutil (audience)
Fred Welch, Town Manager (Audience)
Laurie Olivier, Office Manager, Planning

Absent: Richard Sawyer, Police Chief

95 & 97 Ocean Blvd & 4 & 25 J Street

Map: 290 Lots: 116, 117, 118 & 137

Applicant: McGuirk's Ocean View, Inc.

Owner of Record: Same & Four J Street LLC

Site Plan: Four-story restaurant and pub on Tax Map 290, Lots 117 & 118 that attaches to the existing (McGuirk's) Restaurant with a breezeway. New building to include one residential unit, as well as an outdoor patio for the restaurant. Lots 117 & 118 will be merged. Waiver Request: Section V.E.11-Landscaping.

Tom McGuirk and Joe Coronati, Jones & Beach, appeared. Joe stated this is the 2nd PRC. They went through the list with regard to the response letter. Mr. Coronati gave an overview of changes. A lot of detail was added. They dug test pits to verify drainage. Detail on parking lot was added. Added outdoor grease trap. R tanks were modified. Water will be extended through McGuirks then over to addition. Solid waste/refuse and recycling have been added to the plans.

Aquarion and Unitil are all set. Jennifer Hale (DPW) asked Kathy (Unitil) about coming off pole and then going horizontal, then under sidewalk and then back to building. Jennifer asked about the next pole down. Kathy said there are no loads for building yet. Transformers can be upgraded. Kathy said there are some unknowns. Kathy said they don't want to go across the parking lot. Kathy said there are three now that are substandard. Jennifer said if there are already conduits from the pole, to fix them all at once. There would be a lot of electric in the right of way. Jennifer said she wants the applicants to continue to work with Unitil, but keep the DPW in the loop. Minimizing conduits is what the DPW wants.

Jason Bachand (Planner) stated the applicant went to the ZBA on sealed surface. There was a discrepancy in the Motion at that meeting regarding 76 to 80 percent; they were going to 90.1 percent. Jason and Laurie (Planning Manager) checked the minutes. It was supposed to be taken care of at the last meeting when they went to the ZBA with the ADA portion of a variance. Joe Coronati was going to go to the ZBA on that Motion that needs to be changed. It looks like it was not addressed yet. It needs to be addressed before going to the Planning Board. **The Motion says something totally different and that is a problem.**

Mr. Coronati discussed Note 2 on the Site Plan, we specified the site with sealed surface individually and proposed as merged. The ZBA action needs clarification. It was mis-stated in their Motion. Kevin Schultz (Building) said what Tom McGuirk proposed on the original approval, it's what he asked for. Kevin noted when Bill O'Brien made the motion; he said 80 percent instead of 90.1. They went last Thursday for the ADA; Kevin said they should have gotten it cleared up at that meeting. It fell through the cracks. It has to be resolved before going to the Planning Board. Kevin mentioned to Jason to maybe get a letter from the Chairman of the ZBA to the Chairman of Planning Board with Bill involved with that letter addressing the issue and clarifying the discrepancy. He is not sure if that is acceptable. **Jason will have to ask Attorney Mark Gearreald. To get to ZBA, you are looking at May per Kevin.** Mr. McGuirk said it does not need to be re-noticed; he said it can be under Other Business.

Mr. Bachand discussed Attorney Gearreald's comments. He's all set. The foreclosure deed item – scrivener's error, will be taken care of. Jason noted the firewall on the northerly side of the building; he sees false windows. Shannon (sp) from TMS Architects said they are working on the fire rating for the wall. They will fill windows in so there is differential with aesthetics. Jason said this side needs to be softened up and

make sure it blends in with the rest of the building. It needs more. The Planning Board would not want to see a blank wall or a blank wall with fake windows only.

Ms. Hale discussed C2-curbing removed – label it to be removed. Jennifer saw the note, but call it on the plan. Kevin – note McGuirks Ocean View sign removed and located onto structure. Does it need to show where it will be. Kevin said it needs a sign permit. Kevin said on the elevations – put that sign on there. Talk to Tommy, what size. There are maximum 50 s.f. of sign of building. It should be shown on the plans. Tom said multiple signs. Jennifer said put it on the plan.

C2 – sewer service (add ‘to remain’). One off of Ocean Boulevard. On the J Street one as well.

Jennifer said put note sewer disconnect permit will be required (on C2).

Jennifer said the work in between properties is not in his (McGuirk’s) name; she asked Jason to check with Mark Gearreald that work is not being approved on other people’s property. Make sure the letter (previously provided) covers that.

Jennifer reiterated the sealed surface matter; that will come back around.

Jennifer discussed snow removal – deal with it because it’s seasonal. Jennifer said it will be taken off site if this were to be closed in. Jennifer said they don’t need it now because it’s seasonal. **Add verbage to that effect. Snow to be removed away from egress if not seasonal.**

Jennifer said ‘if snow removal were to be needed, that it will be removed from egress areas (or site)....’

Jennifer said C3 shows barrels. Jennifer reserves the right – before Planning Board. Solid waste ordinance is before the BOS that would defer from this right now. Maximum barrels they have. **Jennifer also needs to check how this will work.** They may be able to get them on the property, she does not know that she is loving 28 barrels. How much space do 28 barrels take across J Street. They have to be 3’ apart. 28 barrels probably will not happen; she does not have defined number.

C4-R Tank is located away from access easement. Jennifer wants them to get the cover closer to access easement for cleaning. If system needs maintenance from vac truck. (rear).

Jennifer asked that test pit info get added.

Jennifer discussed grease trap. It requires maintenance at the front door. She wants them to work it out. Jennifer said sanitary waste cannot go through waste trap.

Right now it's being shown in grease trap. Joe said he doesn't see second line for that. **It needs to be called out on plan.**

Jennifer discussed sewer flows. 174 seat – they have more than 10 staff on this half. She thinks 10 is too low for that many seats.

Jennifer discussed C6; it's all gravel and fenced and all accessible. Tom said it's assigned and there are extra spaces. Jennifer asked if these will be labeled. They are, per Tom.

Jodie (CMA) discussed lighting plan is incorrectly labeled. It should be C7. Lighting will not spill over onto any other property. It spills over onto Ocean Boulevard to the sidewalk and then all the way across Ocean Boulevard to the parking lot across the street. We are hitting "0". Jodie is not sure how the Planning Board deals with that. Joe said one challenge is that they're asked to light the sidewalk. Situation with street lights, the Board asks them to take it out. Jodie said they can have a fixture that shines light directly below or not far out. Not spilling out onto Ocean Boulevard; lighting two lanes of traffic is not good.

Jodie discussed feature window – is a fake window. It's to look like there's a window, but not a real window.

Jodie discussed retention of water; if monitored hydraulically, 7 is okay. Actual value is more like 20. Not getting treatment of storm water. She thinks there should be treatment of storm water. At least a percent. Joe said this is roof water. This comment goes away.

Bill Paine (Fire) discussed sprinkler comments. It will be a separate system. FDC wants it on the Ocean Boulevard side; for routing purposes, if it comes out J Street – they can do that. Label them appropriately. Get 5' half radius clear around it. Look at existing one was noted.

Jodie asked about landscaping; grass out front. The justification for the waiver is making the site better. She does not think that is the best language for that. She wants to see grass out front for the Planning Board. She asked Jason to see if the waiver is appropriate. Jodie wants them to explore options as to why the waiver is justified.

Mr. Bachand said we don't need a 3rd PRC meeting (the members agreed). The resubmittal deadline is April 10th. That would put the application on with the Planning Board for May 1st. **He added that the May 1st meeting date is tentative because the ZBA issue needs to be resolved.**

19-015 535 & 537 Ocean Blvd

Map: 255 Lots: 8 & 9

Applicant: Donik Corporation

Owner of Record: Hunter Investments, Inc.

Site Plan & Wetlands Permit: Demolish existing building and construct a 32-unit condominium building (26-two bedroom units and 6-three bedroom units. Wetlands Permit: Project to address Section 2.3.1 of the Wetlands Conservation District

Joseph Coronati, Jones & Beach appeared. This is the Little Jack's property. Two separate lots. The whole site that is not wetlands is asphalt or gravel. The proposal is to remove Little Jacks and build a 32-unit condominium. They got approval for 36 from the ZBA. They have elected to reduced the number down to 32. Previous building had 5 units. Four units per floor – 16 on each side. There used to be wide curb cuts. There will be just one curb cut. They have to deal with the DOT. The DOT gave verbal to fill in area with new sidewalk without the Town to sign documents for future maintenance. Parking is in the front. Parking is under building. All natural vegetation behind building. It was noted 5,500 feet of marsh restoration is proposed.

There will be all new utilities. The DOT and overlay was discussed. Drainage was discussed. Eco paver walkways will be provided. Front walkway is concrete. Large snow storage areas are on either end of the building.

Test pits were done. Roof water goes to rear of the site.

Landscaping schedule is intense. Walking around the building – path was shown. Lighting plan is provided also. Detail for slope in the rear is provided. Joe said it will be green when it is done.

State permits and DOT permits and wetlands permit and shoreland permit and sewer permits are needed.

Mark Wilcox, Architect appeared. The smaller units are 1400 to 1500 square feet; 1,800 s.f. for larger units. The exterior will be vinyl composit. Decks come out 10 feet. Units are front to back. An elevator will serve the floors. Open railing system.

Kevin (Building) asked if it is open parking. Yes. Screening is 20 percent No mechanical ventilation. Donik said they are going back and forth open versus closed.

Kathy (Unitil) said they will work with them. Replace pole on applicant's side of the street.

Mike Bernier and Joe discussed lines.

Rayann Dionne (Conservation Coordinator) said it has to comply with new revision to the wetland ordinance. 50' of tidal wetland has to be elevated on pilings. Screening and break away walls can be used. Rayann did an email to flood plain manager to get ideas on designs. Make them louvered; lattice. If water comes in, it

passes through. It has nothing to do with flood plain. Joe said the ordinance was adopted in March. It was effective as soon as it went to public. It was not with site plan. They noticed abutters. They think they are grandfathered by zoning. They went to Zoning in August. Jason said the Planning Board application came later. It is based on the site plan application; not ZBA application. **Jason is pretty sure about that.**

Rayann asked about porous pavement. NH stormwater manual says at least 36” from seasonal high water table; 30” is shown. Jodie (CMA) has additional comments to that.

Rayann asked Eban Lewis (DES) about roof drain discharge pointing in marsh restoration area. It’s not a constant input of water; how will it impact plants that need to be in salt water. **Eban asked Joe to get in touch with Eban.** By doing marsh restoration area, HOTL will be closer, then you are moving their jurisdictional area further in. **Rayann said they confirmed his comment that you have to have structure outside the 50’.** It will influence jurisdictional area.

Joe discussed Keefe Avenue; parking area was considered structure – more conforming. Rayann said to talk to Eban (Joe Coronati).

Kevin (Building) said it’s going back to the board (ZBA) because of reduction of units. They are seeking 30” because of average grade. They are seeking an additional 30” of height for structural reasons. Kevin asked about geological testing. They don’t have report yet. Kevin said they may have to do pilings anyway-geopiers. Kevin said they still have to think about the garage. Every unit will be year round. Kevin said certain criteria will need to be met. Storage (8’x5’) was discussed for each unit. Kevin likes the re-design of the building.

Mr. Bachand gave the applicant comments from the Town Attorney. He asked that the response letter address each of these comments.

Jason said they are returning to the ZBA with this application because of an increase in height due to structural changes. It is a large project. It will require a second PRC meeting. Going to the ZBA and having this matter addressed will be helpful for the second PRC meeting.

Jason will look at the Wetland Ordinance.

Jason said the building has come a long way from what initially went to the ZBA. They eliminated one story. The Planning Board has been concerned with boxy-type buildings. This is making headway. Materials – shakes, brick, and stone (representing New England character) as discussed in the Architectural & Site Design Guidelines. Some more may still need to be done.

Line of sight. Looking to the South; there’s adequate line of site. The North, there is a curve. **He asked if a site study should be required for this application.** Joe said the DOT has the same concerns. The 400’ site distance is not met. None of the site meets 400’ line of site. They aren’t sure how the DOT will handle this. Joe will

be getting into this shortly. It may alter curb cut. Jennifer asked how long the frontage is. If not 500, they won't get two curb cuts. One would be entrance and one would be exit. Jennifer said they have to figure out what is best. Kevin said they will reduce what's there by 3.

Jason said to correct Sheet C2, Note 5. The parking calculations say 32-2 bedroom units where the project is 26-2 bedroom units and 6-3 bedroom units.

Jason said there are a number of other items. Bonding for off-site improvements, condo doc review, final O&M approval, impact fees of \$1,898 per unit, and a public safety plan were all noted.

Jason said the Planning Board looks at it from a safety standpoint.

Snow storage is an issue that was discussed.

Jennifer discussed DM1-add saw cuts for water and sewer. Water on the south side – easement may be needed. Joe said there is an easement for water and sewer.

Jennifer discussed overlay. Fred Welch (Town Manager) said it's scheduled for the DOT to do. The Town requested the BOS deal with overlay. **Jennifer will find out what is going on there.** A State driveway permit is needed and put it on the plan. Inverts for drainage were discussed. Joe does not have these yet. The applicant is working with the DOT. The DOT is doing their own permitting. Rayann said the Town has to be notified. The Conservation Commission provides input on DES permits.

Yellow ADA – detail. **Jennifer said it needs to be fixed. It is not our road.** Jennifer said get it totally done.

Jennifer asked about the trash room--a room that can hold 4. There's no dumpster location. It will be larger per the applicant. It will be all on the condo association. Jennifer discussed height of stone wall and curbing. Wrap the curbing around the entrance.

Jennifer discussed the grading plan. Test pit 3 – seasonal high water in porous. Jennifer wants them to look at porous design. Under drain – catch basin or two in the middle is needed. In case of a failure.

More than two times a year – cleaning and sweeping, etc. should be done. The O&M has to be very detailed.

A 10 percent drive going in was asked. Joe said they didn't get answers on that yet. Joe said they want them to get up as quick as they could then plane off. Jennifer said finished floor at 10.1- then we are legit 100 percent flat. Jennifer said they may want to be better than '0'. Use islands to pick up grade. Jennifer said from a safety standpoint, there's no room – it's flat. Something at 10 percent, it won't be as fast.

Jennifer asked about the HOTL. What elevation is it was asked. Joe said it's based on vegetation. It varies between 5 ½ and 5 and 6. Jennifer discussed headwalls. Out at 5, in the back; when this is inundated it will be and has been; anything over 5, water cannot get out. It will stay on the roof. How it comes down the slope in the road. If porous section is holding water and they are depending on the under drain, how does water get out of there was asked. Jennifer said this would be horrific if it does not work. Sea water comes up – 5 or 10 years from now, nothing will drain. She is not certain it will work.

Jennifer said the building and parking seems safe. 2 to 1 slope. That is perfect protection.

Jennifer discussed restoration area. The plan notes a wetland consultant. They want the plan that is being referred to. Phragmite management was discussed. They don't have control of neighbors.

Jennifer asked how does the back of this proposed property get maintained.

Rayann (Conservation) said the Commission won't be excited about it going into the marsh. This is why it's critical for the DES to be on this. They will have comments about freshwater input.

On site wetland...prepared by West Environment. Joe said they were unsuccessful. **The plans need to be revised.** It goes in a lot of the plans. **Joe will look at this.**

The sewer connection was discussed; 8" was asked about. From building to manhole. For service connection. Joe said the State will dictate. Jennifer will want building to manhole on their property. There should be one; won't be a clean out because it's an 8" line going to the manhole. Jennifer wants a manhole before it goes into the road. Jennifer said to put it at the property line. She noted it needs a boot.

Tobey (DPW) checked out the structure. It's acceptable. Flows and increase from what was going; this is all clay line; going north (Winnacunnet Road). Size of pipe and condition of pipe has to handle flow. This is all old. Jennifer needs engineering behind it to know what flow is doing. Jennifer said it is a 10" out. **Needs to be corrected.**

Jennifer discussed first is for engineering to know sewer flow does not require increase above 10" pipe. Second is to understanding the condition of the additional flow – the pipe. Jodie said they are coring 8" boot space – how big is it? How many holes – can it withhold another hole into. That structure may need to be replaced.

Jennifer discussed the major sewer line down the drain line – it may or may not have a gas line in it. Jennifer asked about wheel stop detail.

Tobey agrees with Jodie; look at manhole. It may need to be measured.

Jodie asked about waivers. 8.2.5-waiver of construction standards and night lighting. Joe said since streets are so wide. Jodie wants it clarified. Retaining wall measurements may not be correct.

Test pit log info to plan. Chris Albert should sign his stamp.

Silt fence – should be on the outside. Jodie said silt sock. We don't want things going into the wetland.

Jodie discussed waivers and actual one they are building to. She wants them in the same place.

The 100-year flood map was discussed. New maps have not been adopted yet per Rayann. Rayann said they might be adopted at the end of this year. Everything has to go by the current ones.

Waiver for reduced parking sized was asked by Jodie. It is at columns inside of building. Jodie asked if signs are put for compact cars.

Beach stone and landscaping was asked about. Walking trail may be shell or bark mulch. Not asphalt. Not something impervious.

Jodie discussed pipes going through pavers.

Some notes don't apply.

West Environmental contractor; who designed slope cross section was asked. What are his/her credentials. Licensed soil scientist? Who was used was asked. Joe said Chris at his office will sign.

Jodie said irrigation piping (20) does not apply. It may per Joe.

Note 7 – per Jodie-per planting schedule. She did not see planting schedule Spacing and plugs. Jodie said notes aren't right – 6" layer—note #5. There's another layer that's not talked about.

Row of shrubs should be added. Jodie said whoever is doing that work, it needs to be signed and stamped.

Signage for porous pavement pavers – it should be in detail. Verbage on the sign is needed.

Jodie discussed ABCDEF in WCA. Prevent destruction of natural wetlands. Joe's answer does not state that he will not destroy wetlands. Change words. Jodie wants Joe to reply it.

Jodie concurs with Rayann's **comments – is another waiver needed was asked.** Jodie asked about differences between HOTL – wetland; then Shoreland Permit

for everything outside that area. State doesn't double dip. Regulations have to be complied with.

Jodie said with Stormwater – when this floods, where does water go. If something fails, where does water go.

Bill Paine (Fire) asked about access to rear of building. If they have to ladder back of the building, side is a long way to go. Consider putting double door in southern section where there's not a parking space. Bill Paine wants to go right straight through. Joe will add that.

Jodie discussed truck access and fire truck access. Loading of these trucks on porous pavement. Will trucks driving on porous pavement – will it affect porous pavement. Can pavement handle maneuvering.

Jason Bachand said April 10th is the re-submittal deadline.

Fred Welch discussed drainage. He noted the State is requesting to expedite the Route 1A project; it's going to be a one barrel road way with two lanes. There will be a lot of water coming off of Boar's Head. It will run over the side. We close 1A from the top of the rise to Winnacunnet because it floods. When you talk to the State, have them do flooding work.

It was noted that Boar's Head on the south side – off 1A, the road goes up through there and there is a sea wall; the Town owns a piece between the end of the sea wall and first house. Every time there is a major storm, that area blows out and it washes out in front. It takes several loaders several days to clean out. Re-doing the roadway is going to make complications for everyone. In the next five years, they can re-construct the road way. When you pass the site going north, there will be parking on the upper level; traffic will be lower level. Factor in the drainage per Mr. Welch. The road will be in serious trouble. Mr. Welch said they are talking about lifting it, but water pools. Mr. Welch said a drain line potentially that runs down and back could work; or, make pipe bigger to take water away faster.

Joe discussed the draining road. Mr. Welch said since the State will be in litigation, it may be dealt with now. Jennifer said the plan is on the website. Mr. Welch noted this has been asked to be expedited.

Mr. Bachand said revised documents deadline is the 10th of April and they will be back for a second PRC on April 24th.

Kevin Schultz left the meeting. He will provide notes later for Campbell Drive.

19-016 Campbell Drive

Map: 156 Lot: 1

Applicant: Geoffrey Rallis

Owner of Record: Judith M. Haufler

Site Plan: Construction of two residential (condominium) duplexes with a private driveway off the end of the cul-de-sac.

Geoff Rallis appeared with Chris York with Millennium Engineering. This project is a 21 ½ acre site off Campbell Drive. It is undeveloped. It runs across the highway. It is for 4 proposed condo units. Road is 20' wide paved; curbing on both sides. Catch basins were discussed. Two separate duplex units. Proposed well water.

A pond will take run off from driveway.

Rayann (Con Comm) wants to see how much land is outside the Wetlands Conservation District. Four acres of upland – is upland including 50' buffer was asked. She thinks it does include the buffer. Rayann wants the number that does not include the buffer. They got relief regarding the septic piece, - amount of land needed per dwelling unit is needed. Show numbers. 15,000 s.f per unit.

Rayann asked about emergency spillway. HDP (12") –they are getting close to buffer end. Room for error. Look for condition that the edge needs to be staked out. Silt fencing is behind it. Be careful. Right now they are not triggering a Town Wetlands Permit.

Land outside Wetlands Conservation District – **add it to notes on the site plan.**

Jason (Planner) said there are comments from the Town Attorney. Jason gave them to applicant and asked that they be addressed in their response letter. Jason discussed the length of the driveway and turning radius for fire apparatus.

Jason said this application had a variance conflict also. The extension of variances were granted for one year; not six months. It has a valid one-year extension.

The edge of withdrawable land notes (on the plan) were asked about. Jason wanted to know what that meant. Chris will look into this.

Jason discussed the landscape plan. No waiver was requested. **Grading plan needs to show more landscaping.** Landscape plan or waiver. We prefer the landscape plan. Geoff asked about bushes and how tall. Geoff said he wants it to look good. It could be a bush or two bushes. Stating a minimum number to be provided would be fine.

Condo association will be responsible for septic system.

Identify 400 SF recreational area per Jason (under multi-family ordinance). It's a condo site plan. The plan should show common areas and LCA's.

These will have finished floor – garages.

Jennifer discussed the shared driveway – shared by all four; taken care by condo. There will need to be a driveway permit; **note should be added to plan**. 50'+ opening at circle; they need to work on the alignment a bit. Curve may need to be taken out.

The Planning Board would not approve it – radius needs to be fixed.

R= and invert = ; needs to be shown. Catch basins should be at lower point. Jennifer needs to see how drainage works. Road relationship with draining needs to be clarified.

Catch basins have to be in O&M plan along with rip rap areas. Test pit data information was discussed by Jenn.

Jennifer discussed roof run off. The DPW needs a copy of the approved septic plan; not just Board of Health.

Jodie (CMA) asked who owns Campbell. It is a Town road.

Jodie wants a cover sheet. Jodie said See Plan 425. Look at that also. First sheet.

Grading plan – retaining wall. Jodie does not see a retaining wall. CB inverts need to be added.

Well is shared for four units. DES will tell them if it's a community well. Chris will find out. Jennifer said they will need that for a septic permit as well.

Each unit should have its own tank; Zoning said shared tanks. Which is it was asked. Include test pit information.

The well is in the stormwater pond area. Jodie is not sure if that is okay. DES will review this; if they don't like it, they will comment on it.

There will be a Condo Association.

Bill Paine (Fire) discussed 300' as the driveway length. **It will trigger a fire department access road.** The 20' minimum width is good. It needs a turnaround for access. It can be a back in. Certain specifications 60' deep from center of roadway is needed. 50' deep. The surface has to be able to handle the weight and maneuvering of apparatus. Driveways do not count.

The house will be story and a half on top of a foundation. **Bill Paine can email a copy to Chris.**

Jodie said this does not need a second PRC meeting. Jennifer doesn't mind not having a 2nd PRC meeting. Before final sign-off for the Planning Board, the DPW review - she will want an approved septic design. She gets nervous of getting permits after the Planning Board sees it.

April 10th is resubmittal date per Jason. **Resubmit them also in pdf format.** Jason will distribute the pdf's. **If there are still a number of significant comments, he will recommend this application be continued out to get the issues addressed first.** If good, it can be heard at the first meeting in May.

Meeting ended at 4:45 p.m.

Laurie Olivier, Office Manager/Planning Department