

**HAMPTON PLANNING BOARD**

**PRECONSTRUCTION MEETING**

**June 27, 2019 – 2:00 P.M.**

**PRESENT:** Jason Bachand, Town Planner  
Brad Bailey, DPW  
Bill Straub, CMA  
Kevin Schultz, Building Inspector  
Cathy Gilman, Unutil (audience)  
Tobey Spainhower, DPW  
Laurie Olivier, Office Mgr/Planning

**Absent:** Mike Collins, Comcast (Cable)  
Mike Bernier, Aquarion  
Rayann Dionne, Conservation Coordinator  
Jameson Ayotte, Fire Chief  
Bill Paine, Fire Prevention Officer

**313 & 315 Ocean Boulevard & Kentville Terrace – Lot 1  
36-unit condominium building (32-one bedroom units and 4-two-bedroom units)**

Bill Straub commenced the preconstruction meeting. The Agenda is listed with phone numbers. Mike Green is correcting some of the information. Mike Green stated that 6515 are the correct last numbers; not 6510. Rick Green is 6510. Joe is extension 114 at Jones & Beach. The owners' General Contractor – Trio Construction, Darryl Cook. Cell 603-682-4406. SJM Construction is Stewart Mitchell. Cell: 603/235-5984. Dirt Pro is the Site Contractor. Tom Dube – 944-0329. Email is Tom @dubepius.com. Cathy Gilman last phone digits are -5501.

Daryl and Stewart – email: [dcook@trioconstructioninc.com](mailto:dcook@trioconstructioninc.com).

Jodie Strickland will do most of the inspections. She communicates best by texts.

Mike Green introduced everyone. SJM – Stewart is not here. He is the co-General Contractor.

Drawings are dated June 3, 2019 and June 11, 2019. Planning Board approval was May 1, 2019.

Daryl said as soon as permits are issued, they will commence the foundations. It should take about 2 weeks. Hoping to have foundation starting before end of July. Once foundation is poured, they will work on R-tank, underground utilities, base coat pavement. All before steel shows up. Steel is mid-August for first delivery. Concrete, steel, etc. until building is completed. They want it weather-tight before the snow flies and then work on mechanicals and inside work. Come spring, they will be doing finishes. Put in pourous pavement. Finish date is June 2020.

A written schedule will be modified and distributed to the group.

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Kevin Schultz – Tom Dube knows the schedule. Monday through Friday 7-5; Saturday 9-5; Sunday, they rest. No working on holidays.

Seafood Festival—Kevin said that usually kicks off on a Friday. Vendors set up all week long. It's isolated where the set up is. Highland Avenue will be busy per Kevin Schultz. It will be very busy. If they can avoid working that weekend, it would be greatly appreciated. Plan work to be done (quietly) or take the weekend off. A bus lane is created during that week also. Labor Day Weekend is also a busy time.

Utility coordination. Tobey (DPW) and Brad Bailey (sewer inspector) – contact Tobey for now; then it will be directly through Brad. If they have questions, call Tobey.

Jodie will be there for a lot of it. Let DPW know what's going on as well. Before backfill, etc. Pipe in Highland – it says 21 – should be 35. Jennifer Hale (DPW) said they need a driveway permit. Sidewalk safety – demo on an onsite meeting. Temporary cross walk and sidewalk when necessary. Jersey barriers need to be placed per Kevin. Tobey said to coordinate with Public Works so they have a handle on everything.

Jodie should be present during porous pavement installation. Tobey said to avoid the crazy dates.

Cathy (Unitil) – she met with Tom on site so she is all set.

Bill Straub said everything outside the building is CMA's concern. They want to contact a couple of days in advance. Contact Jodie directly to keep her posted. Jodie lives in Hampton so she can do inspections at the beginning or end of the day.

They will look at porous pavement. CMA does field reports.

DPW checks things out as does Aquarion and Unitil.

Kevin asked Mike when Rick came in with package for permit, then Mike came in and grabbed a set of plans that Rick dropped off. It was swapped out with a set of plans that were amended. Kevin is missing stuff now and nothing is stamped. Now a whole new package is dropped off. Amendments are in red. Kevin has structural. Kevin has not looked at permit application yet. Foundation permit: Is it for Phase I or does Kevin have everything for the entire building. Mike Green thinks the entire building. Kevin said soup to nuts. Mike Green said 'timing'. If Kevin has everything – he will get one permit and go. Mike Green said this is for everything.

Kevin said email chain; when it comes to structural inspections – testing agency is GeoTech. Mike Green will verify that with Kevin today.

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The applicant asked for a building permit. Can they start dirt work was asked. Kevin said they can grade that up to sub-grade. Kevin is hoping to have permit out by the end of next week. Kevin checks with Jason on conditions prior to issuing a building permit.

Kevin asked Bill – corrections on agenda. Bill Straub will make changes and issue them to everyone.

Setting jersey barriers – temp fence along Ocean Blvd gets changed to temp fencing. Do they need to notify Kevin or DPW about jersey barriers. Tobey said ‘yes’. They will get police detail for that as well.

Safety. OSHA is required. Pants, eye protections, steel-toed boots. They will do a weekly safety brief.

Design changes – bring it up right away.

Material submittals. Select materials, porous pavement, sewer structures, etc. Go through Jones & Beach first.

Materials Testing. GeoTech will do soils testing also. Maybe they won’t use SWCole.

Survey- Jones & Beach. Building layout will be done by J&B. DirtPro will do site layout.

Jason said they (documents/plans) were supposed to go on record. They did not go on record. The floor plans are being corrected. As soon as we have them, we’ll go back and hopefully get them on record. No building permit until that is done.

Jason said they met other conditions.

Jason said Condition #3, coordinating with the DOT with Ocean Blvd and Highland Ave – Jason does not know where it stands, but the Planning Board wanted them to continue to reach out to them. He asked that they continue working on this during construction.

Kevin discussed setting rebars and inspections and they pour and they didn’t realize Bldg Inspector wants to see it also. Even though it is inspected by others Kevin has to put his eyes on it as well. Setting up a weekly scheduled meeting was discussed by Kevin. Kevin strongly suggests that. Be on the schedule and if they need to cancel, that is easier.

Tobey said to Tom – there was an abandoned sewer on the OB side, trench ready for foundations, DPW was going to inspect; manhole was capped off. Let DPW know.

Joe will email pdf for file. Email the order of conditions (Jason) to Bill Straub.

**Meeting Ended at 2:45 p.m.**

**Laurie Olivier, Office Manager/Planning**