

Town of Hampton



PLAN REVIEW COMMITTEE DRAFT MINUTES July 28, 2021 – 2:00 PM Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner
Jodie Strickland, CMA Engineers (Telephonically)
Joseph Lynch, Deputy DPW Director
Jim Marchese, Building Inspector
Brianna O'Brien, Conservation Coordinator
Laurie Olivier, Office Manager, Planning

Absent: David Hobbs, Police Chief
William Paine, Fire Prevention Officer
Tobey Spainhower, DPW
Cathy Gilman, Unutil
Mike Bernier, Aquarion
Mark Gearreald, Esquire

21-021 157 High Street (2nd PRC Meeting)

Map: 162 Lot: 40

Applicant: Chimera Realty Trust, Raymond & Sheila Buttarro, Trustees

Owner of Record: Same

Site Plan: Demolish rear structure (garage) and construct new four (4) bay garage with two dwelling units above. One existing unit to be removed from front structure (currently 8 units). Reshape and reconstruct portions of existing paved parking area.

Waiver Request: Section V.E. Detailed Plans.

Mr. Bachand introduced two new employees with the Town; Brianna O'Brien, Conservation Coordinator and Joe Lynch, the new DPW Deputy Director.

Kat Racine from Millennium Engineering appeared. She noted there are nine units going in. It's 8 units on the lot currently. They are removing one and adding two. She is looking for remaining comments.

They verified how the sewer connection ran and they coordinated with Tobey. It's a force main with E-1 pump running into existing connection.

Jodie Strickland will email all of her comments to Millennium after the meeting. A cover sheet would be helpful with all the plan sheets listed. The Zoning District information was discussed; minimum sealed surface should be changed to maximum. The abutters should be shown. It says "July submittal".

CMA noted they are waiting on responses from Until.

The water main is listed as cement; it should be concrete.

Sealed surface is listed as 74.6 percent, but in calculations it is 58 percent; these numbers don't match.

The lot area and zoning district does not match. Lot areas do not match.

Jim Marchese, Building Inspector. He has no comments. He thinks the plans are good.

Joe Lynch discussed a lot of CAD errors with the plans. Layers turned on and others that aren't. This needs a careful review.

Stormwater storage capabilities to abutting property was discussed. Sufficient freeboard was discussed. Eliminating the pipe is appropriate.

Joe Lynch discussed sewer details. They are generic. He and Tobey asked about the existing sewer out of the back of the building. The sewer manhole on the west side of the building and putting the force main and gravity line into the same manhole – clean up on the corner. Why isn't the manhole being put there was asked. For force main and gravity. Is there an elevation issue was asked.

Kat said the worry is the grading. Mr. Lynch will scan this and send it to Kat.

Attorney Gearreald could not attend this meeting, but Mr. Bachand provided Kat with a copy of his (Attorney Gearreald's) comments. He noted abutters were not included that he feels should be included. 164 High Street and One George Avenue. Kat said she thinks they have been added and paid for. Just not added on the plan. **Ms. Olivier will check this out.**

Construction is next to the Junior High – it was noted the applicant should consult with the school for safety protocols.

Attorney Gearreald also noted the O&M Plan needs to be recorded at the Registry along with the Site Plan.

The chain link fence at the back of the property was discussed. Should it be replaced with a flat panel fence so kids can't climb it was asked. Should it extend around the side lot line to encompass the entire drainage basin was also asked.

Kat asked if the fence can be dealt with in conjunction with the school. She aid it may be the school's fence.

Mr. Bachand discussed variances, Sheet 3 of 9 – the variance recently granted was not included. It needs to be added to the list.

Illuminating walkways was discussed/general – no lighting plan. There will be no formal parking light needed. Just note locations on the site plan.

Mr. Lynch mentioned the sewer system – vacuum testing and pressure testing was discussed.

Mr. Lynch will forward his comments also.

Mr. Bachand noted this is the 2nd PRC meeting. This can come out of PRC. The resubmittal date is August 11th. We should also get pdfs of these to send to all PRC members for another look. It would be heard at the September 1st Planning Board meeting.

Adjourned 2:25 p.m.

Laurie Olivier
Office Manager/Planning