

Town of Hampton



PLAN REVIEW COMMITTEE DRAFT MINUTES August 25, 2021 – 2:00 PM Selectmen’s Meeting Room

PRESENT: Jason Bachand, Town Planner
Jodie Strickland, CMA Engineers (Telephonically)
Joseph Lynch, Deputy DPW Director
Mark Gearreald, Esquire
Brianna O’Brien, Conservation Coordinator
Taylor Raine, Unitil
Laurie Olivier, Office Manager, Planning

Absent: David Hobbs, Police Chief
William Paine, Fire Prevention Officer
Tobey Spainhower, DPW
Mike Bernier, Aquarion
Jim Marchese, Building Inspector

886 Lafayette Road, Map: 71 Lot: 3. Applicant: John & Amy Simmons, Trustees. Owners of Record: JA Simmons Revocable Living Trust. Site Plan: Raze existing commercial building & build a new building with new parking area. Waiver Request: Section IV Subsection D.2.VI for light only and Appendix E Section: Landscaping & Lighting, #12.

886 Lafayette Road, Map: 71 Lot: 3. Applicant: John & Amy Simmons, Trustees. Owner of Record: JA Simmons Revocable Living Trust. Wetlands Permit: Raze existing building; construct commercial building and porous pavement parking area. New building to have daylight drain for foundation within 50' wetland buffer.

Kat Racine, from Millennium appeared. This project is for the Simmons Law Office. It is an existing structure. They want to demolish the existing building and do a 2-story building with parking out front. The building will be more pleasing to the eye. It shifts the building back in the lot. It is in compliance with everything. The architectural plans show the apartment in the basement. That is not moving forward. The basement will just be storage space for now.

Until, Taylor Raine, appeared. They will replace the pole at the corner. They are looking to make them go underground (underground service). Attorney Gearreald discussed an easement for underground service. Not for secondary service per Taylor. If it were a pole placement or primary underground, then they'd want an easement. Not for this.

Where the pole is, if there was overhead service, it would go across the billboard. Kat said it's a combination of the building going back.

The billboard service stays the same.

Jodie Strickland (CMA) was on the phone. Impervious coverage form was not filled out. It's signed and dated, but no numbers. Sheets in plan set - usually the cover sheet is numbered (that is Sheet 1). F4 sheet is not named correctly. Notes 4 and 5 have different numbers for employees. 20' for sideyard.

Wetlands stamp should be on cover sheet since certification is there. In the legend, the flag – wetland flag or marker should be used. No handicap sign for parking.

Parking calculations are needed.

On the Cover sheet, arrows point to encroachment, no pavement shown. Items on legend don't fly.

Jodie will send Kat all of her comments.

Brianna O'Brien, Conservation Coordinator, asked if the drain pipe has to go that far into the buffer? Kat thinks its to accommodate the slope. Kat can speak with the applicant and let them know if they can reduce it. Brianna wants it as minimal as possible.

Brianna asked how is water being drained? Is there a sump pump was asked. Kat said it's from the edge of the building. Down to the outlet. Brianna asked on the cover sheet - she asked about porous pavement. Kat said there are two plan sets; Millennium and Waterstone. She printed them out. The Waterstone cover set--it's a separate document.

Brianna asked about maintenance of porous pavement. It should be in details and maintenance Plan (O&M).

Joe Lynch from DPW provided Kat with a hard copy of his/DPW comments.

Aquarion should comment on fire service per Joe.

Snow storage needs to be addressed. What is intention for trash and recycling.

Underground electric in right of way was asked about. It needs Selectmen's permission per Attorney Gearreald.

Attorney Gearreald discussed the apartment. Now it will just be storage in the basement. **Condition of approval should say basement is used for storage only; not residential.**

Attorney Gearreald asked about the line in the right of way. S-3 was discussed. Attorney Gearreald said when the Planning Board approves a site plan that involves a utility location in the right of way, it's approved by the Planning Board instead of by the BOS. 231:160-a. Attorney Gearreald thinks as a condition of that location of a right of way, an as-built plan will be needed so the PB would approve it separately. Taxation language comes into play.

Porous pavement –Attorney Gearreald discussed with Kat – subdivision and condominiums. There is a declaration that shows a stormwater management plan. **Because this is porous pavement, we want a stormwater management plan. A recordable one so that future owners will be bound by it.**

Attorney Gearreald discussed the Waterstone plan, removing the existing billboard. It was noted it is not being removed. Attorney Gearreald asked if it is owned by the property owner. Kat believes it is the applicants' billboard. Does it interfere with porous pavement was asked. Joe said only with posts going down in. Joe does not know where the interference will occur. It shouldn't affect anything on construction plan per Joe. Joe said there is a line between porous pavement and the apron. One post may need special treatment around it. Joe thinks the other three internal to the site are not an issue. Joe said it is a question; if it is important it should be shown. If it not, it should be demonstrated why it is not.

Mark Gearreald asked about the deed. Reference to a burial 1899 easement agreement for drainage ditch to adjacent land. Boston and Maine Railroad; now it's the State of NH DOT rail trail. The ditch is not shown on the plan. It should be shown so there is no trouble. The State is preparing to construct a rail trail. Kat said it's pretty dense. She wonders if wetlands back there were once the ditch.

Attorney Gearreald discussed the culvert to the cattle pass. He will send notes to Jason Bachand (Planning) and attach the old 1899 deed.

Jason discussed letters of support. Jim Marchese, (Bldg—on vacation) did not have any comments to provide. Bill Paine (Fire) thought the apartment was included so sprinklers would have been required; it is not required now.

Sealed surface-“minimum” carries through all plans. Should say “maximum”.

On the site plan, proposed planting area. What information can they offer on plantings.

Retaining wall-Jason did not see anything about it. How tall is it. Kat said it should hold back the slope – about 1 1/2 ‘ to 2’. They will need abutters permission. Kat said it will be a prefab wall. Jason wants detail on that. Joe said the depth of that wall is important to know.

Jason said parking calculations need to be shown. They also need to show the 9’ x 18’ dimensions for the spaces.

Jason asked if the applicant has considered removing the billboard from the site. Kat thinks they want to keep the billboard.

Jason asked if we need one more PRC. It was noted ‘yes’ by the members. One more PRC. The resubmittal date is September 8th and Sept 22 is the second PRC date. Kat thinks the Millennium based comments are less complex. Waterstone is more lengthy.

Kat asked if we could forgo a second PRC meeting. Jason thinks we need one more. Jodie thinks we need one more PRC. The other members agreed as well.

Laurie Olivier
Office Manager/Planning
Ended 3:00 p.m.