

# Town of Hampton



**PLAN REVIEW COMMITTEE  
DRAFT MINUTES  
September 28, 2022– 2:00 PM  
Selectmen’s Meeting Room**

**PRESENT:** Jason Bachand, Town Planner  
Jodie Strickland, CMA Engineers  
Joseph Lynch, Deputy DPW Director  
William Paine, Hampton Fire/Rescue  
Gregory Arvanitis, Building Inspector  
Tobey Spainhower, DPW  
Laurie Olivier, Office Manager, Planning  
Taylor Raine, Unitil  
Glenn Dodds, Aquarion Representative  
Brianna O’Brien, Conservation Coordinator

**Absent:**

**22-034 188 Winnacunnet Road**

Map: 191 Lot: 5

Applicant: Apex 188, LLC

Owner of Record: Same

Subdivision: Lot (4.182 acres) with existing single-family home to be divided into seven lots (6 new single-family lots).

Bob Stowell, the Engineer for the project appeared with the applicant. Glenn Dodds, Aquarion, was in the audience as was Taylor Raine, Until. The property currently has a single-family house on it. One lot will be subdivided to have an existing duplex and six new building lots. They are proposing a new cul-de-sac. The street is 600 feet long. Town water and Town sewer are proposed. They are working with Until on underground electric.

This project came in for a conceptual consultation in May with the Planning Board; it was fairly well received. One issue is the existing barn that the Board took note of. The Planning Board wants it preserved. A family member is working with the Hobbs family and will be preserving it. It's historic to the family. The property is about 4 acres.

Mr. Dodds, Aquarion stated they are looking to establish ownership so they will know who owns the hydrant. There are recommendations for the hydrants. Two types of hydrants are utilized.

Aquarion said the Fire Department does not like to drive past a hydrant to get to a fire. The applicant has reached out to Aquarion.

Until said plans are in process for being approved for underground.

Fire, Bill Paine, asked of the road going in; is it the same as proposed a few months ago. Yes. He noted the hydrant needs to be in there and at end of the cul-de-sac. One hydrant at the end of the cul-de-sac is needed per Mr. Paine.

Brianna O'Brien (Conservation) said there are no wetlands. On behalf of the Commission, they are concerned about the water table and how high it is in this area. Is there consideration for that was asked. It will be in the new Groundwater Protection District. Infiltration is a concern. Ms. O'Brien said all but one lot is going to be meeting standards for groundwater protection lot size and impervious can be met, but with the addition of the road; impervious is increasing exponentially and that is a concern with ground water.

She noted the Commission has questions on who will manage the bio-retention system.

Greg Arvanitis (Building) discussed 15,000 s.f. and size of lots have minimum of 125'. Lot 5-1 does not add up to 125'. 26.51 and ...43 adds up to 74 feet. 32.7 is to the left of the lot. Four segments totaled do have a minimum of 125'— the plan is correct.

Joe Lynch (DPW) discussed the single-family home being razed. Both services need to be cut and capped at the main.

Acreage-subject to EPA's construction general permit. File slip for that also. Abide by stormwater calculations of the State. Water quality improvements were discussed. Roof run-off should be taken into consideration.

Ownership issue was discussed by Mr. Lynch. Drainage in the roadway, catch basins, will be something that the Town does not take over, i.e. bio-retention area. It needs to be in the O&M plan.

Roadway on Lots 5-6, it was asked why it is being called a drain easement. Mr. Stowell said it's part of Lot 5-6 with an easement over it. It is intended to be protected. Mr. Lynch said near the Winnacunnet Road intersection, it shows sewer mains probably in that utility easement.

Mr. Lynch asked if the existing duplex will state 188 Winnacunnet Road as the address.

Bio retention area was discussed. Hard pipe connection was discussed. Applicant needs to deal with infiltration.

Sewer profile was discussed. No sewer services were shown. Applicant will fix that.

Catch basins were discussed.

Profile-pipe lengths – decimal feet should be used.

C-2-Note 15—street sign. Two levels for street sign; temporary first and then a permanent sign when it is accepted.

There are no notes for drainage and not enough notes for sewer.

Legend needs updating.

Tobey Spainhower (DPW) discussed the plan set should have a utility plan showing gas, electric. Etc. EX-1 – title block says it's subdivision plan; it should have existing conditions. Title Block said it says "15" it should be 5. C1 – sewer main put underneath a catch basin. Adjust the slope. Try to do away with manholes. Pipe size for drainage needs to be shown.

Jodie Strickland (CMA) discussed her comments:

Size of sewer main pipe should be 8' not 12'.

Landscaping plan is needed or a waiver.

Stop sign and name of street needed.

Separate demolition plan is needed.

Removing trees with wire should be noted.

Shed being removed should be shown; same for the barbed wire fence.

Are they proposing gas was asked. Gas main should be shown.

As built plans will be needed – language.

Mr. Lynch thinks they need an Alteration of Terrain permit. The applicant did not believe they did. Mr. Bachand noted they should do a phasing plan to demonstrate this.

Existing grade of roadway was asked about by Mr. Lynch from the DPW. The applicant discussed how the roadways fit with existing grade and proposed roadway. Mr. Lynch said that needs to be proved out.

Plantings need to be shown.

**Laurie Olivier (Planning) will get the O&M lingo to the applicant.**

Mr. Bachand discussed the Aquifer Protection District. He noted a new zoning amendment is in the works. This site will be pulled into it entirely.

Lot 5-1 is proposed to be 15,000 s.f. Ordinance is not in place yet, but it is creating a non-conforming lot after it takes effect.

Lot 5 – two family house; has no backyard as proposed. People may want a shed. Not much land to work with. There's limited space. Mr. Bachand thinks the subdivision could be one lot smaller. It presents a more cohesive and workable plan. It would be better for stormwater as well.

Pedestrian safety was discussed re: the drainage basin by the Winnacunnet Road sidewalk. Similar to Loy Drive. Mr. Stowell said grade of 40, pond is a bio-retention area. They'll be prepared to discuss this.

The narrow strip of land on the northerly side was discussed. The homeowners association will be responsible for that. Mr. Bachand mentioned an evergreen buffer to separate it from the back of abutting lots. Screening. Mr. Stowell said abutters may have ideas of evergreen or fence. They want to see the abutters' preferences. A buffer for the Windmill lots and to the east would be good also. Deer resistant evergreens.

Mr. Bachand discussed Subdivision Regulations Section 4.B.6-reserved strips. He doesn't feel this applies here but it is subject to the Planning Board's opinion.

Review Section 1.8 – Demolition Review. Anything 100 years or older. Talk to the Historical Society and/or Heritage Commission as well. They may want to photo document the building to be removed.

Exterior Design, Article 7. Uniformity in the exterior design appearance of the dwellings must be minimized. What types of houses are being contemplated was asked. Conceptual house designs are appreciated. Mr. Bachand gave out some pictures of ideas of housing designs – reproduction colonials which would fit in well in this area.

**Comments from all will all be sent to the applicant.**

Mr. Bachand said a second PRC is needed. All agreed. Resubmittal date is October 12<sup>th</sup> to get on PRC for October 26<sup>th</sup>.

Laurie Olivier  
Office Manager/Planning  
Ended 3:10 p.m.