

**HAMPTON PLANNING BOARD**  
**PLAN REVIEW COMMITTEE**  
**MINUTES**  
**March 29, 2012 – 2:00 p.m.**

**PRESENT:** Jamie Steffen, Town Planner (Chairman)  
Kevin Schultz, Building Inspector  
Chris Silver, Fire Chief  
Jamie Ayotte, Deputy Fire Chief  
Chris Jacobs, Deputy Director of Public Works  
Bill Straub, CMA Engineers, Inc. (Planning Board Engineer)  
Nathan Page, Interim Conservation Coordinator

**ABSENT:** Police Department Representative

Chairman Steffen began the meeting at 2:10 p.m. He introduced himself and gave an overview of the PRC function and process.

1) NEW BUSINESS

**A) Amended Site Plan for First Hampton Associates, LLC Longview Place (aka Page's Meadow), Drakeside Road - 48 unit residential condominium (2 bldgs. of 24 units).**

Joe Coronati of Jones & Beach Engineers, Inc. representing the developers gave an overview of the project. He stated that the project has a current approval from the Planning Board but the new owners wish to change previous design for parking and rotate the buildings slightly. The parking will no longer be underneath the buildings and the residential units will be smaller in size. He also highlighted the status of the wetlands impacts and the permits that will be necessary. He explained that even though the wetlands were filled they weren't filled properly. He explained the drainage changes and noted the previous plan changes substantially with the utilization of pervious pavement for the driveways and parking.

Mr. Steffen then turned it over to the Committee members for comment on the proposal.

Mr. Schultz noted that the project received the necessary variances but there has been an appeal filed by the Hampton Meadows association seeking a rehearing of the application. That will be considered by the Zoning Board of Adjustment at their April 19, 2012 meeting.

Chief Silver provided comments from the Fire Department. He noted the hydrant locations and asked if they had verified flow information yet. Mr. Coronati responded not yet. Chief Silver noted that they are right at the end of the water main and it may lack sufficient pressure so a pump may be needed to boost it. Chief Silver indicated that he is comfortable with what they have drawn for hydrant locations.

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The Chief also asked if he could provide a turning template for the fire trucks to see that they can make the swing in both directions coming from the westerly entrance.

Mr. Jacobs provided comments from the Department of Public Works. The handicap warning dimpled panels need to be installed on all handicap ramps and on the walking path. He noted the need for a stormwater management plan and annual reports. He would like them to utilize Pamrex hinged covers with a minimum opening of 32 inches for the sewer manholes. He also noted that they will need two (2) trench permits for all work in the road. A note should be added to plan that states that the Town will not collect the refuse from this development. He asked if it will be slab on grade or full foundations. Mr. Coronati responded slab on grade. Mr. Jacobs also asked for additional notes on the plan: 1) that if under drains are required they be connected to the proposed catch basins and/or drainage pipes; 2) the spray or runoff from the sprinkler heads is not permitted in the Town R.O.W. He expressed a concern about the proposed dogwoods located in the SE corner of the site being in a snow storage area and asked if they could be located elsewhere.

Mr. Steffen expressed a concern he heard from Frank Swift about utilizing the Hampton Blue paint for the cross walks for another site and felt it may be applicable to this project. It was noted that the cross walks for this site are on private property but it was recommended that white paint be utilized. Mr. Steffen stated he would like to see wording added to the note on the stormwater management annual reports that three (3) copies be provided, one for Planning, one for DPW and one for the Conservation Commission.

Mr. Schultz asked about proposed maintenance of the pervious pavement. Mr. Coronati stated that the condominium association will be responsible and that will be part of the approval. Chief Silver also mentioned that the hydrant on the property will be the property of the association and they will be responsible for maintenance of it, i.e. shoveling out of snow to keep it clear.

Mr. Straub provided comments as the Planning Board's engineer. He asked when the original approval was granted. Mr. Coronati responded October 27, 2005. Mr. Straub then asked if the 100 year storm was analyzed in the drainage study. He said he would like to see the transition between the porous pavement and conventional pavement better defined. He asked in regard to the clay dam detail for the under drains for the porous pavement whether clay is OK by itself. He said that there needs to be demonstration that soils fines won't migrate into the surrounding gravel. He also asked if there is adequate snow storage that does not impact wetlands.

Mr. Page provided comments from the Conservation Commission. He indicated that it appears that the conservation easement area has decreased in size from 22 acres to

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21 acres. He wanted to reaffirm that the condominium association is going to maintain trail and parking area. He noted that the Town has not received the deed yet for the parking area. He indicated that the Conservation Commission was satisfied with the proposed snow storage areas.

With no further comments, the Committee and Mr. Coronati discussed briefly the process for responding to the comments and the scheduling of the application before the Planning Board.

**B) Site Plan for Residential and Commercial Condominiums, 83-91 Ocean Boulevard - 36 residential condominium units & 6 commercial condominium units. This is the former Old Salt site.**

Mr. Coronati gave an overview of the project. This was also a previously approved project that has been resurrected by new developers. The proposal is still for a mixed use development but the building will be smaller. The 1<sup>st</sup> floor will still be all commercial use with the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors all residential condominiums for a total of 36 units. The residential units will all be accessible from the front but there will also be a rear balcony where they will also be accessible. He then outlined the parking, drainage and utilities improvements. He mentioned utilizing existing curb cuts on J & K Streets but will need to work out with the Town restriping of a couple of on-street parking spaces to do so.

Mr. Schultz provided his comments. He noted that variances for the project were conditionally approved by the Zoning Board of Adjustment. Mr. Coronati noted that those have been already incorporated into the plans. Mr. Schultz also noted.

Chief Silver provided comments from the Fire Department. He asked about the grade on the back side of the building. Mr. Coronati discussed the various elevations of the site. Chief indicated that his concern was relative to access on the backside for the ladder truck. He again asked for turning radii with the parking spaces and a centerline distance to determine positioning for placement of fire apparatus. His concern was back side reach of the upper balconies for the ladder truck.

Mr. Jacobs provided comments from the Department of Public Works. He noted the need for dimpled panels to be installed on all handicap ramps. He noted there are abandoned sewer services and asked if they will be utilizing them. Mr. Coronati responded that they will be utilizing two of them; one at J Street and one on Ocean Boulevard. Mr. Jacobs stated that if they only utilize two of the four he would ask that they remove the two on the property and cap with hydraulic cement at the property line and have someone from the sewer division of DPW witness it.

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He asked about the Stormwater Management plan with on-going annual reports. He again stated the desire to have Palmex hinged covers for the sewer and drainage manhole covers. He noted that trench permits are required for all work in the street. He stated that note 11 should be revised to note that the Town will not collect the refuse from this development. There was discussion then about what currently gets picked up and whether refuse put out on the sidewalk along Ocean Boulevard would get picked up by the Town. Mr. Jacobs explained that if they want the town to pick up the refuse containers they will have to figure out a way with them to do it. Snow storage was then discussed and it appears that they have adequate space on-site to accommodate it. It was noted by Mr. Coronati that the units would probably only be half full during the winter. Mr. Jacobs also asked for some plan note revisions regarding utility services; annual grease trap inspections and Palmex hinged covers.

Mr. Steffen asked about the on-street parking space conflict with the access point on J Street. He indicated that it may require an ordinance change by the Board of Selectmen. Mr. Coronati described the proposed changes to the curbs cuts. Mr. Jacobs asked if they would need to restripe parking spots. There was then discussion about directional signage and where to place it on-site. Mr. Jacobs felt it could be covered by a note that spells out the one way directional signage. Mr. Steffen also suggested adding a note regarding the commercial use only restriction on the ground floor of the first 25 feet of depth of the building (Section 3.44).

Mr. Straub asked about the porous pavers in front along Ocean Boulevard. Mr. Coronati responded that they are entirely on their property. It was noted that they would infiltrate the runoff from the property. Mr. Straub then asked at what storm frequency does the drainage start to flow out of the infiltration chambers and into the drain on K Street and is the flow significant enough that they would have to examine downstream flow capacity of the system. Mr. Coronati responded that was analyzed under the previous design. Mr. Straub then asked about the old sewer lines on the property and how those will be dealt with. He asked if they were comfortable that they wouldn't become depression points in the parking lot. Mr. Coronati responded that they will do something to take care of it.

Mr. Steffen asked about the location of the Highest Observable Tide Line (HOTL). Mr. Coronati responded that they have verified that it is more than 250 feet away from the subject property.

Mr. Page noted he thought that the town did not pick up refuse for developments over 8 units. Mr. Jacobs was not sure on that and will check with the Director of Public Works.

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After question from Mr. Schultz about the soils on-site, Mr. Coronati noted that the test pits determined that there are good soils for development and no pilings will be necessary.

**MOTION** by Mr. Schultz to adjourn.

**SECOND** by Mr. Page

**VOTE: 6 – 0 – 0**

**MOTION PASSED.**

MEETING ADJOURNED: 3:25 p.m.

Respectfully submitted,  
Jamie Steffen, Chairman