

HAMPTON PLANNING BOARD
PLAN REVIEW COMMITTEE
MINUTES
June 28, 2012 – 2:00 p.m.

PRESENT: Jamie Steffen, Town Planner (Chairman)
Chris Jacobs, Deputy Director of Public Works
Bill Straub, CMA Engineers, Inc. (Planning Board Engineer)
Rayann Dionne, Conservation Coordinator

ABSENT: Chris Silver, Fire Chief (provided written comments)
Kevin Schultz, Building Inspector (provided written comments)
Police Department Representative

Chairman Steffen began the meeting at 2:00 p.m.

1) NEW BUSINESS

A) Review of a Three-Lot Single Family Residential Subdivision – John D. Lovetere
– 382 Exeter Road.

Joe Coronati of Jones & Beach Engineers, Inc. representing the applicant gave an overview of the project. He stated that the proposal is to subdivide Tax Map 51, Lot 8 into three (3) single family residential lots. He noted that the parcel is 13 acres with a mix of upland and wetlands. He explained that they are proposing a private drive subdivision that will allow the parcel to be developed without a Town road. They propose to utilize the existing PSNH gravel driveway for access to the rear lot and will upgrade the driveway to widen it to 20 feet and add a couple of turn-outs more width for fire apparatus to back up into the driveway for Lot 1 to turnaround.

Mr. Coronati discussed the variances the applicant received on April 19, 2012 for relief from the minimum lot frontage and lot width requirements. The newly created lots will all have approximately 55 feet of frontage each. Useable turnaround area will be provided for emergency vehicles.

He further stated that each lot will contain a well, septic system and rain garden for stormwater management. He noted the Lot 3 deed restriction on future development of approximately 5.45 acres. This is offered as mitigation for the upgrade to the gravel driveway in the wetlands buffer.

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

Mr. Jacobs provided comments from the Department of Public Works. He noted that he recently walked the Asset Title Holding LLC / Liberty Lane land at the request of the Town Manager as that property is being looked at as a possible location for new district courthouse. He indicated that he viewed the proposed deed restricted parcel

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and wondered if that area could be reduced if it was determined that the courthouse site needed an overflow parking area. Mr. Coronati responded that the applicant recognizes that it is feasible that someday that area could be developed and he wants to make sure it doesn't occur. He would like to keep it in its natural state and allow it to be used for passive recreation or hunting.

Mr. Jacobs also provided the following department comments: 1) a trench permit will be required to build a road for access to the proposed subdivision; 2) a driveway permit will be required to revise the driveway location and width; 3) we recommend that the street name sign have a blue background to signify that it is a private way. There was discussion about the process for street naming and Mr. Jacobs stated he will talk to the Town Manager about it, and 4) the driveway to lot 3 should be expanded to 15 feet per the NFPA code for driveways longer than 150 feet, and the driveway to lot 3 should include some sort of turnaround so that emergency vehicles do not have to back down the driveway.

Ms. Dionne provided comments from the Conservation Commission. She discussed that the 50 foot buffer setback for the back lot didn't appear to be shown. Mr. Coronati responded that he will make it clearer where it is on the revised plan. She asked about the wetlands impact relative to the wells. Mr. Coronati responded that they would only be temporary in the form of tree cutting only. He also explained that the wells may not necessarily be in the shown locations. She also asked about the zoning provision relative to the providing at least 5,000 SF of contiguous upland per lot. Mr. Coronati responded that it will be noted on the subdivision plan. She asked where the buildings will be located on the lots. Mr. Coronati responded that the septic areas will only end up being $\frac{1}{4}$ of the size shown so the buildings can go somewhere within the 4,000 SF area. He will sketch out approximate locations on the new plan. Ms. Dionne asked about maintenance of the common driveway and the proposed rain gardens and the reporting of it. She asked if there will be a homeowners association formed. She wants to ensure that there is information and resources for homeowners on the rain garden maintenance. Mr. Coronati responded that there will be a homeowners association to handle that.

Mr. Steffen provided the written comments from the Building Inspector and the Fire Department. The Building Inspector had the following comments: 1) what will the common driveway width be; 2) will they continue the widened driveway to the proposed house on lot 3. Mr. Coronati responded that it will be 12 feet wide for that portion; 3) he asked about the proposed house locations; 4) have the septic systems for the lots been designed and approved by the State. Mr. Coronati responded no that it will be done by the buyers, and 5) he asked about execution of the well radius release form between lots 2 and 3. Mr. Coronati responded that the well locations

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will not be determined until the septic systems are submitted for approval so it will be dealt with at that time.

The Fire Department had the following comments: 1) how long is the proposed private drive. Mr. Coronati roughly calculated it to be 1,100 feet long; 2) will the proposed surface of the driveway be able to support the weight of fire apparatus. Mr. Coronati responded that it is hard enough for PSNH vehicles and they would prefer not to pave it. He indicated that they could add more gravel; 3) how wide is the access road. It was noted that NFPA 1 requires 20 feet and the Town of Hampton requires 28 feet. The Fire Prevention Officer recommends 28 feet minimum which he states is consistent with other site plan reviews he has been involved with. There was further discussion about the width amongst the group. Mr. Coronati explained that they don't want the impact or the cost of a road for basically one lot. Mr. Straub mentioned the concerns with a long driveway and the proposed width. He asked dealing with obstructions in the driveway in emergencies. Normally, private drives of this length have 1 or 2 turnouts every couple of hundred feet and a well-established turnaround like a hammerhead at the end. Mr. Coronati responded that they can add the turn-outs and a hammerhead turnaround at the end. He stated he will discuss with the Fire Chief what he would like to see in that regard; 4) are there any overhead consideration related to our responding equipment – NFPA 1 requires 13' 6". There was discussion regarding clearance for the high tension lines. Mr. Coronati indicated that there was 11 feet of clearance under the column supports but noted that PSNH has not trouble getting their equipment through them; 5) what is the proposed height of the structures? The Town of Hampton ordinance requires a sprinkler system for structures 3 or more stories high - in this case 13 D systems; 6) where are the closest hydrants and is there a hydrant within 600 feet from the farthest structure proposed. There was discussion about what was out there for dry hydrants and whether there was one at the Liberty Lane car barn. That will be checked by Mr. Coronati, and 7) please supply the Fire Department with a truck turning plan.

Mr. Steffen provided his comments. The new lot numbers need to be coordinated with the tax assessor. The zoning variance information needs to be added to the plan. There is a typo that needs to be corrected on the zoning district boundary listing on the plan.

Mr. Straub provided comments as the Planning Board's engineer. He reiterated his concern about the driveway. He would like to see the length and width evaluated to conform to Fire Department and NFPA requirements. He stated they should consider a more substantial width, and provision of turnouts to allow for passing vehicles, particularly in emergency situations. He stated that the stormwater O&M report/plan should be reviewed to confirm that all language is intended for this project (some appears not to apply). He stated that the plans should indicated the relative sizing of a

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probable septic system layout to confirm that adequate building envelopes exist. He further stated that the unusual configuration of the lots (as approved by the ZBA) should be evaluated to confirm the appropriateness of the septic systems and wells on the smaller areas of the lots that remain after the driveway and lot areas use to gain access to the reduced frontage (the “effective” area of the lots is much less than the nominal 1 acre areas assumed for the RAA zone).

The Committee and Mr. Coronati discussed briefly the process for responding to the comments and the scheduling of the application before the Planning Board.

MOTION by Ms. Dionne to adjourn.

SECOND by Mr. Jacobs.

VOTE: 6 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 3:00 p.m.

Respectfully submitted,
Jamie Steffen, Chairman