

**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  
Kevin Schultz, Building Inspector  
Police Department Representative

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

1) NEW BUSINESS

- A) Site Plan Review for Kennebunk Savings Bank, 24 Winnacunnet Road & 355 Lafayette Road, Removal of the existing building on Lot 2, and reconstruction of the remaining building on Lot 6 into bank with drive-through.

Joe Coronati of Jones & Beach Engineers, Inc. representing the applicant gave an overview of the project. He stated that the proposal is to remove the former convenience store building and the garage section from the Gray Funeral Home building and renovate the remainder for a new Kennebunk Savings Bank facility. The facility will include a 2-lane drive-thru with an ATM and a bypass lane. The existing parking lot will be overhauled and raised a couple of feet and the drainage system replaced. There will be two full access drives to the facility and new lighting, landscaping, and signage (one changed). Sewer and water services will remain the same. There are two lots involved and they will not be combined.

Mr. Coronati then discussed special permit portion of the project. He noted there is an off-site wetland area and they will be removing asphalt within the 50' buffer. He noted, however, that they will be putting back less pavement with the project. He also noted that they will not be cutting any trees.

Michael Keane, architect for the project, described the proposed changes to the Gray building. The main entrance will be demolished and a new covered entrance constructed. The building will have fiber cement clapboard siding and new windows.

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

Ms. Dionne provided comments from the Conservation Commission. She asked if there was a dumpster enclosure (within the wetlands buffer) proposed. She asked how much of the existing vegetation in the wetlands buffer they proposed to keep and

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whether they had room to add any new plantings. Mr. Coronati responded that the low tree canopy in the area prevents them from doing much in that area. Ms. Dionne expressed a concern about preventing future snow storage in the buffer area and asked if they considered measures to prevent that such as signage that would indicate no storage in this area. She noted that they were proposing any low impact development (LID) techniques for their stormwater management, such as rain gardens or rain barrels.

Mr. Straub provided comments as the Planning Board's engineer. He noted that the plans show significantly more parking than is required by the Zoning Ordinance for the use. He asked if the parking could be scaled back to allow more room for snow storage, LID stormwater measures, and less of a wetlands buffer impact. He further discussed snow storage and asked if there was sufficient storage for the parking area. If not, they would need to have a plan for management of it.

Mr. Straub discussed his concerns with the proposal for stormwater management. He noted that the current design "straight-pipes" the drainage from the entire area without any consideration of LID techniques, including treatment. He indicated that there appeared to be several opportunities for LID features which could significantly improve the stormwater management plan and noted that our regulations require it. He noted that the modeled runoff depths for all storms seem excessive (2-4 inches for the 2 to 25 year storm events) and asked if it was an "artifact" of the model or is there insufficient inlet capacity. He noted that there is an incorrect reference to the NHDES Alteration of Terrain (AoT) permit in the stormwater report. He stated that a Stormwater O&M plan will be required for the final modified plan.

He discussed his traffic concerns. He noted there is a significant change in the traffic pattern proposed with the drive-thru and the change of use. He would like to see some type of traffic evaluation done. Mr. Coronati responded that they could provide estimated trips per day calculations. Mr. Steffen noted his concerns about conflicts with Dunkin Donuts traffic and the nearness of the driveway entrances. He is also concerned about the proposed curvature of the entrance on Winnacunnet Road for vehicles trying to make a left hand turn into the site. Mr. Jacobs expanded on these issues and asked that they coordinate the design improvements with Hoyle, Tanner and Associates (HTA) who are doing the Lafayette / Winnacunnet Road intersection improvement preliminary engineering and design.

Mr. Jacobs provided further comments from the Department of Public Works. He stated he is concerned about not combining the lots because the former convenience store lot will now serve the bank lot. He stated he is also concerned about the turn into the site from Winnacunnet. He thinks it will cause vehicles to swing into exiting traffic leading them to stop in the travelled way and causing accidents. He would like

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to see the parking moved closer to the building to have wider entrance. He spoke to the need to have the site plans incorporated into HTA designs for the intersection improvement.

He offered comments regarding the utilities and drainage: 1) how will runoff get into CB 2 when it is shown at a higher elevation than the green space? He recommends a depression to allow for infiltration; 2) is there an easement that permits drainage from the Shara, LLC lot onto this lot? 3) requested catch basins with sumps at the Lafayette Road entrance/exit to collect stormwater before it enters the Town ROW; 4) asked if the sewer service was clay pipe and if it recommended that they replace it to the property line; 5) does the water service need to be upgraded – plans will be sent to Aquarion Water Co.; 6) add granite curbing on Lafayette Rd. to reduce the curg cut. Will new sidewalk be added? Mr. Coronati responded that they would like to leave the sidewalk as is. It is recommended that they consult with HTA on this; 7) noted handicap signs on sheet C2 are missing. He will require truncated dome panels at the driveway openings; 8) more consideration should be given to incorporating LID measures as both CMA and Ms. Dionne commented; 9) do they need all of the parking shown and would they consider an separate drive-thru building; 10) the sewer service for the former convenience store site will need to be capped at the property line and DPW will need to inspect the capping; 11) will need to review the Stormwater Operations & Maintenance Plan.

The Committee and Mr. Coronati discussed holding another PRC to review revised plans that will attempt to address the concerns expressed relative the drainage and traffic control. September 6<sup>th</sup> at 2 p.m. was decided upon for that meeting.

**MOTION** by Ms. Straub to adjourn.

**SECOND** by Mr. Jacobs.

**VOTE: 3 – 0 – 0**

**MOTION PASSED.**

MEETING ADJOURNED: 2:45 p.m.

Respectfully submitted,  
Jamie Steffen, Chairman