

Town of Hampton



PLAN REVIEW COMMITTEE

MINUTES

February 24, 2016– 2:00 PM
Selectmen’s Meeting Room

PRESENT: Jason Bachand, Town Planner
Kevin Schultz, Building Inspector
William Paine, Fire Prevention Officer
William Straub, CMA Engineers
Rayann Dionne, Conservation Coordinator
Laurie Olivier, Office Manager, Planning

Absent: Richard Sawyer, Police Chief
Scott Wade, Unutil
Mike Bernier, Aquarion

71 & 73 Ocean Boulevard

Site Plan - Expansion of existing business (Bernie's Beach Bar), 73 Ocean Boulevard. Merge the two lots and add decking and structures over the existing foundation (and to the rear) of building located at 71 Ocean Boulevard.

Henry Boyd (Millennium Engineering) appeared with Al Fleury and Chris York, PE, who is also from Millennium Engineering. Attorney Steve Ells also appeared. The Plan changed substantially per Mr. Boyd. The sealed surface and deck were discussed. A

significant area will be open for the deck. Mr. Boyd discussed the definition of “impervious surface”. There was a letter provided by Mr. Boyd (nobody else had). The letter is dated February 18th. Mr. Boyd read the letter **and he will provide this letter to the Planning Office and others attending the PRC.** Mr. Boyd discussed pressure-treated planks and full drainage system to accommodate sand on the top. Mr. York discussed drainage.

Mr. York discussed #71 and the proposed new building addition. Underground infiltrators were discussed. Sizing for 100 year storm. He thinks it is over-kill. There are 8” high cultex infiltrators with one foot of sand above. There will be 10” of fill underneath the deck. All regulations are met.

Mr. Boyd discussed the grade being raised by one foot. Ms. Hale asked about clearance/headroom. Mr. Boyd said the top of the foundation is elevation 14.7-about 13’ of room. Ms. Hale asked about people-exiting the rear of existing stores. Mr. Fleury will discuss this and said there are 3 units; two businesses. Stairs are shared through the center unit. An office space for the ice cream unit is there. No egress changes to the back are planned.

Ms. Hale said she will need to go see it. She needs to see how to get the vacuum trucks there. Sending people down from the deck into the sand area was discussed. Mr. Boyd said it is unique and said everything is being built above. Right now it’s dangerous. Nobody should be down there. On Sheet 2, existing Bernie’s was discussed. There will be a new set of stairs (not sure of configuration yet). Mr. Boyd didn’t put it on the plans because it’s not finished yet.

Mr. Fleury said he walked this with the Fire Engineering Company. He’s dealt with our Fire Department two or three times. Mr. Paine (Fire) said he is focusing on egress for the new bar area.

Mr. Schultz discussed the stairs that head below the stores.

People who do go down stairs for storage, they are inside of a big foundation surrounded by three concrete walls. Ms. Hale’s concern is walking downstairs to storage; the storage surface is outside of the storage area; the area under the deck – people could walk across it. What stops placement of storage materials; things for restaurant was asked. How does the area not become storage and how does it get accessed? It needs to be maintained. If one is enclosed by three foundation walls; one needs to go downstairs off a deck that is not safe.

There is a port spread out. Chambers get clogged per Ms. Hale. Things that get filtered out; StormTech systems—need to be cleaned out. Getting into ports was discussed. Mr. Boyd said they will be maintained manually. A truck will not get back there. Mr. Boyd said they will need to accommodate a way to work that out. Mr. Straub asked how it will be constructed. Mr. Boyd said manually brought over. Gravel sub-based was asked about. A mini-excavator with a ramp per Mr. Boyd.

Mr. Straub wants to know about replacement. Mr. Boyd said it could be difficult. He is worried about no access for repair/maintenance. Ms. Hale said if water cannot be contained, it can be a problem. Mr. Fleury discussed a 10’ walkway between the buildings. Mr. Boyd said it needs to be addressed how to get machines down there.

Mr. Straub asked about building an addition for the L-shaped foundation. Mr. Boyd said there are architectural drawings. Mr. Fleury said it a deck will be added to the existing deck. It will have structural tresses with thatch roofing. Underneath the deck,

there is nothing. That is the open sand area. Looking to the west, Mr. Straub (CMA) would see 20' of sand and a foundation wall. The foundation wall said 12 or 13 feet. The deck elevation is unknown. It may be more than 8' above. **Mr. Boyd will add that deck elevation to plan.**

Mr. Boyd discussed existing conditions. Bldg 71 was discussed with deck elevations, etc. Mr. Straub discussed the roof line over the deck.

Mr. Boyd said the back side will have a wall. **Mr. Bachand (Planner) needs to see accurate plans for the Planning Board. Specifically, the plans need to clarify that the area labeled "building addition" is not being proposed as its own enclosed area – it's also open under the roof and deck.** Ms. Hale said they are creating building space to store, to office, etc.

Mr. Straub discussed no new structure; just columns on existing floors.

Mr. Schultz (Building) asked about the proposed open deck. (on Kevin's plan/marked up w/markers). The yellow area is open for pervious area. Ms. Hale (DPW) asked for the plan, with hatches; take off words and show what they are calling permeable and impermeable. Ms. Hale said with all this confusion, the PB will be very confused. **Ms. Hale wants it in marker and asked if a pdf can be sent to everyone. It does not have to be a formal plan.**

Sheet #2 is showing the lot as combined. It has not been merged yet. Mr. Boyd said the calculations are wrong. How much land is really there was asked.

Mr. Straub discussed the walkway under the deck to the kitchen. Mr. Fleury said the kitchen has been there since the previous business. An additional pressure treated staircase will be added. Patrons don't use it. It is not considered an exit.

Roadway between buildings was discussed. Elevations were discussed. Mr. Boyd said they should visit the site. There is a concrete step.

Mr. Straub discussed grades not working. A 6' or 7' drop was discussed. Mr. Fleury thought the drainage system was just an additional request. Impervious run-off has to be dealt with.

It is perking a gallon a minute. Mr. Schultz told them to not build something they don't need to.

Ms. Hale said a system needs to be designed. Chambers do more than just allow it. Mosquitoes and standing water was discussed. There will be more roof water than with the existing condition. That is the need. Removing deck component, there is a roofed area and it will cause direct run-off. A stormwater system is needed.

Mr. Boyd wants roof leaders down there. Recharge and mitigation were discussed. **Mr. Boyd needs to do homework on this.**

Ms. Hale said there's no room for change at this location. Chambers are open bottom.

Mr. Straub discussed the kitchen elevation. Mr. Boyd will find out and add to the plans. **Mr. Straub wants elevations and Mr. Boyd will get information to him.** Mr. Straub said if it were to fill, rather than 8' hole, it may be easier.

Mr. Schultz asked if a system is needed. Ms. Hale discussed it is an increase in impervious area and it's based on the volume in the area. Water off a roof is not clean water. The State and Hampton Regs require this. Increased run off on new impervious surface that creates more volume. Ms. Hale said it is industry standards. One house does not require it.

Ms. Hale likes the two spots to get to kitchen.

Mr. Schultz asked about access from surrounding properties. He asked if he could cut the foundation and drive in a bobcat. Kevin discussed not designing the deck. Continue the alleyway and get to an area where supports won't be compromised or roof, etc. Chop it. Mr. Boyd will look at it.

Mr. Schultz said the deck is not considered a sealed surface. That is his determination. It will allow water to pass through. Mr. Schultz asked if he had a detailed drawing—Mr. Fleury has one from Engineer.

Ms. Dionne (Con Comm) asked about everything sitting on top of the deck. Mr. Schlytz said tables with umbrellas. Ms. Dionne said it can be considered pervious because of the system being put underneath it. A deck is considered pervious when it's open above and below. Sunlight will get through and vegetation can grow. This deck is enclosed. A system taking water makes her happier. Not because of current construction. No deck spacing is considered pervious. Sixty (60) percent of light getting through was discussed. Ms. Dionne said hearing the decking is pervious makes her uncomfortable. She wants the system to be incorporated into this. Mr. Schultz said it's hard to show that it does not allow water to infiltrate or pass through. Mr. Schultz said putting a system in the addition to detail what Kevin is asking for, that would coincide. Adding Ms. Dionne's verbage in the same letter about the StormTech system as well. Rayann said the definition said 'unless it is designed to infiltrate'....**Mr. Boyd will revise the letter.**

Mr. Bachand wants the letter (as revised) for the Planning Board. Attorney Ells asked if he can withdraw the petition for variance, subject to revised letter. Mr. Schultz said that was fine.

Mr. Straub said more design with elevations should be added on the plan. Infiltration row (Isolator Row).

Ralls (sp) rate was discussed. Mr. Straub discussed water mains. No restrooms were discussed. Mr. Fleury is adding additional units to existing restrooms. This has two connections. Mr. Fleury is making the restrooms larger.

Ms. Hale said it appears there is nothing new, external to the building. Same water and fire service will come out of Bernie's. Mr. Straub asked if it can be shown.

Mr. Straub noted the O&M needs more work. It needs to be revised with StormTech system language.

Ms. Dionne said whatever system they need should be added as an Appendix to O&M.

Mr. Bachand said the building addition is unclear.

Ms. Dionne wants photos of the site for the PB. They should provide them for the Board.

Mr. Bachand asked about another PRC. Mr. Straub wants to see how the elevations work and stormwater system. He may need more explanation. Mr. Bachand said if they resubmit their revised materials by March 9th they can go on the April 6th PB agenda. Mr. Boyd said he can satisfy Mr. Straub's requests. **Mr. Bachand wants pdf plans to be forwarded to Mr. Straub and Ms. Hale, in addition to the materials for the Planning Board. Ms. Hale wants today's paperwork and old paperwork.**

The Stormwater management report per Mr. **Straub needs modifying**. Mr. Straub asked if deck drainage is being ignored. Mr. Boyd's calculations ignore this, but Mr. Straub wants it accounted for. Mr. Boyd is considering it pervious surface. Ms. Hale said sand and system are defined systems.

Mr. Bachand asked the applicant to resubmit for the March 9th deadline, with digital copies also provided for staff. He would recommend the Planning Board hearing be delayed past April 6th if staff is not satisfied with the received revisions.

Meeting ended at 3:20 p.m.

Laurie Olivier
Office Manager/Planning Department