

# Town of Hampton



## PLAN REVIEW COMMITTEE

### MINUTES

**October 26, 2016– 2:00 PM**  
**Selectmen's Meeting Room**

**PRESENT:** Jason Bachand, Town Planner  
Rayann Dionne, Conservation Coordinator  
Jennifer Hale, Deputy Director DPW  
Jodie Strickland, CMA Engineer  
Bill Paine, Fire Prevention  
Laurie Olivier, Office Manager, Planning  
Kevin Schultz, Building Inspector  
Fred Welch, Town Manager (audience)

**Absent:** Richard Sawyer, Police Chief  
Serge Laprise, Unitil  
Mike Collins, Aquarion

### **Campbell Drive & 178 Towle Farm Rd**

Maps: 156 Lots: 1 & 2.

Applicants: Judith Haufler & Dianne Leblanc & Paul Beaudry.

Owners of Record: Same.

Lot Line Adjustment: Reduce Map 156 Lot 1 (Campbell Drive) from 21.65 acres to 18.35 acres. Map 156, Lot 2 (178 Towle Farm Road) will increase from 1.17 acres to 4.47 acres.

## **Campbell Drive**

Map 156, Lot 1.

Applicant: Judith Haufler.

Owner of Record: Same.

Site Plan. Construction of 5-unit townhouse (condominium) development.

Kevin Schultz (Bldg) said to Henry Boyd (Millennium) that the application needs several variances. Mr. Boyd said Attorney Ells stated they don't need them. These are multi-family. All kinds of rules and regulations. The G Zone allows multi-family. Kevin said to review Article 8 – almost every one there applies: 8.1.2; 8.2.1; 8.2.3; 8.2.4; 8.2.6; and he's not sure if Article 2.3.7c.1 applies also. You need 100 feet of frontage. Town sewer and water was discussed; 40 feet from property lines and 40' from other structures. Driveways have to be 25' away from buildings unless they lead to a garage. If any parking is out front, that has to be 25' from the building. Kevin told Henry to go to Article 8 in the Zoning Ordinance. The applicants need a 20' buffer; vegetative screening. Kevin said they will need a minimum of 2 to 3 variances. They need a septic system. Kevin said maybe he can play with driveway requirements, etc. Article 2.3.7.c.3 - Rayann Dionne (Conservation) read it aloud. Rayann said with an existing lot of record, it says you have to have 75 percent of the zoning district outside the Wetlands District. Henry is going with septic. Rayann said there is a different dimensional requirement. She does not know how much he has there, i.e. how much square footage is outside the Wetlands Conservation District.

They discussed the contiguous area. Kevin discussed existing lots of record. Kevin said the LLA makes it not an existing lot of record. Henry needs to be in the right category. Rayann said to calculate the area outside the wetlands.

## **Lot Line Adjustment**

Henry said the tax map does not match what he has. The State of NH did a taking from these people (voluntary). Part of what they took is the entrance onto the liquor store site. Henry discussed the layout geometry as it relates to the highway. No bounds were set. Henry sent the guys out to find the lines.

The LeBlanc property is landlocked pretty much per Henry. Mr. Haufler (very ill) wanted to convey the top piece of the property. The service road is an access road to the Haufler property.

Henry red-pencilled the Haufler piece. The little diamond on the plan is the LeBlanc property. Jen Hale (DPW) asked for *bona fide* property lines. It's not DOT property; it's the Liquor Commission's property. Bob Tallon (State) helped Henry a lot.

Jason Bachand (Planner) wants a letter from the DOT for the Planning Board to read (for the record). Changing the property lines hopefully won't change the scope of the project they want to do. LeBlanc is an abutter. They are proposing 5 units. Not 4 (as CMA noted on its Agreement for PRC escrow).

Jen discussed existing lot coverage – look at the plan; she wants a note stating it's the proposed project. It shows 0 lot coverage; 0 impervious coverage, but the plan looks like there is impervious coverage.

Henry said there is no sewer/water (right side of project).  
Liquor Store has municipal sewer. It drains into Drakeside Road.

Jason looked at the design review plan (submitted earlier) it was a 3-lot subdivision. Jason asked Henry if they considered doing a 2-lot subdivision with a duplex/condo on each lot. Henry said it's possible. Three or more dwelling units attached or detached on one lot is multi-family. Henry discussed it's a large piece of property. Kevin said for him to create two separate lots with duplexes on them; they would still need variances.

Henry said they'd have to extend the Town roadway. Campbell Road is a Town roadway.

There would be a 20' wide driveway. Henry's trying to keep everything out of the buffer. Test pits have been performed. We need NH subdivision approval per Henry.

Henry said soils percolate well. Test pits were done last November.

Kevin mentioned Article 2.3.7— this should be shown on the plan with calculations. Kevin said Henry shows a requirement of 15,000 sf and showing they have 11,250 sf—that's per dwelling unit; that has to be multiplied by 5. The requirement is actually 75,000 sf for all 5 units (the count is per dwelling unit).

Kevin said to Henry to build a single-family home there, and he still needs variances. It doesn't have footnote relief under the G zone. Jodie Strickland (CMA) said variances are not that difficult to get in Hampton.

Jen said points are worth skimming over.

Jen didn't see architectural. Henry showed pictures.

Notes 3 and 4—showing driveway but 'anything can change'. She asked Henry to tighten the note. Cannot say "anything can change".

Area of disturbance-Jen wants to know what it is.

Drainage-discharging to NHDOT property.

Jen discussed one-car garages—probably per Henry. Fire needs turnaround and there needs to be guest parking. Cars can't park in hammerhead (fire purposes). Jodie said there should probably be more of a hammerhead. It's a headless hammer.

Signage saying "private drive"—is that needed was asked. Fred Welch (Town Manager/audience) said markings on pavement do not count. Underneath the street sign per Fred. He noted 911 requires a street name. The name Campbell Drive extension was asked. Jen said it's not a roadway. Fred said if it is a private drive, it has to be posted that it is a private drive.

Henry discussed two separate septic fields. Condo docs will need to be prepared.

Kevin discussed the well. There is no radius shown for the well.

It was noted the buildings will be sprinklered. Where will water come from was asked. They can be wells or cisterns. Cisterns need maintenance. Bill Paine (Fire) likes cisterns. Henry reached out to a Fire Protection engineer.

Kevin discussed turning the buildings into two stories rather than three. If not storied; no sprinkler needed. Kevin said cistern systems can be very expensive. Bill (Fire) said some cisterns are not maintained so the Fire Department does not count on them. They are just tanks full of water. The Fire Department won't pump from them. It would ruin pumps.

Jen said grades are 3 to 1—not 4 to 1. Sheet 5 of 5—construction sequence—erosion control should be put in first. Jen does not want loggers to go in there and cut trees. Infiltration basin—needs to be taken out.

O&M—is located with the drainage study. Some descriptions are not all there. Spillway and detention on berms – all missing. Jen asked about Volume 2 to be copied (from DES). Match NH – newer green book. The Town won't have to write what it says. Do a copy and paste. For all BMPs in the future.

Jen discussed drainage. Jen likes detention basin. No water quality calculations are provided. It's sitting on bedrock. Water quality was discussed. Jen asked for a section to be carved off; let it be a forebay.

Roof was pitched; water shed line for 1S says everything is going to pond; she doesn't think so. Reflect what is being built. Infiltration rate needs checking.

Jason said most of his comments were already mentioned. Resolving the need for variances is critical. Jason discussed the driveway. If greater than 150' in length; it needs recommendation by the Fire Department and approval from the Planning Board. Architecturals/elevations are needed. No "Existing Conditions" plan is provided. Jason reiterated on the LLA; obtaining a letter from the DOT is critical.

Jodie asked about the micropool. Henry thinks it is. Do they have different elevations was asked. Henry will fix it.

Jodie said micropools are on Sheet 4. Not Sheet 3. Is 6" big enough for pond was asked.

Details of proposed retaining wall was asked about per Jodie. How much of the stone wall. Henry will put a stop and start. Retaining wall – needs more detail.

Test pits are shown but no test pit information. Jen said general notes are great for septic.

Jodie wants detail on lighting and landscaping. Turnaround also. She does not think that works. One well for 5 units; Jodie wasn't sure that was allowed in Hampton. Proposed utilities were discussed. Jodie discussed western side of the driveway; there should be a swale. Looks like water runs off onto the road. Roadway cross section needs to be modified.

It's not to scale. Bulkheads were shown; are there going to be basements was asked. She asked why Henry needs a bulkhead. Henry will show garage and basement.

Jodie asked if there are easement issues. Jenn said it's a driveway as shown. A driveway can be off public road. There's not enough frontage; needs variance.

Henry discussed extending Campbell Drive. Jen asked if it was deeded in fee.

Bill Paine discussed last drive into Unit 5. It's built as proposed and he needs turn around; hammerhead. Bill said largest fire truck would be used on that street. It would need a ladder truck. Length is 48' – wheelbase—he can give Henry turning radius and wheelbase. Henry can also check auto-turn program. Bill discussed sprinklers.

Rayann said notes are missing on when delineations were done and stamps. Poorly and very-poorly drained soils need to be addressed. Rayann asked which plan gets recorded.

Rayann discussed the 50' buffer; a 12-foot primary setback has to be shown. O&M needs to be reviewed. How much land is outside the Wetlands Conservation District was asked.

O&M being uploaded to GIS program would be good.

Kevin would (his opinion) tell the applicant the best thing to do is to go in with a driveway and build a duplex. They will still need variances. Condo those and then sell them off. That would fit in with neighborhood and variances will be easy.

Jason said we will wait on the site plan to see how Henry would like to proceed. As far as the LLA, we could advance that. Henry wants to wait on that as well. Existing lot of record is Henry's concern. Kevin said to look at it closely. LLA may not even be feasible. Henry said to table them both at this point.

#### **144 Ashworth Avenue**

**Owner of Record: Same**

**Site Plan: Remove existing paver patio and construct an elevated patio area using concrete that will have an ADA ramp and railing system.**

**Waiver Request: Section V.E. Detailed Plans (Site Plan Regulations).**

Kevin Schultz (Building) discussed trash barrels. Kevin showed Henry how to move the handicapped space and that area becomes a dumpster corral. Right from Johnson Avenue. Al Fleury (applicant) at last meeting said he'd love to have a dumpster, but neighbors didn't like the idea. Dumpster with a fence. Straight on access.

Jen Hale (DPW) said there are 0 barrels noted at this address—how did Al get about 21 barrels was asked.

Bill Paine (Fire) asked about ADA ramps. The width is 44". Jodie Strickland (CMA) wants to see dimensions. It looks more like 10 to 1. Bill Paine (Fire) wants 48". Bill showed Henry where he needs to turn. 48" x 48" is good. Then fire trucks can make turns. Kevin said a guardrail or rail system is needed by the ramp.

No more PRCs are needed.

Jen said the railing is important. Only getting to the deck from the front or from inside the building was discussed. Occupancy will not be increased per Jen; Henry concurred. Jen said people and bathrooms is how this gets established. A sewer fee would be imposed.

Concern of throwing cigarette butts off the deck, where garbage is shown, was discussed. Is there consideration for smell/odor was asked. Jen asked about lighting (lack of lighting) – creating ally, i.e. safety needs to be taken into consideration. Jen said to put a gate or a boulder or something. Henry will ask Al if he has a need to get through there. It pertains to the back side as well.

If Al wants access, it should be lit. Jen said to ask Fire about blocking off the area.

Jen said the O&M Plan needs to be expanded. Jen said a note on the plan may suffice. Litter is taken into consideration for O&Ms.

Motorcycles cannot be parked in the right of way. Jen said parking in the right of way should not be on the as-built. Striping in the right of way is to be removed—should be noted on plan.

Signage needs to be added. Jen said arrows should be shown by the One Way sign.

Rayann Dionne (Conservation) had a note regarding impervious surface. The reduction of 200 s.f.; she doesn't know where it is. Is it from stone trench was asked. Rayann wants a note about this. Henry discussed handicap ramp. It's to access safely to the site; Henry thinks that is sealed surface, but he will double check.

Henry said up to the retaining wall; there will be 3' of width which will be impervious area. A slight pitch was on the concrete deck.

Jason Bachand (Planning) discussed re-noticing the application. Henry will re-run calculations.

Jodie Strickland (CMA) discussed sealed surface. ADA ramp. Provide details for railing – height. Henry will check with Kevin. Ripping up pavement was discussed. Henry will meet grade and will show it. Nine motorcycle spaces are being removed. The 100-year flood location should be shown. Henry will add contours. Lighting – Jodie wants to see what lighting fixtures look like. Lighting cannot spill over onto neighbors' property.

Jason asked Henry to re-submit with revisions by **NOVEMBER 9TH**. We will re-distribute. We also need a letter to continue, as this is on the November 2<sup>nd</sup> agenda. The hearing will be December 7<sup>th</sup>. Henry will have Steve Ells do the letter.

Meeting ended at 4:00 p.m.

Laurie Olivier  
Manager, Planning Department