

HAMPTON PLANNING BOARD

PRECONSTRUCTION MEETING

April 28, 2016

PRESENT: Jason Bachand, Town Planner
Serge Laprise, Unutil (audience)
Mike Bernier, Aquarion (audience)
Laurie Olivier, Office Mgr/Planning
Jodie Strickland, CMA
Bill Straub, CMA
Jennifer Hale, DPW
Bill Paine, Fire Prevention Officer
Fred Welch, Town Manager (audience)
Toby Spainhower, DPW
Frank Swift, DPW (audience)
Kevin Schultz, Building Inspector

Absent: Richard Sawyer, Chief (Police)
Mike Collins, Comcast (Cable)
Rayann Dionne, Conservation Coordinator

263 Drakeside and Towle Farm Road (10 Unit) (Hawthorne Landing)

Mike Wynkoop, Matt Kerivan & Matt Assia (Chinburg) appeared. Chinburg Builders are the owners. Mike Wynkoop's number is 603/969-7086. MWYNKOOP@chinburg.com. The engineer on this project is Jones & Beach. Mike Kerivan stated DirtPro is the Contractor – Matt Manning. 603-231-8596. Matt@dubeplus.com.

It was noted that the drawings are approved by the Planning Board, they are dated February 26, 2016 (last revision) and were recorded on the 7th of April.

CMA needs electronic plans.

Construction security is \$70,403.00 – that still needs to be posted with the Town Manager's Office.

The work plan and work schedule was discussed.

House lots were discussed. The plan is to get infrastructure done on one side and then move on to the other side (south side) then to the north side of project. South driveway first and then to the North.

Ms. Strickland asked when they are starting. They said mid-May. Mr. Straub asked them to contact him if they make major changes. Mr. Assia said they give guys a head start on when they want to start. Matt Assia discussed Units 253-2 and 263-3. Mr. Straub said they are served off different driveways. Mr. Assia asked what the preconditions are in pulling a foundation permit. Mr. Schultz said the base has to be down; driveway has to be ready for a binder. They need to be reasonably accessible. Ms. Hale said the driveway permits need to be filled out and approved. Mr. Schultz asked them to work on the application (checklist). Individual sewer permits are needed also. Mr. Assia said the barrel would go with each house.

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It is part of the CO process. Mr. Schultz said they can work on foundation. There is gas on these.

Mr. Straub said the access has to be complete, not paved. Mr. Schultz asked if they are concentrating on 10 units and all the foundations before they go across the street. They are going to be going parallel. Mr. Straub asked about Aquarion Water. Matt Assia said what is on the drawings is what is provided. Off-site water. Ms. Hale asked for direction of water lines. It was noted 455 feet from where the end of the main is on Drakeside Road, past the proposed hydrant. Matt Assia said there is an existing hydrant.

Mr. Bernier said they (lines) are live where they are going to tie into.

Mr. Straub asked who the contact is. It will be Matt from DirtPro for offsite work. The contact at Chinburg should be Mike Wynkoop.

Utility coordination. Mr. Straub said the sewer is going to be public. It's being extended up, and private sewer is connecting to that. Ms. Hale said anything coming to their system, it has to be brought to her attention. It has to match the plans. Ms. Hale wants to see each of the individual pump stations. **This is important for Mr. Schultz to know.** Mr. Schultz asked if it's going from about the first 10 feet of the house or right from house—applicant said however it works. Close to foundation is fine with them.

Smith (Company) will be used to do the testing, but they have to let someone know. Mr. Spainhower said Ms. Strickland is there for testing. Ms. Hale needs to know it's all set. Mr. Schultz asked about pump stations- they each have their own individual pump. There will be an alarm system.

It's an Aquarion's line, but DirtPro is doing work.

Mr. Schultz said the line is run out of the house into a pump tank, but electrician will run conduits out there for alarm. Mr. Schultz needs to inspect the electrical and Mr. Spainhower wants to look at it before it's backfilled. Mr. Schultz and Mr. Spainhower will have a lot of communication. **This needs to be coordinated; it's very important.** Coordinate with DPW and Building.

Mr. Straub discussed inspections. CMA is overall inspector for site work. CMA asked that they be contacted for various things. Give two days' notice if possible. Notice could be accommodated in one day. Ms. Strickland lives in Hampton.

CMA will do field reports and make it a part of the public record. Ms. Hale said Mr. Swift will be doing driveway inspections. Mr. Schultz said they have the CO checklist for signatures. Site safety is the applicant's call.

Matt Assia said there are only two driveways. Mr. Straub said the depth of gravel has to be correct.

Mr. Straub discussed design changes. Bring it up right away so it can be dealt with.

Mr. Straub discussed PDF submittals. If they go to J&B first, then they can be submitted to CMA.

Mr. Straub wants materials for roadway and sewer; pavement materials; water and sewer; sewer pipe and pressure system for sewer pipe in the road. For E1 system, Mr. Straub asked about the review process. Ms. Hale said if the bedrooms expanded in size (it's based on

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3 bedroom); if anything changes for flow; in the end it's up to them to show it can handle the additional flow.

Mr. Straub discussed seed and top soil.

SW Cole is on-site testing agency. They can make reports to Matt and he can forward to CMA.

J&B will do survey to DirtPro. Construction lay-out. Ms. Hale will want an as-built as part of the approval and he wants it electronically (with line work).

Mr. Straub asked if they know where the houses will be built – no foundations will be in now.

Mr. Schultz asked about 2 transformers on site. One handles 5 on the north side. Mr. Schultz is correct. Mr. Schultz asked where they are coming out of the transformer pads from. There will be spliced boxes going to transformer pad, per Mr. Laprise. He usually consolidates two or three of them depending on locale. There should be one 4" going into the transformer from the splice box to the house. Mr. Laprise said they have a location for the splice box.

Mr. Schultz said when they run from poles to transformer pad; Unitil likes to inspect it but the Building Department wants to as well. Unitil doesn't get involved with splice. They will be 3". Mr. Schultz said all underground has to be seen by Building as well.

Mr. Schultz asked if any construction barrier along Drakeside will be done while activity is going on. Are they putting any kind of construction fence up was asked. They weren't planning on it. Mr. Schultz wants them to be in touch with DPW and the Police Department when they get out to Drakeside Road for driveway cuts, etc. Mr. Schultz said there are many projects underway, so the schedule is ramping up. Think ahead and give notice for inspections.

Gale Moreau, Chinburg. Site Super. David Manning from DirtPro (in audience).

Mr. Moreau asked about two main driveways coming in. He asked if they need to be inspected for CO. Does he need DPW to inspect to get a CO was asked. Ms. Hale said two driveways are DPW curb cuts. Driveways to their units are the applicants' responsibilities. Mr. Schultz said they will branch off the main driveway. The main driveway is what the Town is concerned with.

Mr. Straub discussed the wood pathway. Ms. Hale said because they are building a house as they sell them, sewer, water and gas is important. Ms. Hale is looking for a landscaping plan. She recalls some trees to the rear of the property that the Planning Board required because of proximity to neighbors. She wants those in for their first CO. Ms. Hale wants the landscaping plan. Mr. Wynkoop will mail it out.

Mr. Straub discussed drainage and swales.

Ms. Hale said if they are a subdivision, DPW collects entire sewer fee up front. To start the project you get the whole sewer fee. She was not sure, but thought it was done that way. Mr. Schultz referenced the Winnacunnet Road projects – they did it per house.

It's \$300 connection fee and each contributes to the system (assessment fee).

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Ms. Hale discussed sewer manholes in street-morter (sp) has to be right. Call DPW right away. Mr. Spainhower discussed the force main (private) –it is long. They are constructing houses as they sell. Are they piece-mealing it. The whole trunk line should be tested at once.

Ms. Hale asked about stockpiled material and erosion control.

The roadway needs to be monitored. Road needs to be cleaned. Mechanical...not just broom brushed.

Construction hours. Abide by hours. Mr. Schultz doesn't want (complaining) calls. 7:00 is 7:00. Hours are 7:00 to 5:00. Saturday it's 9:00-5:00; Sundays we rest.

Ms. Hale reiterated police detail being coordinated through applicant.

Mr. Swift said to let police know one week ahead of time for overtime for PD to cover.

An excavation permit is needed.

Landscaping plans will be included with approved plans.

Drakeside Road (3 Unit) (Cheshire Place)

Mr. Schultz said on septic systems...same procedure as Exeter Road. Secure permit with office; State does final inspection. Mr. Schultz will get a copy from the State.

Same contractor for this project, but Mr. Colwell's firm (MSC) is the engineer. Otherwise, it is the same. There is no sewer permit required there.

Ms. Hale discussed landscaping, the rain garden is an integral to all properties. Even if one house is sold. Same with plantings.

Erosion control is the same – all rules apply.

Mr. Straub said approved drawings are April 25, 2016 and are to be recorded. We are waiting for the Chairman to sign. The drawings were also submitted via pdf to Mr. Bachand and brought in yesterday; paper copies and mylars.

Mr. Straub discussed construction security: The \$36,385 did not include contingency. The total amount is \$40,024.

We need \$3,500 for this project (CMA Engineering Review Escrow).

Mr. Schultz said to make sure dumpsters and chemical toilets are on site for contractors.

Mr. Spainhower said to keep the road clean. With trucks – it needs to be cleaned.

DirtPro has done a lot of work in Hampton. Mr. Schultz said they do good work.

Meeting ended at 2:55 p.m.

Laurie Olivier
Office Manager/Planning Department