

HAMPTON PLANNING BOARD

PRECONSTRUCTION MEETING

April 25, 2019 – 2:00 P.M.

PRESENT: Jason Bachand, Town Planner
Jennifer Hale, DPW
William Straub, CMA
Jodie Strickland, CMA
Kevin Schultz, Building Inspector
Tobey Spainhower, DPW
Bill Rafael, Unitil

Absent: Mike Collins, Comcast (Cable)
Mike Bernier, Aquarion
Cathy Gilman, Unitil
Rayann Dionne, Conservation Coordinator
Jameson Ayotte, Fire Chief
Bill Paine, Fire Prevention Officer
Laurie Olivier, Office Mgr/Planning

236 Winnacunnet Road Subdivision.

Bill Straub (CMA) commenced the meeting and identified the Town Officials.

The Owner is Green & Company. Richard Green – his number is 765-6510. Also, Michael Green – his number is 765-6515.

Joe Coronati is the Owner's Engineer. His number is 772-4746 and his email is jcoronati@Jonesandbeach.com. Brad Jones will oversee construction.

The Owner's Contractor is Dirt Pro – Tom Dube. Tom's number is 944-0329, and his email is tom@dubeplus.com.

Bill Rafael from Unitil attended in place of Cathy Gilman. His number is 777-5529, and his email address is rafaelw@unitil.com.

It was noted that Unitil (Gas), Aquarion, and Comcast were not in attendance. It was also noted that Joe Considine was not in attendance, and that his company's name has changed from Fairpoint Communications to Consolidated Communications. The number remains 427-5525, but the email is now Joseph.Considine@consolidated.com.

CMA is the Planning Board's engineer, and it was noted that Jodie Strickland (CMA) is also present. Jodie will be the contact for the inspections per Bill Straub.

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The final drawings have a revised date of March 6, 2019. Jason Bachand (Town Planner) said the recording numbers are D-41441 and D-41442. The plans and documents were recorded this morning. The full set of approved plans is on file in the Planning Office. Jason added that the Planning Board approved both the Subdivision and the Conditional Use Permit on June 6, 2018. June 13, 2018 is the date of the decision letter.

Joe will send a PDF of the approved plan set once it is scanned.

Bill Straub discussed construction security. \$649,379. This amount was approved by the Selectmen. The letter of credit was posted.

Bill Straub asked about their schedule. Tom said they did not have it with them today. He said the wood cutter would be at the site next week. The limits of disturbance are 50% staked, the rest will be staked before any work occurs. They hope to be done with the first phase by early July. Bill Straub asked Tom to forward his schedule, and Tom agreed to do so.

Bill Straub discussed Town constraints on the schedule.

Hours of work: 7:00 a.m. to 7:00 p.m. Monday through Friday; 9:00 a.m. to 5:00 p.m. on Saturday. No working on Sunday. No equipment or machinery is to operate before 7:00 a.m. It was noted that this project is in a neighborhood with concerned residents.

Bill Straub discussed coordination with utilities. Jen said that the electronic school ahead sign cannot be forgotten. It needs to be connected.

Jen asked what Aquarion has been doing re: test pits. Tom said they didn't know which main was the right one. He will be working with them on this.

Tobey said to do test digs on drainage pipes to make sure they have height.

It was noted that the site person will be Shawn Tibbets (sp?).

Tom will be installing the Aquarion water.

Bill Straub discussed periodic inspections. They work off their schedule. Jodie Strickland (CMA) will be the contact. Keep in contact with her schedule. Give enough notice (day or two ahead). Bill Straub noted there is a target list of inspections on the back of the agenda he provided today. Jen said to add a new Item 1A to the list – the limit of disturbance needs to be inspected and photographed. They will need to give Jodie a heads up on this. At Tom's request, Jodie will inspect next Monday at 5:00 PM. Tom will have it ready by then. A 2-foot silt fence will be used – it is for visual purposes.

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After inspections, they do a field report; give records to the Town. Other inspections will take place from other parties. Tobey Spainhower (DPW) will do inspections on sewer and drainage.

Bill Straub makes sure the plan that is approved is what is constructed. This is proposed to be a Town road.

Site safety was discussed. CMA would like to know their requirements.

Jodie asked what the policy would be if interested abutters want to visit the property.

Bill Straub said the contractor will need to manage the people who may visit.

Kevin mentioned running construction fence parallel with the sidewalk. It will show this is a construction site.

Jen suggested adding an Item 6A to the target list of inspections (noted above). This is for curbing to be inspected prior to pavement.

Design changes. If something comes up that might change (small or large) raise it early to deal with the change. It must be discussed with the Town.

Bill Straub discussed submittals. Jones & Beach reviews first, then they are submitted to CMA and the Town. Joe asked about water and hydrant submittals. Bill Straub said to defer to Aquarion, but they should be sent to CMA and the Town as well.

Materials testing was discussed. They will use SW Cole. UTS will work on water and sewer testing. Jen discussed density testing. Bill Straub said compaction testing is a minimum of 5 tests per layer. Paving would be added as its own testing.

Jones & Beach will be doing major survey control.

Jodie asked about locating services for sewer. Tobey said perhaps stakes for control points. Jones & Beach will stake the property corners to get ties. Need to be 90 degrees off the main was noted. They should have GPS as back-up information.

As-builts will come from Jones & Beach.

Jen said the note on Sheet U1 is critical. Sewer is to be cameraed upon completion and DPW wants the video. This is in addition to manhole testing.

Kevin discussed (zoning) Article VII – Exterior Design. Jason said this is also in the conditions of approval. Jason said to pay close attention to Condition #5, which says that the

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house on Lot 2-10 shall face Winnacunnet Road and be constructed in a colonial style consistent with older homes in the area. An example was provided at the Planning Board meeting. He wants to see what they are building there beforehand. The Planning Board will be interested as well.

Jen discussed the construction fencing and relation to the stone wall.

Jason discussed the remaining conditions to be met prior to building permit. Permits from DPW (driveway, etc.); receipt of preliminary design from Unital; approval of water connection by Aquarion; removal of trees within the Town's right of way must be approved by the tree warden (Chris Jacobs). If any State approvals, those must be received. Jason emphasized the importance of Condition #34 – no work on house lots shall commence until the roadway and other portions of the site are stabilized according to the NHDES Alteration of Terrain Regulations, as amended. Kevin will need to confirm they have all these items addressed. Kevin added that he has a checklist for his permitting.

The importance of the work hours (identified above) were discussed again.

Jen mentioned that as-builts are needed for each house lot. We need to review these to sign-off on each individual CO. The overall as-built comes at the end of the project. They won't get their last CO until everything is done. Jason said when they are looking for CO's, they must give some notice. We all need adequate time to review.

Kevin said he will require foundation certifications, and may also require height certifications.

Tobey discussed the house designs and coordination with utility locations.

Tom asked about required trees – do these need to be shown on the as-built. Not necessarily, but they will need to be verified before the roadway is accepted. We are holding surety. The rain gardens must be shown on the as-built.

Tobey discussed clean-out inspections.

Meeting Ended at 2:53 p.m.
Jason Bachand, Town Planner