

Town of Hampton



PLAN REVIEW COMMITTEE

DRAFT MINUTES

July 31, 2019 – 1:00 PM
Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner
Bill Straub, CMA Engineer
Jennifer Hale, Assistant DPW Director
Rayann Dionne, Conservation Coordinator
Cathy Gilman, Unutil (audience)
Kevin Schultz, Building Inspector
William Paine, Fire Prevention Officer
Laurie Olivier, Office Manager, Planning
Tobey Spainhower, DPW
Mike Bernier, Aquarion (audience)

Absent: Richard Sawyer, Police Chief

19-030 431 & 435 Ocean Boulevard

Map: 266 Lots: 27 & 47

Applicant: East Coast Development, LLC

Owners of Record: Michael Napier, Keir Family Entrepreneurs, Inc.

Site Plan: Remove existing buildings and construct 23, 2-bedroom condominium units in a single building. (See Wetlands Permit File 19-031).

Joseph Coronati, Jones & Beach, appeared. One major change on this site is hearing concerns of the parking lot in the rear wetlands buffer and pulling it forward. They pulled the building

forward about 4'. Sidewalk adjacent to the building – 5' from the building; the sidewalk has been removed and changed configuration of parking spaces. They got rid of the pool. They made a concrete patio; made it smaller. The parking lot is pulled in by 11'; an expanded restoration area up to 3,200 square feet in the back. The parking lot is still in the wetland buffer, but it is in line with the neighbors. They almost doubled the restoration area in the back. Kevin Schultz (Bldg) asked about the setbacks. They are the same.

Rayann Dionne (Conservation Commission Coordinator) thinks it's going to be a conversation with the Commission. One concern is the amount of fill to bring in to make porous pavement work out there. She didn't see quantifying how much fill they need. The Commission will want to understand that. She checked with Eban Lewis (State). He said they need to demonstrate why the parking lot has to be raised other than functionality of porous pavement. Fill should not affect the neighbors nor increase flooding. This must be shown. Parking in the buffer is a concern per Rayann.

Rayann saw snow storage was put in the corner. She wonders how practical it is when it comes to removing snow in that area. Rayann asked if they can do any more, she would appreciate it.

Kevin (Bldg) is all set.

Bill Straub (CMA) discussed the drive thru. He thinks it is tight. If Fire is okay; he is okay. Bill Paine (Fire) said it's okay. Bill Straub is concerned about parking space #1. Backing into the overhang to compete with traffic. Bill S. thinks it's shoved there. He does not think it's feasible.

Jennifer Hale (DPW) showed a recent picture and showed someone is parked on the sidewalk. She has older picture and a newer picture. The spot does not work. Her Department does not support it. Jennifer said there could be a Fed Ex truck or 15 minute loading zone; that's okay. They (picture) are parked on the sidewalk. Joe said his parking space is back farther. He can move it back. It is a space required for calculations. Joe would separate it with landscape. Bill asked about cabana area or scale back a couple of units. Jennifer said loading is one thing; it's not an appropriate space. Joe said they could curb it. Jennifer said it's part of the concern.

Bill Straub said some come in tight, they have to head in; when they go to leave, they go into aisle of building to be able to get out.

Kevin discussed 48 parking spaces. They got 48 including handicap. One handicap space is required one for every 25.

Bill said drains look excellent. Evaluation of tidal buffer restoration; if DES and Conservation are fine, he's fine. Site distance seems fine per Bill. Bill is confused by porous pavement/separation by water. He asked Joe to walk through that.

Joe said filter course – top section. Reservoir course is at bottom. Goes through filter course first. 6" of stone helps water get going; then 12" filter course/sandier. Then through layer of P-stone into stone bed. Filter course has separation of ground water. They have 1.42. Water table is lower than entire bed by half a foot. Jennifer said any separation – she looks for ½ foot of separation from bottom of reservoir and ground water. She does not want them to lose storage.

Joe said they lowered the back of the parking lot so back edge – top pavement is at elevation 8.

Bill asked how often does the reservoir flood with high tides. Normal high tide elevation wise. Joe said around elevation 5 or 5 ½. Marsh is around elevation 5 ½. Jennifer said elevation is going to be 10 foot or higher. At a tide of 10' they will be under water (the marsh). Jennifer said Little Jack's project; normal high tide and elevation 8 it was coming into the parking lot. Anything 8 or less was under water during a high tide. Jennifer said HOTL was at 5. Outlet is .7 higher than HOTL. That does not mean outlet won't be submerged. At high tides, can they get out of the system.

Bill said there will be king tides. Joe said the parking lot slopes.

Rayann said it's worthwhile to take a peek out there this week. Take pictures. High tides through Monday.

Jason Bachand (Planning) discussed parking in the buffer will be an issue for Planning Board as well. An abutter from 429 Ocean (letter) was sent to Joe Coronati. Demolition and construction issues were discussed. Attorney Gearreald confirmed he has no further comments.

Jennifer discussed the parking space in the front; removing the space. Green space or bicycle parking. Delivery trucks. Motorcycle space –does it count under our Ordinance was asked. Motorcycle parking only sign is an idea.

Kevin said they could reapply to the Zoning Board and get granted 47 where 48 is required.

Jennifer said motorcycles have better maneuverability. Assign it. Kevin said as long as space meets requirements, if they want to provide for motorcycles, Kevin thinks that is not an issue.

Tom House (sp) Architect was present. Compact cars only was asked about. Jennifer does not like it. People have different definitions of compact cars. Joe said it could be pushed up against a building.

Jennifer asked about test pits. Test pits should be done once they are in construction. The PB and DPW should be on site for observation.

Jennifer said to confirm the DOT allows excavation. It is new pave. We need to have plans updated for what is actually allowed to be done. It may be that the DOT does not allow them to cut pavement. All notes need to be revised accordingly. The DOT is outruling Hampton. From a sewer standpoint, they want to get a small camera in there. Capping in the main was discussed. Ocean Boulevard projects have to be capped at the property line. She wants plans clarifying what the DOT wants. She noted 9, 10 and 26 don't apply to this project.

Sewer lateral above grade and entering was asked by Jennifer. Tobey Spainhower (DPW) asked that last time. It does not show a utility room.

Joe said he did not get far with interior plumbing. This will be a Kevin thing. Once it's inside the foundation, it's theirs. There are manholes in some of them.

Kevin asked about the sprinkler room. It's on the second floor. The architect said it's on the 2nd floor. As long as FDC so it comes out in front wall, it's okay. Kevin said it may come up in the corner somewhere, protected and something built around it. Kevin said once it's in and protected, it can drop down.

Jennifer said clean out has to be at the property line. Joe said the Detail Sheet has it there. Jennifer said the building next door has brick paver on its side. They are proposing similar walkway that runs adjacent to it. This has a heating element; theirs does not. The Condo Association is in charge of snow removal. Jennifer said if neighbors is not porous.

Glycol (sp) or dry system was discussed. Bill Paine said Glycol is less of a nightmare. No leak freeze up bursts.

Cathy (Unitil) said with regard to the meter room and stacks of the meters; she will work with the applicant.

Joe wants to go to the Planning Board. He met with Eban on all projects a couple of weeks ago. Fill situation – no increase on back of this, but they have to lower the grade. Joe could take the back area down and have no impact with fill. Rayann said the Commission needs to understand the situation. Rayann talked to Eban this morning. Fill is in the buffer. As we fill buffer, we lose flood storage. Everybody who fills causes others to have problems down the road. Rayann said raising the grade for parking versus reducing parking for the project. It is difficult for the Commission to understand and she does not see them looking favorably on this.

Rayann said our Regulatinos have changed from previous approval so that should not be compared. Things have changed today.

The PRC members feel they are all set. The resubmittal deadline is August 14th. Also submit documents in pdf format. We'll see how the Conservation Commission responds. They will be on the Conservation Commission Agenda on August 27th and September 4th is the Planning Board meeting.

19-038 533, 535 & 537 Ocean Blvd

Map: 255 Lots: 8, 9 and 13

Applicant: Donik Corporation

Owner of Record: Hunter Investments, Inc.

Site Plan & Wetlands Permit: Demolish existing building and construct a 30-unit condominium building (20-two bedroom units and 10-three bedroom penthouse units).

Wetlands Permit: Project to address Section 2.3.1 of the Wetlands Conservation District.

Joe Coronati appeared, Jones & Beach with Don Garcia and Will Soucy (developers). A third lot was added. Units have been reduced down to 30. The building has been moved 50' from the marsh everywhere. The existing single-family is being torn down. The 50' buffer being replaced with vegetation was discussed. Similar parking lay-out. Entrances in the front. Curb cut lined up with Dumas. Moved other entrance further south onto third parcel. This gives better site distance. There is a 2-way entrance. They discussed angled parking on the side. The gravel area used for turning around. DOT improvements was discussed. There will be an easement to the outfall. Joe said they got approval a couple of years ago.

Rayann said she was curious about the snow storage area and the newly added lot. How will they get it back there was asked. Snow dumps (DES) were discussed; she gave a fact sheet. Through the condo docs, it should be clear how this is to be used. It can be used for more than

just a turn around. Rayann discussed landscaping plan. Eastern red cedars can get very big. Hopefully no site line issues arise along the front in the future.

Rayann asked about grades. How much fill will be brought in to make it work. Quantify it so the Commission understands it. What is in the 50' buffer. On Unit 13—contour. Does it have to come out that far was asked. Rayann asked about the slope off the back of the building.

Kevin (Building) is all set.

Bill Straub said H1-365 feet running through the site. He does not think it is a valid site line. The DOT has similar concerns. Right now there is no site line at all. Going through parked cars and trees is not a site line per Mr. Straub. Joe said maybe landscaping needs to be removed. Cars are in the way as well.

Bill asked about porous pavement. Repeated vehicle motion; will pavement hold up and porous pavement is not usually heavily used. Everything here is porous pavement. Repeated turning movements were discussed. It will be porous asphalt.

Bill discussed DES and the Conservation Commission tidal restoration plan. It needs to be documented to Planning Board.

Turning Motion plan. They are incredibly tight. If the Fire Dept says it is okay, he's okay. No room for error. Bill Paine (Fire) is all set with it.

Jason Bachand (Planning) said the existing structure was built in the 1900s; there's a new Ordinance on demolition review. There is a process when a demo permit is submitted; site visit, etc. has to occur. The threshold in the Ordinance is 100 years. Jason asked them to check it out. Look at Section 1.8.

Jason said title blocks don't identify the third parcel. That needs to be included to have all three addresses. Fairpoint is Consolidated Communication. Jason asked about revised elevations. Give correct elevations to the Planning Board. There is a different amount of units.

Route 1A drainage project was discussed. Joe is looking at it and working with the DOT.

Jason discussed Sheets A1 and C2 need to be recorded. Entire parcel boundaries have to be on record. There is also a Lot Merger. School Impact Fees will be due.

Jennifer Hale (DPW) asked about construction entrance. Jennifer wants detail.

Jennifer said at the middle entrance – signage is needed.

16' wide for 2 way traffic. Is that normal or standard. Joe said it's a standard door.

Painted crosswalks between driveways – is that required by the DOT. Will they be maintained by the owner. Add it to the plan. Get permission from the DOT. They are driveways; not roadways. Jennifer said it's up to the DOT. Note needs to go on plan. Also for truncated domes. Need to meet DOT standards; not Town.

Jennifer discussed sewer laterals. 533 Ocean needs to be cut and capped. Tobey Spainhower (DPW) said center one is already capped.

Jennifer said she's worried about the gravel area; buddies (company over /overflow parking).

Rayann asked about the southern part, Map 13, in driveway, is there a retaining wall was asked. Joe said it is. Then there are plants going through it. Joe said they have to raise the grade on that site. Joe said they will remove plants from that area. Rayann asked about drainage being impacted by the wall.

Cathy Gilman (Unitil) discussed the electrical room and trash room. Swap them. Electric and water. Transformer going in. Applicant said no problem.

Members from PRC said we are ready to move this one on. The Deadline for resubmittal is August 14th. Send pdfs. It has to go to the Conservation Commission on August 27th. September 4th would be the Planning Board meeting.

19-039 9 & 11 "I" Street & 99 & 101 Ocean Boulevard

Map: 290 Lots: 104, 105, 107 & 108

Applicant: 101 Ocean Blvd, LLC; MAM Realty Investors II, LLC; MAM Realty Investors V, LLC; One-O-One Ocean Blvd, LLC

Owners of Record: Same

Site Plan: Construct a mixed-use building with 20, one-bedroom residential units and retail/restaurant uses on the first floor. Parking to be provided.

Waiver Request: Section V.E.11 - Landscaping

Joe Coronati, Jones & Beach, appeared. This project is next to McGuirks. Chuck Bellemore appeared with Michael Keane. Mechanicals are in the back of the building. 1 ½ spaces per unit for parking. Eco pavers will be all around.

Rayann Dionne (Conservation) asked about the waiver request. Wrong address and information is on that letter. Parking lot in the back was asked about. It is all gravel. They got variance to get it 100 percent sealed. Rayann said it is too bad. They have to follow Site Plan Regs. Coverage was waived. Rayann wants stormwater management on that parking lot.

Kevin (Building) discussed the parking lot where houses are demolished. He asked if they are looking for sealed surface. Joe said they did get variance for sealed surface. Kevin wants them to check. Jennifer said one with building to be consolidated with the one next door; they are proposing 83 percent. Under it, it says they got 100 percent for 104 and 105. Kevin said to double check that. Kevin said they are creating more permeable area.

Kevin said to Mike – when McGuirk came and got his 0 setback. We discussed fire rated construction, etc. Even though there is 4' space. It will be a rated assembly – interior/exterior. Mike Keane said windows will be in the apartments above.

Bill Paine (Fire) asked about siding. Vinyl they think. Dense glass behind it. Interior and exterior protection. 1" dense glass. Kevin said hardie board saved the building by the laundromat.

Bill Straub said ZBA gave 31 spaces; site plan they quote what's needed for 20 apartments. Parking for commercial units was asked about. No requirement for commercial per Joe.

Bill asked about the northwest corner of building-is that the only spot for deliveries was asked.

Bill discussed I Street parking. Drainage calculations – area was omitted. Joe said they got waiver for sealed surface; not drainage calculations. It is going to rain on it. Jennifer said PB Con Comm and DPW ask why ‘we’ do not allow Stormwater Calculations. Bill S wants it addressed in drainage plan.

Delineated spaces was asked about. Chuck uses pressure treated boards, painted white. Bill Straub wants that shown on the plan somehow. Showing handicap spots need to be shown. Bill asked about snow storage. It is intended to be year round. It should be shown.

ZBA preferred that they have more parking. Jennifer cautions PB with waiver of stormwater regulations and zero place for snow to go. If there are 1 ½ cars; there would not be a day worth of storage for any snow. Yes, they have the variance, the workings of the site plan may or may not work between parking and snow storage.

Bill asked about sidewalk.

Bill asked about R-tank system. It is a stacked system.

Bill discussed the sewer. Jennifer Hale (DPW) does not want existing surface. 90 degree to the property line. Tobey Spainhower (DPW) said going back into the street to find elbow and then straight into the property. No elbow underground.

Bill discussed the landscape plan. Can they do something – planter boxes. Something is needed. Alcoves could be added. Put something at ground level. Jennifer said Browns – another job, has nice landscaping. Joe will look at that. Bill said allow seating or a bench or something.

Jason Bachand said at McGuirk’s, we asked the same thing – plantings. Jason asked about the buildings not matching up as originally proposed (with McGuirk’s).

Michael Keane said the numbers did not work. A different delivery method was needed. Headache with south wall was a problem. Common fire wall was discussed. It was going to be an exit corner anyway. They opened up a more permeable area. Jennifer asked Kevin – if they had 4’ and McGuirk’s is at property line, but now they have 4’ (egg before chicken) do they have to build that wall for fire rating was asked. Jennifer said the “wall”....Kevin said by this project opening it up, there’s more leeway with construction he can do on the south wall (Chuck does). Minimal window openings were discussed.

Tom – if he stays at 0, it’s a mural. Kevin said check 275 Ocean Blvd. Fake windows. Jennifer asked if McGuirk still has to have it.

Section 1.8 of Zoning Ordinance was discussed. One building was over 100 years old. Make note of it. There were 7 variances granted for this. The 100 percent sealed surface was discussed. Stormwater and snow storage was discussed. Jason said the Planning Board is concerned about building heights where 50’ is the maximum. This was granted 63’ 8” in height.

Cover sheet – change to Fairpoint. Parking lots on I Street will be deed restricted. Declaration and easement will be required with approval.

This is not going to be a condominium per Joe. Jason likes the architectural design of this building; better than some prior proposals in this area. School impact fee will be due, but not on commercial units.

Jason gave them comments from Attorney Mark Gearreald.

3' leased land – fencing – Mark Gearreald noted it. Deed restrictions.

A safety meeting will be needed on this project before preconstruction meeting. They are thinking to start in the fall.

Sewer service – existing building. Cut and cap in the property line. Don't contribute to infiltration.

Jennifer Hale (DPW) said on 104 and 105 – will they be consolidated was asked. Yes. Jennifer said they will be one lot, there are two existing services. They need to remove one service. Pick which one they want for sewer service. One lot.

Jennifer said to look for stormwater mitigation. Peak, rate and volume. Make middle row parking spaces – do those in porous pavement. Do grass pavers. Delineate middle row. Gravel pave could work as well.

Does one parking spot for ADA suffice per Jennifer. This needs to be clarified. Joe said there are 31 spaces. At least one ADA parking sign needs to be at a space for sure. Jennifer asked Joe to do research on ADA.

Jennifer said they will lose the parking spot as soon as it snows. There's no staging area. Chuck said probably not all spots will be used.

Existing flows (math) did not work out for Jennifer. Note on plan regarding lighting needs to be added. Lighting conduit in sidewalk.

Unitil – No pad mount transformer (Gentleman spoke for C. Gilman).

Jennifer wants to see notes to be able to make notes to the Planning Board for stormwater mitigation; a letter will come from the DPW. The DPW will not recommend the waiver.

Jason noted the resubmittal deadline. Documents will also be required in pdf. We will check comments. This may be heard on the 4th of September – pending PRC comments.

19-040 699 Lafayette Road

Map: 108 Lot: 66

Applicant: Port City Plumbing and Heating, LLC

Owner of Record: Same

Site Plan & Conditional Use Permit: Demolish existing building and construct a one-story commercial building with associated site improvements. Conditional Use Permit for commercial development/use in the Aquifer Protection District. Waiver Request: Site Plan Regulations Section VII. E - Stormwater Management

Kevin Schultz (Bldg) and Bill Paine (Fire) left the meeting.

John Chagnon, Ambit Engineering appeared. Joe Lavin (owner) wants to tear down the existing building and put new building in for heating shop. A showroom for fixtures is proposed. It is in the Aquifer Protection District.

Waiver of stormwater is being sought. They are moving building in the middle more.

Jason Bachand (Planner) said on Sheet C3 (table upper left) says the lot area is 11,794 SF and that the sealed surface is going from 40.1% to 37.3%, but that is incorrect. The lot size is 0.1367 acres (or around 5,900 SF), as is noted elsewhere on the plan. Although a reduction in sealed surface is proposed, it is still over the 60% maximum allowed for non-residential lots in the Aquifer Protection District. Pavement on the site may need to be porous asphalt per Jason.

Jason discussed Footnote 31. Substantial improvement. This is a big typo for impervious coverage. On Sheet C1 there is also a typo. 0.1167 is incorrect. Should be 0.1367 acres. Area on the plan is based on a survey.

Stormwater Management Waiver – Jason said there should be an O&M Plan.
Existing tank on the site (per Fire) was discussed. Jamie Ayotte wants it removed.

Mr. Chagnon thinks it is in the demo plan.

There is a residential abutter directly to the rear of this parcel. There should be a planted evergreen buffer within the rear setback area. Mr. Chagnon needs a place to store snow.

Overhang – **setback on signs. Check with Kevin.**

Parking spaces – one ADA space – 8' wide. Required parking is 9' x 18'. Four 9 x 18 spaces are needed. It was stated that it is not because the ADA space otherwise meets the ADA requirements - this should be further verified.

Assessor info shows the existing building was built in 1828. Is there historical significance? It's a new Zoning Ordinance. Before demo permit to demolish, speak with Kevin. Section 1.8 of the Zoning Ordinance. It was adopted in March.

Driveway permit is done through the DPW. Jennifer said approval of the driveway location can be fine. No waiver needed.

Jason said the cover sheet reads Town water and sewer – it is Aquarion for water.

Rayann Dionne (Conservation) discussed pervious coverage. There is a 50' plus 12' building setback. No wetlands are shown on this site. Remove building setback.

Rayann would like to see site and drainage; she does not support the waiver. John can make driveway 12'. There could be a stone drip edge per Jennifer. Next to the building. It gives stormwater mitigation.

Rayann discussed re-doing the site. Current Regulations are in place.

Rayann wants to know how roof run-off will occur.

Rayann asked about chemicals being stored. They won't work at the site; they go to job storage. The owner can better define what they will be doing with the word 'work shop'. Instead of storage.

John Chagnon said 12 percent for driveway and structure and reduction in pavement, it would put them at 60 percent. Porous drive up is better than porous parking.

Bill Straub said drain goes to upper right – along parking lot to north side. Maybe good place to put 8' strip to take parking lot drainage.

Bill Straub – more inclined to support Stormwater waiver if John Chagnon does the above changes – large parts and put water back in the ground; then detailed plan may not be needed.

Kevin said front north corner and north left setbacks are tight. They're right up against setbacks. Be careful for compliance with setbacks.

Jason discussed the building elevation. He noted the Architectural and Site Design Guidelines. North and south elevations are blank with no windows. It's a boxy looking structure. It seems to go against what the Planning Board is looking for. It's in Site Plan Regs. The Planning Board may not want building to look too boxy.

Jennifer asked about gas service.

Jennifer wants O&M Plan.

Jennifer said taking some footage off the building to get adequate entrance and exit may be recommended by the Planning Board. The building could be longer. 16' width could get two cars through, but could be tight.

John asked if the building could be in the back and parking out front. The PRC would like the building to be at the street (front).

Need another PRC on this, but they can go first at the next meeting. Deadline is August 14th to resubmit. Next PRC is August 28th. They will be FIRST.

Meeting Adjourned: 4:00 p.m.

Laurie Olivier, Office Manager/Planning