

Town of Hampton



PLAN REVIEW COMMITTEE

DRAFT MINUTES

August 26, 2020 - 2:00 PM

Via Teleconference

Due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic, and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, in order to properly ensure the safety of the public and that of the PRC members, this body is authorized to meet electronically. Please note there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, the PRC are utilizing a teleconference service for this electronic Meeting. The Public may join the teleconference by calling **1-857-444-0744** and using the code **156034**.

PRESENT: (Telephonically):
Jason Bachand, Town Planner
Jodie Strickland, CMA Engineers
Jennifer Hale, DPW Deputy Director
Rayann Dionne, Conservation Coordinator
James Marchese, Building Inspector
Mark Gearreald, Town Attorney
Laurie Olivier, Office Manager, Planning
Mike Bernier, Aquarion

Absent: Richard Sawyer, Police Chief
Jamie Sullivan, Town Manager
Cathy Gilman, Unutil
William Paine, Fire Prevention Officer

Bonnie Lane

Map: 165 Lot: 1

Applicant: Aquarion Water Company of New Hampshire

Owner of Record: Same

Site Plan: Construction of water treatment plant consisting of a 66 ft x 52 ft water treatment plant with underground utilities, concrete containment pad, storm water infiltration basins and repaving of the existing roadway.

Jason Bachand, Town Planner read the statement about telephonically having this meeting.

Amanda Keyes, Tighe & Bond and Carl McMorran (Aquarion) are on the line. Amanda discussed well site consisting of 2 companies (Aquarion). Wells 7 and 22. Existing water facilities have been outdated. Treating both wells to meet high summer demands is needed.

The project includes all treatment on Wells 7 and 22.

Jason Bachand discussed the special exception granted by the ZBA (Section 3.2.0 of the Zoning Ordinance.) Jason asked about “ the plan note on C-101: “see C-xxx” (is it a placeholder was asked – should it be “505”).

Jason said on C-102A – The Planning Board signature block – we only need one line and date. The entire Board does not sign.

Sheets 102A, 103, 104, and possibly other pages —“infiltration” is misspelled.

Sheet C106 – Plantings for the rain garden were asked about. Detail will be wetland seed mix. It is noted on sheet 506 per Amanda.

Jason discussed that the Planning Board approved a Lot Line Adjustment on July 1st. It needs to be recorded before the public hearing on this application. The Plan should reflect the change in the lot line.

Jason discussed that a Conditional Use Permit is needed with the Site Plan application. 2.5.4(f). It can be addressed with the resubmission. The applicant should include a letter responding to each of the conditional use criteria.

Attorney Mark Gearreald asked about the chemicals used on site for water treatment. Amanda discussed the chemicals. Mark asked if some are classified as hazardous or toxic. Yes, they are per Amanda. Containment for chemicals was discussed. Mark asked about North Hampton’s project. Section 2.5.4(B) of our Zoning Ordinance – deals with the Aquifer Protection District. Amanda said chemicals are already utilized for treatment for water at this facility. Drinking water treatment chemicals were discussed. They are making sure if spill occurs it stays out of the Aquifer.

Mark reiterated and asked if this is already going on? Amanda is not familiar with grandfathering clauses. These chemicals are already being added at these facilities per Amanda.

Mark discussed prohibited uses in the Aquifer District – It is prohibited and meant to protect our Aquifer. The Conditional Use requirement is allowed only if the use is not prohibited. 2.5.4 – on site handling, storage, ...hazardous materials. This needs to be presented why this is not within prohibition. Amanda will look back at this.

Mark asked if North Hampton dealt with this when it filed an appeal. Mark said Jason is correct that a Conditional Use Permit is also required here. It is an industrial and commercial use.

Mark discussed page references. He wants pages included. Amanda said they can include it. The Lot Line Adjustment plan shows how books and pages appear for abutters.

Mark asked about abutter notification. Map 166, Lot 10 – ownership changed. Make sure they correct the contact per Mark.

Mark said if there is approval by the Planning Board, a condition could be approval by NHDES and the PUC. Amanda said they need to give approval. Mark asked if they should notify them as well. Mark said it should be a condition of approval.

Mark asked about page 2 – ownership of Bonnie Lane. Deeds do not show an outright title to Bonnie Lane; it looks like a right of way in common with others. If it is accurate, a portion of Bonnie Lane – those others also have to be a party to the application. Mark is referring to the 10' wide right of way. Deed to this parcel itself. Where the plant is going to go. 10' right of way in common with others.

He thinks the applicant would want the others to be on the application as well. Amanda discussed work on that portion. There's no other work taking place in that section. Mark said it is their access. Mark said 'others' could come in and say they are over-using the right of way. If others are applicants, it would eliminate any questions later. Mark can talk to Liz Camerino Schultz.

Jennifer Hale discussed her comments and she will send her notes along. Disturbance was discussed. Amanda discussed the concrete containment pad. It contains a chemical spill if one occurs. Amanda discussed electrical lines.

Drip drain was asked about – to infiltration system.

Backwash tank never overflowing was discussed by Amanda.

Jennifer said if discharged – in Aquifer and wetlands – chemicals get released.

Arsenic is in well 22.

Nothing hazardous should go in that area per Amanda.

Jennifer asked about the floor drain. It goes to the tank. If a clean up is needed; it goes to the tank.

A driveway permit is needed per Jennifer.

Jim Marchese spoke about code enforcement. Section 2.5.4E - it is in the Ordinance and needs to be thoroughly looked at. Treating water outside the Aquifer Protection Zone was discussed.

Jim asked about what percentage is taken from the 2 wells. Amanda asked Carl McMorran. Depends on time of year; time of day. Carl said it depends on circumstances.

Rayann Dionne discussed emergency backwash over tank. Rayann said it is happening out of the Wetlands Conservation District.

Jodie Strickland will send her comments. Infiltration was discussed. Jodie said add the note to include CMA.

The plans should give sealed surface calculations.

Snow storage should be shown.

Fence, landscaping buffer was asked by Jodie.

Jodie asked Rayann about wetland delineation signs – do they need to be put out there. Rayann said they can put them up, but the Conservation Commission can't require it.

The stormwater management plan was discussed. Jodie will give her notes.

The 100-year storm and infiltration was discussed.

Jason said there are some key questions need to be resolved, but believes there is no need for second PRC meeting (the members agreed). The next resubmittal deadline is September 9th, and if they are able to get everything in by then we would be looking toward an October 7th public hearing.

Amanda asked about snow storage -indicate where it will occur. Stormwater report needs correct information added to show calculations.

Adjourned 2:45 p.m.

Laurie Olivier
Office Manager/Planning