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Date: March 19, 2015  
To: Town Staff and Team Members  
From: Steve Bradstreet  
Subject: Long Sands Beach Master Plan DEP Meeting Minutes  
Attendees: Steve Bradstreet, Dean Lessard, Mike Sullivan, Maureen McGlone, Bill Bullard

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## DISCUSSION

### Bathhouse

- Steve gave a brief introduction of the bathhouse improvements and why they were necessary. Bill acknowledged the need and started the discussion regarding permitting.
- Bill Bullard brought in a copy of the State's Dune Map showing that the existing bathhouse and road are in a Frontal Dune (D-1).
- It appears that the dune layer on the survey plan was turned off and does not show up on our plans.
- Dean asked that the PDFs of the survey and minutes of this meeting be forwarded to him.
- Bill Bullard noted that there is a height restriction of 35 feet and a restriction for obstructing views from adjacent properties (ie each side property). Bill did not think that this would be an issue because there are no adjacent properties whose views would be obstructed.
- Bill initially thought that the building would need to be raised 3 feet above highest natural grade elevation in the existing area, but Bill found an exemption within Chapter 355, §6, ¶6.G (pg 27), for detached buildings that are used for storage sheds, public bathhouses, and garages. The bathhouse will be allowed to be removed with the foundation kept as part of the seawall.
- Discussion then focused on the building itself and the public space in front and across the street. Steve noted that currently everything is building, sidewalk, road or paved median. The new road alignment would allow for public space that had a combination of green and hardscape with benches, bike racks, trash receptacles and planting areas. Bill noted that all plantings shall be native plantings.

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- Dean mentioned that there may be a trellis type structure to shade bathroom users waiting in line or over bench areas. Bill was concerned that it may be considered a permanent structure and not considered as part of a “reconstruction” of the bathhouse. Dean then showed photos of awning type structures that Bill thought would be allowed if they are only seasonal (less than 7 months). Roof overhangs and awnings would be allowed.
- Bill would need a copy of right, title or interest for this property. Bill also noted that this is a standalone permit and would not be combined with the culvert replacements.

### **Culverts**

- Culverts are shown on Ransom sheets C-101 and C-105.
- Bill suggested that we use the permit that was submitted for the northern outfall pipe as a guide to preparing these. Ransom will obtain a copy from Dean.
- The two outfalls can be permitted together.
- Bill asked if the culverts and bathhouse have been funded and Dean replied yes.

### **General**

- Bill noted that the fee schedule would be \$379 + \$95 for a total of \$474. This fee would be for the bathhouse with the same fee for the culverts.
- Bill noted that they will not allow any new seawalls or seawall expansions.
- The footprint of the seawall could be reduced.
- Dean noted that the existing seawall in this area was granite slabs laid at a slope and mortared in place. The concern is that wave action rides up the smooth surface to the sidewalk and road. Dean asked if the surface can be stepped or “roughened” to minimize the potential for wave run up. Bill said that as long as the seawall footprint and elevation remained the same or lower, that there would be no issue. This modification around the bathhouse can be part of the bathhouse permit.
- Building elevations will be required as part of the application.