



Town of Seabrook Planning Board

Agenda

**Tuesday, February 23, 2010 6:30 PM
Selectmen's Meeting Room, Town Hall, 99 Lafayette Road
603 474 5605**

[Due to weather conditions, the Planning Board meeting of February 16, 2010 was continued to February 23, 2010. The Agenda remains the same.]

- 6:30 Housing and Conservation Planning Program Grant Report
Jack Mettee, Master Plan Consultant
- 7:30 Minutes of January 5, 2010
- 7:35 Security Reductions/Extension
- 7:45 Correspondence/Announcements
- 8:00 Public Hearings (Cases)
- 9:15 Other Case Matters
- 9:25 Land Use Regulations
- 9:30 Other Business

PUBLIC HEARINGS

Housing and Conservation Planning Program Grant Report - Final Draft

NEW CASES

#2009-23E - Proposal by Anjni Realty Trust to amend a site plan approval for property located at 134 Lafayette Road, Tax Map 10, Lot 6. The applicant proposes the erection of a pole light near the westerly side of the lot.

#2009-24E - Proposal by Molly Rose LLC to incorporate an access easement and its associated pervious access way (800 sf) to the four lot residential subdivision at 193-199 Ocean Boulevard, Tax Map 26, Lots 90-1 thru 90-4;

#2009-25 - Proposal by Charles H Felch, Jr. and Vicki Felch, by means of lot line adjustments and subdivision, to expand three lots to six lots at 118 Centennial Street and Linda Lane, Tax Map 13, Lots 4, 8-6, and 8-7.

#2010-1 - Proposal by Steven Carbone to construct an 11,000 square foot facility for the sale and storage of fireworks at 287 Lafayette Road, Tax Map 9, Lot 64.

#2010-2E - Proposal by Dry Air Systems Inc to make site improvements to 99 Ledge Road, Tax Map 5, Lot 8-110.

#2010-3E - Proposal by Geskus Photography & Yearbook Publishing to establish a photography and publishing use at 10 Whitaker Way, Unit #3, Tax Map 4, Lot 19-30.

Plans are available for public inspection in the Planning Board office.



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OTHER CASE MATTERS

Case #2008-05 and Case #2009-08 Hannah International Foods - discussion of driveway matters.

PROPOSED LAND USE REGULATIONS

to consider amendments to the land use regulations, as follows:

Amend Article V of the Zoning Ordinance as follows:

"Guest House: A structure ~~built prior to March 1974, and~~ in which the owner is the primary occupant"

Add the following to VI of the Site Plan Review Regulations (required exhibits):

- A copy of the certification from a qualified inspector, pursuant to NH RSA 155-A and NH RSA 285, that the project meets the accessibility standards in the State Building Code.

Move the definitions in Article III of the Site Plan Review Regulations to Article II of the Subdivision Regulations.

OTHER BUSINESS

Sue Foote, Chair
Seabrook Planning Board

[Prospective Applicants are advised to check with the Planning Board Office for recent Land Use Regulation changes prior to submitting an application.]

[Street Addresses for new siteplans, subdivided parcels, and condominiums must be obtained in writing from the Town of Seabrook Assessor prior to submitting a case to the Planning Board.]