



Town of Seabrook Planning Board

Agenda

**Tuesday, March 1, 2010 6:30 PM
Seabrook Town Hall 99 Lafayette Road
603 474 5605**

- 6:30 Minutes of February 15, 2011**
- 6:35 Security Reductions; Extensions**
- 6:40 Correspondence/Announcements**
- 7:00 Public Hearings**
- 8:15 Master Plan Chapters - final drafts**
- 8:45 Other Business**

PUBLIC HEARINGS ONGOING CASES

Case #2004-49 Mity Pink Dog – Almena Way, requested recommendation for town road, continued from February 15, 2011;

Case #2011-03 – Proposal by DeMoulas Super Markets, Delta & Delta Realty Trust, and RMD, Inc. to demolish a 4,940 square foot donut shop, and to expand Southgate Plaza to encompass 156,838 square feet of retail space at 380-458 Lafayette Road, Tax Map 8, Lot 111; and Map 9, Lots 1 & 2, continued from January 4, 2011; topics: existing conditions, proposed site layout; grading; parking; utilities; stormwater drainage;

Case #2011-05 – Proposal by Ledge Two Acre Realty Trust for lot line adjustments at 11 Ledge Road and 88-90 Allison Drive, Tax Map 2, Lots 54, 54-2 & 54-3. Continued from February 15, 2011

PROPOSED AMENDMENTS TO LAND USE REGULATIONS

Consider adding the following (underlined text) to section 4.610 of the Subdivision Regulations, and re-numbering the following sections accordingly.

4.610 Maintenance Plan - All storm water management systems shall have an Operation & Maintenance Plan (O&M) to ensure that systems function as designed. This plan shall be reviewed and approved as part of the review of the proposed permanent (post construction) storm water management system. The Town shall record the plan at the Rockingham County Registry of Deeds, at the applicant's expense. Execution of the O&M plan shall be considered a condition of approval of a subdivision or site plan. If the storm



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water management system is not dedicated to the Town pursuant to a perpetual offer of dedication, the Planning Board may require an applicant to establish a homeowners association or similar entity to maintain the storm water management system. The storm water management system owner is generally considered to be the landowner of the property, unless other legally binding agreements are established. Copies of all inspection reports shall be provided to the Code Enforcement Office and Department of Public Works. The O&M plan shall, at a minimum, identify the following:

- Storm water management system owner(s);
- The party or parties responsible for operation and maintenance and, if applicable, implementation of the SWPPP;
- A schedule for inspection and maintenance;
- A checklist to be used during each inspection;
- The description of routine and non-routine maintenance tasks to be undertaken;
- A plan showing the location of all storm water management facilities covered by the O&M plan; and,
- A certification signed by the owner(s) attesting to their commitment to comply with the O&M plan.

The applicant shall submit a mylar plan suitable for recording at the Rockingham County Registry of Deeds that depicts the following: The party or parties responsible for operation and maintenance; A schedule for inspection and maintenance; A description of routine and non-routine maintenance tasks to be undertaken; and the location of all storm water management facilities.

MASTER PLAN CHAPTERS – final drafts

OTHER BUSINESS

**Donald Hawkins, Chair
Seabrook Planning Board**

Plans pertaining to the above are available for public inspection in the Planning Board office in Seabrook Town Hall. Contact the Secretary to set a convenient time.