



## **Town of Seabrook Planning Board**

### **Agenda**

**Tuesday, March 20, 2012 6:30 PM  
Seabrook Town Hall 99 Lafayette Road  
603 474 5605**

**6:30 MINUTES OF FEBRUARY 21, 2012, MARCH 6, 2012**

**6:35 SECURITY REDUCTIONS; EXTENSIONS**

**6:40 CORRESPONDENCE/ANNOUNCEMENTS**

**6:50 PLANNING BOARD WARRANTS – Update**

#### **PUBLIC HEARINGS**

**7:00 NEW CASE**

**Case #2012-04E – Proposal by William F. Simmons and 11 Railroad Avenue Realty Trust to convert part of a 5,740 square foot commercial/industrial building into office/retail use. The property is located at 11 Railroad Avenue, Tax Map 8, Lot 107.**

#### **ONGOING CASES**

**Case #2011-31.10-22 – Proposal by NextEra to amend its conditional approval of August 17, 2010 so that the stipulation (iv) reads as follows: Noise shall not be discernable at the Rocks Road residences closest to the firing range. Noise level along the existing transfer station road shall be limited to 15 dBA] above the measured background of 44 dBA. The indoor firing range in question is situated off Rocks Road and immediately east of the Town’s Transfer Station, continued from November 15, 2011; December 20, 2011; January 17, 2012, February 21, 2012, March 6, 2012;**

**Case #2012-01 – Proposal by Verizon and Dawson Seabrook LLC to establish an electronics store at 332 Lafayette Road, Tax Map 9, Lot 61, continued from February 21, 2012;**

**Case #2012-02 – Proposal by Edwin & Maureen Adams and Waterstone Retail Development to construct a 13,000 square foot store at 337 Lafayette Road, Tax Map 9, Lot 62, continued from February 21, 2012.**

#### **ADD THE FOLLOWING AMENDMENTS TO SEABROOK’S SITE PLAN REGULATIONS:**

##### ***A) Add the following to Section:***

**A change of use sufficient to invoke Planning Board jurisdiction is:**

- **The change of one type of use to another, e.g. retail to restaurant; or**
- **Any use proposed for vacant land or buildings.**

**Should a use cease for one year, any subsequent use shall be subject to site plan review.**

##### ***B) Precede Section 10.025 with the following:***

**“For the purposes of this section,”**

#### **OTHER BUSINESS**

**Donald Hawkins, Chair  
Seabrook Planning Board**

**Plans and documents 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. Times for agenda items are subject to change.**