



Town of Seabrook Planning Board

Agenda

**July 15, 2014 6:30 PM
Seabrook Town Hall 99 Lafayette Road
603 474 5605**

6:30 MINUTES OF JUNE 17, 2014

**6:40 SECURITY REDUCTIONS, EXTENSIONS, ROADWAYS
Case #2004-50 Cabral, Azor Way Subdivision
Request for extension of conditions of approval**

**Peter and Diane Kokarus – extension of time to reopen Route 107 #213
restaurant**

6:50 CORRESPONDENCE/ANNOUNCEMENTS

**GLO Realty Trust – occupancy of retail store
Alan and Mary Ganz, Trustees**

7:15 PUBLIC HEARINGS

NEW CASES

**Case #2014-19 – Proposal by Furmer Eaton for a lot line adjustment at 82 & 84
Farm Lane, Tax Map 13, Lots 62 & 62-1.**

**Case #2014-20E – Proposal by Mark Charland to move Mass Appliance Sales
& Service from 287 Lafayette Road to 157 Lafayette Road, Tax Map 9, Lot 152.**

REMANDED CASE #2012-18

**Case #2012-18 – Latium Management Corporation, Tropic Star Development,
LLC, and Scott Mitchell to demolish the Getty North station and replace it with
a 1,200 square foot “retail” building and two gasoline dispensing islands at
663 Lafayette Road, Tax Map 7, Lot 87, continued from April 1, 2014, April 15,
2014; May 20, 2014; June 3, 2014, June 17, 2014; July 1, 2014;**

ONGOING CASES

**Case #2013-15 – Proposal by Arleigh Greene, GRA Real Estate Holdings, LLC and
Waterstone Retail Development, Inc. to demolish existing buildings on Tax Map 8,
Lots 54-2, 54-4, 54-5, 54-7, 54-8 and 90, and to construct a 168,642 square foot
shopping complex with associated parking and access drives, continued from July 2,
2013, July 16, 2013, September 3, 2013; September 17, 2013, October 1, 2013, November
5, 2013; November 19, 2013, December 3, 2013, December 17, 2013; January 7, 2014;
continued from March 4, 2014; April 1, 2014; April 15, 2014, May 20, 2014. Discussion**



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topics are exaction fees, security, offsite configuration and traffic reports; Provident Way signal;

Case #2013-26 – Proposal by 11 New Zealand Road, LLC and Charles Mabardy to establish a convenience store and restaurant at 11 New Zealand Road, Tax Map 7, Lot 87, continued from January 7, 2014, continued from January 7, 2014, March 4, 2014, April 1, 2014, April 15, 2014, May 20, 2014, June 3, 2014; June 17, 2014;

Case #2014-12 – Proposal by 81 Ledge Road Realty Trust, William Lepito, Trustee, to erect an 18,000 square foot industrial building at 81 Ledge Road, Tax Map 5, Lot 8-60, continued from May 20, 2014;

Case 2014-13 – Proposal by M & K Complex and Timothy Johnson for a condominium conversion at 920 Lafayette Road, Tax Map 7, Lots 91-201 thru 91-205, continued from May 20, 2014;

Case #2014-14 – Proposal by Harborside Restaurant Group, LLC to extend operating hours for Castaways Restaurant at 209 Ocean Boulevard, Tax Map 26, Lot 91, continued from June 3, 2014; continued from June 3, 2014

Case #2014-18 – Proposal by Matthew Hartung and William Simmons to convert part of a plumbing and heating company to a retail store offering electronic cigarettes and accessories at 11 Railroad Avenue, Tax Map 8. Lot 107, continued from June 17, 2014;

PROPOSAL BY THE PLANNING BOARD TO AMEND THE SUBDIVISION AND SITE PLAN REVIEW REGULATIONS IN REGARDS TO PARKING, FINANCIAL SECURITIES, AND APPLICATION FEES, continued from June 17, 2014; July 1, 2014;

OTHER BUSINESS

IMPACT FEE COMMITTEE REPORT

**Donald Hawkins, Chair
Seabrook Planning Board**

[Copies of the site plans and proposals in their entirety are available for public inspection at the Town Hall. Contact the Secretary.]