



Town of Seabrook Planning Board

Agenda

October 21, 2014 6:30 PM
Seabrook Town Hall 99 Lafayette Road
603 474 5605

[The Planning Board will not meet on November 4, 2014 due to the election.
Next meeting - November 18, 2014]

6:30 MINUTES OF OCTOBER 7, 2014

6:35 SECURITY REDUCTIONS, EXTENSIONS, ROADWAYS
Return of escrowed funds for Rocks Road Light to Holiday Inn
Return of escrowed funds for Rocks Road Light to Federated – Dollar Store

6: 50 CORRESPONDENCE/ANNOUNCEMENTS
Concerning Gove Road & Jean Drive
Concerning Pineo Farms

7:30 PUBLIC HEARINGS
Capital Improvement Plan FY 2015 to FY 2020

7:50 NEW CASES

Case #2014-25 – Proposal by Paul Lepere for a 2-lot subdivision at 201 Walton Road, Tax Map 13, Lot 36.

Case #2014-26 – Proposal by Robert & Jean Moore for a 2-lot subdivision at 8 Moore’s Lane, Tax Map 9, Lot 41-1.

8:15 ONGOING CASES

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; July 15, 2014, August 5, 2014 continued from August 19, 2013; September 16, 2014, October 7, 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, July 15, 2014; August 19, 2014, September 16, 2014, October 7, 2014;

ONGOING CASES - UPDATES

**Case #2007-11 Beckman Woods – Green & Company
Department of Public Works Manager’s letter requests**



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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, August 5, 2014, August 19, 2014; September 2, 2014; September 16, 2014; topics: site security, letter from NHDOT, Route 1 work schedule; letters from DDR and NextEra; request for adjusted certificate of occupancy schedule;

Case #2014-16- Proposal by Istar LLC, Soraghan Realty Trust, Provident Holdings, and DDR Seabrook LLC for a lot line adjustment at 652 Lafayette Road, Tax Map 8, Lots 49, 50, 51-1, and 55-30; continued from June 17, 2014, August 5, 2014 continued from August 19, 2013, September 16, 2014. October 7, 2014

Case #2014-17 – Proposal by Istar Seabrook LLC to construct a 5,640 square foot retail facility at 652 Lafayette Road, Tax Map 8, Lot 49; continued from June 17, 2014, August 5, 2014 continued from August 19, 2013, September 16, 2014, October 7, 2014

9:15

PROPOSED REVISIONS TO SECTION 14 OF THE SITE PLAN REVIEW REGULATIONS RELATIVE TO SMITHTOWN VILLAGE AND NORTH VILLAGE.

Section 14 - ~~Smithtown Village~~ Development Standards for Smithtown Village and North Village

The purpose of the Smithtown & North Village zoning districts which include Zones 6R Residential and 6M Mixed Use – are to create a neighborhoods focused on a pedestrian oriented, economically viable developments center in Seabrook. The intent of Smithtown Village concept is to foster development of a vibrant mixed-use districts with a cohesive street layout and architectural character that includes commercial, residential and civic uses and integration of open spaces, transit, bicycle and pedestrian accommodations.

The purpose of the Smithtown and the North Village Development Standards is to execute the vision for the zoning districts. The goal of these standards is to enhance economic vitality, business diversity, accessibility, and visual appeal in a manner that is consistent with the landscape and architecture of the Town's historic village tradition.

The overarching goals of the Smithtown Village are to: enhance the economic development potential of properties; encourage mixed uses that support one another; provide services and employment opportunities; create



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pedestrian and bicycle friendly neighborhoods; respect the historical nature of the Smithtown Villages; and create a gateway between Seabrook, New Hampshire and Massachusetts it's neighboring towns to the north and south.

14.010 General Development Criteria

14.011 Development in the Smithtown Village and the North Village shall incorporate the following:

14.040 Signage Standards - Smithtown Village Signage

- a. For multiple businesses at one address, one sign is permitted. The sign must have a cohesive uniform design for lettering, graphics and other elements. Signage for non-residential and residential uses shall comply with the sign style standards in Figure 10.**
- b. Free standing signs for multiple businesses shall have a maximum of 24 square feet. Additional dimensional requirements for signs are found in the Zoning Ordinance.**

Streets in the Smithtown & North Village can have various cross-sections and configurations, providing specific basic elements are incorporated in the design, when necessary or desired: clearly defined travel lanes, on-street parking, street trees and other landscaping, sidewalks, pedestrian crossings, and bike lanes when necessary.

9:25 2015 POTENTIAL WARRANT ARTICLES

- 1. Updated Zoning Map**
- 2. Aquifer Protection Overlay Zone**
- 3. Impact Fee Ordinance**
- 4. FEMA Insurance Relief Measures**

**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.]

Applicants are responsible for providing assurance, in writing, that the conditions of approval have been met prior to the Chair signing final plans and the scheduling of the Pre-construction meeting.