



Town of Seabrook Planning Board

Agenda

**Tuesday, November 1, 2011 6:30 PM
Seabrook Town Hall 99 Lafayette Road
603 474 5605**

6:30 Minutes of October 4, 2011 and October 18, 2011

6:40 Security Reductions; Extensions

6:45 Correspondence/Announcements

7:00 PUBLIC HEARINGS

NEW CASES

Case #2011-27 – Proposal by 207 Ocean Boulevard LLC to establish a restaurant and associated outdoor seating at 207 Ocean Boulevard, Tax Map 23, Lot 1.

Case #2011-28 – Proposal by Beach Bum Realty Trust for a condominium conversion at 179 Tilton Street, Tax Map 20, Lot 179.

ONGOING CASES

2011-21 SmartFuel

Case #2011-21 – Proposal by 1994 Seacoast Holdings Realty Trust and Smartfuel America to collect and process waste vegetable oils at 15 Batchelder Road, Tax Map 5, Lot 14-3, continued from September 13, 2011, October 4, 2011; October 18, 2011;

8:00 PUBLIC HEARING ON PROPOSED AMENDMENTS TO ZONING ORDINANCE AND LAND USE REGULATIONS

Tom Morgan, Town Planner

- 1) move the parking regulations from the Zoning Ordinance to the Site Plan Regulations;**
- 2) afford protection to vernal pools;**
- 3) establish criteria for Conditional Use Permits;**
- 4) require certification from an engineer that a project is complete;**
- 5) increase water quality standards for stormwater discharge;**
- 6) limit the use of hay bales in erosion control;**
- 7) encourage LEED design;**
- 8) adopt definitions by reference in the Site Plan Regulations;**
- 9) define "interior parking area;"**
- 10) require performance securities to be non-lapsing;**
- 11) adopt a policy governing the signing of mylars;**
- 12) require origin and destination data in traffic studies; and**
- 13) extend conditional approvals from 180 days to one year.**

9:00 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.