



Town of Seabrook Planning Board

Agenda

Tuesday, November 15, 2011 6:30 PM
Seabrook Town Hall 99 Lafayette Road
603 474 5605

6:30 PRESENTATION OF DRAFT ZONING ORDINANCE AND SUMMARY OF PLAN FOR SMITHTOWN VILLAGE

Julie La Branche, Senior Planner, Rockingham Planning Commission

7:15 MINUTES OF OCTOBER 18, 2011 AND NOVEMBER 1, 2011

7:20 SECURITY REDUCTIONS; EXTENSIONS

7:25 CORRESPONDENCE/ANNOUNCEMENTS

**7:35 PUBLIC HEARINGS
NEW CASES**

Case #2011-29E – Proposal by Francis Chase and 3D Business Center, LLC to establish a business center (fax, photocopy & internet services) at 14 New Zealand Road, Tax Map 7, Lot 71.

Case #2011-30E – Proposal by Glo Realty Trust, Alan & Mary Ganz, and Jewelers Workbench to establish a jewelry business at 779 Lafayette Road, Unit #6, Tax Map 7, Lot 62-1.

Case #2011-31.10-22 – Request by Nextera that the Planning Board amend its conditional approval on August 17, 2010 so that stipulation (iv) reads as follows: *“Noise shall not be discernable at the Rocks Road residences closest to the firing range. Noise levels along the existing Transfer Station road shall be limited to 15 dB above the measured background of 44 dB.”* The indoor firing range in question is situated off of Rocks Road, immediately east of the town’s transfer station.

8:30 ADOPTION OF THE CAPITAL IMPROVEMENT PROGRAM PURSUANT TO NH RSA 674:7.

**8:40 ADOPTION OF TWO CHAPTERS OF THE SEABROOK MASTER PLAN,
ECONOMIC DEVELOPMENT
IMPLEMENTATION GUIDE.**

**9:00 PUBLIC HEARING ON PROPOSED AMENDMENTS TO ZONING AND LAND
USE REGULATIONS** continued from October 18, 2011 to November 1, 2011
Tom Morgan, Town Planner

NON-TOWN MEETING AMENDMENTS

A) Amend Section 8.304 of the Subdivision Regulations as follows:

8.304 Project Completion - Upon project completion, the property owner shall provide a letter to the Planning Board from a professional engineer



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certifying that the project is complete and in compliance with the approved plans indicating completion. The Planning Board will initiate a final review of all project requirements, and if it is satisfactorily completed, will close the case.

B) Add the following to Section 8.040 of the Site Plan Review Regulations:

8.040 Storm Water Discharge: Drainage infrastructure shall be designed to accommodate a 50-year storm. The rate that storm water flows from the applicant's property onto an abutter's property after development shall not exceed the pre-development rate. **Stormwater infrastructure shall be designed to achieve 80% removal of total suspended solids, and 50% removal of both nitrogen and phosphorous.**

C) Add the following to the end of Section 4.608 of the Subdivision Regulations, and also after the first sentence in Section 8.050 of the Site Plan Review Regulations:

The utilization of wood chips to control erosion is acceptable, as are bales of salt marsh hay. All other hay bales are prohibited due to their propensity to introduce invasive species.

D) Add a new paragraph to Section 8 of the Site Plan Review Regulations, as follows:

8.180 LEED - The Planning Board encourages building designs that comply with LEED (Low Energy & Environmental Design) standards.

E) Add the following to the end of the first paragraph of Section 4 of the Site Plan Review Regulations:

The meanings of terms in the Seabrook Zoning Ordinance and Subdivision Regulations apply also to these regulations.

F) Add the following definition to Section 2 of the Subdivision Regulations:

Interior Parking Area: That area that lies within an imaginary perimeter envelope drawn around the outermost reaches of a parking lot.

G) Add the term "non-lapsing" to Section 8.101 of the Subdivision Regulations, so that it reads as follows:



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8.101 A Performance Security may be required. The Planning Board shall determine whether a particular application should be accompanied by a construction security to ensure completion of the proposed improvements. The amount of any such security shall be determined by the Planning Board. The security shall be cash or an non-lapsing, irrevocable letter of credit issued by a New Hampshire bank. Any such security shall be accompanied by a signed *Site Security Agreement*. Both documents are subject to Planning Board approval. A construction security and a site security agreement that is acceptable to the Town must be submitted prior to the recording of a mylar or the commencement of any construction activity that involves roadways or utilities. All construction securities shall be for a term of two years, and all project improvements shall be completed within two years of plan approval by the Planning Board. All security shall be self-calling, and shall be payable to the Town 30 days prior to the expiration of the security.

H) Amend Section 8.103 of the Subdivision Regulations, as follows:

8.103 Recording – The mylar will not be signed until such time as the Planning Board staff is satisfied that all documents required by these regulations have been submitted in their entirety, and in proper form. The Planning Board's representative will record all subdivision plans, and may record deeds and site plans, or portions thereof, as directed by the Planning Board. In the event that the Registry of Deeds declines to record a mylar, a \$100 surcharge shall be levied for each subsequent attempt by Planning Board staff to record the mylar.

I) Amend Section 4.530 of the Subdivision Regulations, as follows:

4.530 Water Resources - The extent of all wetlands, intermittent or perennial streams, ponds, vernal pools, or tidal creeks. If the subject property includes wetlands:

- **The plan shall include a delineation of said wetlands as mapped by a qualified wetlands scientist**
- **Proximity to off-site wetlands situated within 25 feet of the property line shall be indicated on the plan, and**
- **The boundaries of all on-site wetlands shall be marked on the ground by permanent monuments. The wetland boundary markers shall be subject to approval by the Conservation Commission.**

J) Add the following to Section 10.020 of the Site Plan Review Regulations:

The applicant shall submit data on vehicle origin and destination.



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K) Amend Section 8.400 of the Subdivision Regulations, as follows:

8.400 Applicant's Failure to Comply

8.401 Expiration - Conditional approvals, consistent with NH RSA 676:41(I) shall expire ~~180 days~~ one year after the date of said conditional approval if all conditions are not met, and the plan shall expire at that time. The applicant may request an extension for up to an additional 180 days by written request stating specific reason(s) for the extension to the Planning Board not less than 30 days prior to the original expiration date. The intent is to prevent premature applications being submitted and approved to facilitate exclusion from any future regulation changes, rather than readiness to carry out a plan.

Discussion of Potential Zoning Amendments, continued from November 1, 2001

9:25

OTHER BUSINESS

Policy for Fees for Amending Approved Applications

**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. Times for agenda items are subject to change.