



Town of Seabrook Planning Board

Agenda

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

- 6:30 MINUTES OF OCTOBER 2, 2012 AND OCTOBER 16, 2012**
- 6:35 SECURITY REDUCTIONS; EXTENSIONS**
- 6:45 CORRESPONDENCE/ANNOUNCEMENTS**
- 6:55 ECONOMIC REVITALIZATION ZONE**
Michael Bergeron, Business Development Manager ,
NH Department of Resources and Economic Development
- 7:15 INFORMAL CONVERSATION**
Demoulas North – Seabrook Plaza
RMD
Jim Lamp, J & Co.
- 7:45 PUBLIC HEARINGS**

CONDOMINIUM CONVERSION AMENDMENT TO SITE PLAN REVIEW Proposal by the Seabrook Planning Board to amend Section 12 of the Site Plan Regulations that regulate condominium conversion. The proposal would revise provisions relative to utilities, subsequent site changes, access/egress, parking, and storm water drainage.

REGULATIONS -

Tom Morgan, Town Planner

Section 12 - Condominium Conversion

As used in this section, "*Condominium Conversion*" shall have the following meaning: *The placing or conversion of real property or any interest therein presently under a developed use into the condominium form of ownership pursuant to RSA 356-B.* Such conversions must be approved, in advance, by the Seabrook Planning Board. In addition to the requirements specified in these *Site Plan Review Regulations* for site plan review, applications for condominium conversion must meet the following additional requirements:

12.010 Documents: A complete set of site plans and floor plans, as well as a complete set of all Condominium documents must be filed with the Planning Board. The applicant's attorney shall certify that all condominium documents are consistent with the Seabrook Zoning Ordinance and with the requirements of RSA 356-B.

12.020 Utilities: A plan shall be submitted to the Planning Board showing the location of all utilities on the site, and the plan shall indicate the locations where the shutoff valves will be located for each unit. The plan shall indicate whether or not additional meters or additional lines from the street will be required as a result of the condominium conversion. Shut-off valves shall be located on Town-owned property or in a Town-owned right-of-way. Proposed underground utilities shall provide two four-inch ducts for use of the municipality and all overhead poles shall provide space for the use of the municipality at the subdivider's expense. The responsibility for maintenance,



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operation, replacement and protection of utilities shall be clearly established by the Condominium agreement.

12.030 Legal Status: The units which are subject to the requests for condominium conversion must, at the time of the request, exist as legal units pursuant to the ordinances of the Town of Seabrook. The burden shall be on the petitioner to demonstrate that the units to be converted are legal.

~~12.040 Responsibilities Clearly Delineated:~~ ~~The responsibility for maintenance, operation, replacement and protection of utilities shall be clearly established by the Condominium agreement.~~

12.050 Wetland Protection: In order for the Condominium Conversion Regulations to be consistent with Section 14 of the Zoning Ordinance, no proposed Limited Common Area shall be allocated a disproportionate share of a lot's wetlands.

12.060 Subsequent Revisions: Prior to the construction of buildings or infrastructure in any location other than that which was approved, the property owners must first obtain Planning Board approval.

12.070 The Access/Egress of other property owners shall not be obstructed.

12.080 Parking: The application shall include a master plan to allocate all parking on-site.

12.090 Stormwater Drainage: The long term responsibility for maintenance must be clearly defined, and binding commitments made by the developer, and a mechanism established to bind successors in title.

ONGOING CASES

Case #2012-18 – Proposal by Latium, Tropic Star Development, Scott Mitchell to remodel and expand a gasoline station, and to construct a convenience store, at 663 Lafayette Road, Tax Map 7, Lot 87. Among other pending issues the board will consider is the applicability of Section 14 of the Zoning Ordinance (abandonment) and the proposal's compliance with Section 6 of the Zoning Ordinance, continued from continued from July 17, 2012, August 21, 2012, September 4, 2012; October 16, 2012

Case #2012-25 – Proposal by McDonald's and DDR Seabrook, LLC to expand the approval for a proposed McDonald's restaurant from 4,036 square feet to 4,500 square feet, and to reconfigure the drive-thru lanes for property at 700 Lafayette Road, Tax Map 8, Lot 55, continued from October 2, 2012.

NEW CASES



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**Case #2012-26 – Proposal by Wal-Mart and Brixmor GA Seacoast Shopping Center, LLC for a 2-lot subdivision at 270 Lafayette Road, Tax Map 9, Lot 49-3 -
Notice For Withdrawal**

Case #2012-27E – Proposal by Jarrad Savinelli and 571 Realty Trust to sell christmas trees at 571 Lafayette Road, Tax Map 8, Lot 9.

Case #2012-28 – Proposal by DDR Seabrook, LLC for a condominium conversion at 700 Lafayette Road, Tax Map 8, Lot 55.

OTHER BUSINESS

**11-31.10-22 NextEra Energy
Request for Certificate of Occupancy**

**11-35.11-03 Demoulas South – Southgate Plaza
Lighting grid, Irrigation, Parking Spaces**

**RECORDING SITE-PLANS –DRAFT LANGUAGE
Tom Morgan, Town Planner**

B) Add the following to Section 5:

5.200 The site plan shall meet the recording requirements of the Rockingham County Registry of Deeds.

PLANNING BOARD - MEMBERSHIP

**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.

The Seabrook 2011-20 Master Plan is accessible via the Planning Board Website