



Town of Seabrook Planning Board

Agenda

Tuesday, December 4, 6:30 PM

Seabrook Town Hall 99 Lafayette Road

603 474 5605

C) Add the following to Section 11 of the Zoning Ordinance:

11.700 **Holiday Lighting** – Strings of lights shall only be displayed between November 15 and January 15.

D) Revise Section 16 of the Zoning Ordinance as follows:

16.300 **Prohibited Uses:** The following uses are not permitted in the Aquifer Overlay Protection District ~~without proper approval from NH Department of Environmental Services (NHDES) – Water Bureau:~~

16.301 All handling, disposal, storage, processing or recycling of hazardous or toxic materials;

16.302 Disposal of solid waste. Brush and stumps may be disposed of only if generated from clearing land and are buried on the same site from which they were cleared. When buried they must be at least 4 feet above the existing water table;

16.303 Disposal of liquid or leachable wastes without approval from NHDES;

16.304 Dumping of snow containing de-icing chemicals brought from outside the Aquifer Protection Overlay District;

16.305 Storage of road salt or salted sand except in enclosed, covered storage constructed in accordance with the standards of the U.S. Environmental Protection Agency (EPA);

16.306 Subsurface storage of petroleum and other refined petroleum products, except as regulated by the NHDES. The placement of residential underground storage tanks for petroleum and other refined petroleum products shall be allowed only in conformance with NHDES underground storage tank guidelines for commercial uses;

16.307 Automotive service and repair shops, filling stations, car washes and junk and salvage yards;

16.308 Industrial uses which discharge contact type process waters on site;

16.309 Commercial animal feedlots;

16.310 Mining of land and excavation of sand or gravel;

16.311 Septage lagoons.

E) Add the following to the definition of Home Occupation in Section 2 of the Zoning Ordinance:



Town of Seabrook Planning Board

Agenda

Tuesday, December 4, 6:30 PM

Seabrook Town Hall 99 Lafayette Road

603 474 5605

Home Occupation is a home-based business that has no noticeable impact on the quality and character of Seabrook's residential districts. In order to qualify as a Home Occupation, the business must meet all of the following standards:

- 1) no more than two non-resident employees; 2) it is not a nuisance; 3) it is conducted within a pre-existing building; 4) parking is located off the street, and the vehicles are subject to zoning setbacks for structures; 5) no emission of odor, smoke, dust, vibration, or noise that is discernable from the property line; ~~and~~
- 6) no on-site storage of hazardous, flammable, or explosive materials other than small quantities of products that are intended for normal household use, 7) no more than _____ vehicles may be parked on the property at any one time, and 8) no more than _____ delivery vehicles may visit the property on any one day.

F) Amend Section 1.300 of the Seabrook Building Code, as follows:

~~1.300 **The New Hampshire Building Code** (see NH RSA Chapter 155-A) is hereby adopted as it now exists and as it may be amended from time to time by state law.~~

1.300 **National Codes** – All building shall adhere to the 2009 editions of the following:

- ✦ International Building Code;
- ✦ International Mechanical Code;
- ✦ International Plumbing Code;
- ✦ International Residential Code (for One and Two-Family Dwellings);
- ✦ International Energy Conservation Code;
- ✦ National Electrical Code.

Additional codes adopted by reference herein, pursuant to NH RSA 674:51 and NH RSA 674:51-a, include:

- ✦ International Property Maintenance Code;
- ✦ International Fuel Gas Code, published by the International Code Council;
- ✦ NFPA 101 Life Safety Code, published by the National Fire Protection Association; and,
- ✦ New Hampshire State Fire Code NFPA 1 Uniform Fire Code, published by the National Fire Protection Association.



Town of Seabrook Planning Board

Agenda

**Tuesday, December 4, 6:30 PM
Seabrook Town Hall 99 Lafayette Road
603 474 5605**

OTHER BUSINESS

FEE STRUCTURE

Don Hawkins, Planning Board Chair

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.

PROPOSAL TO CONSIDER SIGNAGE CHANGES IN THE ZONING ORDINANCE

Paula Wood

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