



## **Town of Seabrook Planning Board**

### **Agenda**

**December 16, 2014 6:30 PM  
Seabrook Town Hall 99 Lafayette Road  
603 474 5605**

#### **MINUTES OF DECEMBER 2, 2014**

#### **SECURITY REDUCTIONS, EXTENSIONS, ROADWAYS**

#### **INFORMAL CONCEPTUAL CONVERSATION**

**Richmond Company/Yankee Greyhound Parcel  
319 New Zealand Road**

#### **CORRESPONDENCE/ANNOUNCEMENTS**

#### **PUBLIC HEARINGS**

**Case #2014-29 Proposal by A-1 Storage and Greenhead Lobster LLC to construct a 20,000 square foot industrial building at 25 London Lane, Tax Map 5, Lot 8-20.**

**Case #2014-30 Proposal by David Benoit and Raven Realty Trust to construct a 3,557 square foot auction house at 892 Lafayette Road, Tax Map 7, Lot 92-1.**

**Case #2014-31\_ Proposal by Montisanti Real Estate Holdings LLC to establish a new warehousing use at 72 New Zealand Road, Tax Map 7, Lot 55.**

#### **ONGOING CASES**

**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; October 21, 2014; November 18, 2014; resumption of deliberation; party in interest's issues**

#### **ONGOING CASES - UPDATES**

**Case #2010-24 Gove Road, Jean Drive, open issues, neighbors' complaints; engineer's punch list, continued from October 21, 2014; November 18, 2014;**

**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; March 4, 2014; April 1, 2014; April 15, 2014, May 20, 2014, August 5, 2014, August 19, 2014; September 2, 2014; September 16, 2014; October 7, 2014, October 21, 2014; November 18, 2014;**



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topics: letter from NHDOT and driveway permit; Route 1 work schedule; letters from DDR and NextEra; exaction, revision of 100 % off-site Improvements plan;

#### **PROPOSED WARRANT ARTICLES**

- 1. Draft of Impact Fee Ordinance**  
Bruce Mayberry, BCM Planning LLC
- 2. Proposed FEMA Ordinance Changes for Floodplains Compliance**
- 3. Proposed Town of Seabrook Zoning Map**  
Tom Morgan, Town Planner
- 4. Proposed Aquifer Protection Zoning Overlay and Draft Regulation**  
Donald Hawkins, Planning Board Chair  
Tom Morgan, Town Planner

#### **PROPOSED AMENDMENTS TO LAND USE REGULATIONS**

Tom Morgan, Town Planner

- 1. Spill Prevention, Control & Countermeasures**
- 2. Stormwater Management Standards**

Donald Hawkins, Chair  
Seabrook Planning Board

[See the Planning Board Office for the full text of proposed Warrant Articles and Land Use regulations]

[Copies of Siteplans and proposals in their entirety are available for public inspection at the Town Hall. Contact the Planning Board Secretary.]