



Town of Seabrook Planning Board

Agenda

**December 17, 2013 6:30 PM
Seabrook Town Hall 99 Lafayette Road
603 474 5605**

6:30 MINUTES OF NOVEMBER 19, 2013 AND DECEMBER 3, 2013

6:35 SECURITY REDUCTIONS; EXTENSIONS; ROADWAYS

2002-37 Irene's Way – town road

2010-22 Nextera - return of security

CORRESPONDENCE/ANNOUNCEMENTS

PUBLIC HEARING

6:55 NEW CASES

Case #2013-22 – Proposal by Daniel & Johanna Lord for a 2-lot subdivision at 55 Centennial Road, Tax Map 9, Lot 38.

Case #2013-23E – Proposal by Michael Wilson and Ken Wilson to establish a pool store and a T-shirt store at 14 New Zealand Road, Tax Map 7, Lot 71.

7: 30 ZONING

Don Hawkins, Chair

Julie LaBranche, Senior Planner, Rockingham Planning Commission

Tom Morgan, Town Planner

A proposal by the Planning Board to amend the Zoning Ordinance and the Zoning Map so as to re-zone much of Seabrook's commercial district that is situated north of Route 107 into a new North Village – Mixed Use (6M) Zoning District, and to make associated revisions to the ordinance's provisions regulating permitted uses, dimensional requirements, signs, and nonconformities.

A proposal by the Planning Board to revise Section 8 of the Zoning Ordinance so as to better define criteria for Conditional Use Permits.

Copies of the site plans and proposals in their entirety are available for public inspection at the Town Hall and on the Town's website.

9:00 ONGOING CASES

Case #2013-14 – Proposal by Arleigh Greene, GRA Real Estate Holdings, LLC, 492 Lafayette Road, LLC, ARG Real Estate Holdings, LLC, West River Road, LLC, and Waterstone Retail Development, Inc. to consolidate six lots in the vicinity of Lafayette Road, Chevy Chase Road, Provident Way, and the South Access Road, namely Tax Map 8, Lots 54-2, 54-4, 54-5, 54-7, 54-8 and 90, and to discontinue most of Chevy Chase Road, continued from July 2, 2013, July 16, 2013, September 3, 2013;



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**September 17, 2013, October 1, 2013, November 5, 2013; November 19, 2013;
December 3, 2013**

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, 2013, October 1, 2013, November 5, 2013. November 19, December 3. 2013. This meeting is the continuation of the siteplan review including technical review comments, architecture and landscaping, and the request for application fee reduction,

Chevy Chase Road Relocation Request

[Plans and documentation submitted for the above applications are available for viewing in the Planning Board Office. Contact the Secretary.]

9:30

OTHER BUSINESS

**Donald Hawkins, Chair
Seabrook Planning Board**