



Town of Seabrook Planning Board

Agenda

Tuesday, December 18, 6:30 PM
Seabrook Town Hall 99 Lafayette Road
603 474 5605

- 6:30 MINUTES OF NOVEMBER 20, 2012
- 6:45 SECURITY REDUCTIONS; EXTENSIONS
Case #2006-55 - CBAN , Bulbman, Port Lighting
Extension of NOD - 24 London Lane
- 7:00 CORRESPONDENCE/ANNOUNCEMENTS
- 7:15 PUBLIC HEARINGS

ONGOING CASES

Case #2012-18 Latium, Tripic Star, Scott Mitchell
Extension of application process

2012-16 & 2012-21E 920 Lafayette Road
Parking Allocation

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, November 4, 2012, November 20;

PROPOSED ZONING AMENDMENTS

A) Re-zone two parcels near Seabrook Harbor from Zone 4 Conservation to Zone 5 Harbor Commercial. The Assessor identifies the two parcels as Map 26 Lot 98 (3.7 acres) and Map 26 Lot 97-1 (40,000 square feet). The former is currently occupied by the Yankee Fisherman's Cooperative, while the latter serves as a parking lot along Route 1A. The Town of Seabrook owns both parcels. A graphical depiction of this proposed revision to the Zoning Map is available for public inspection at the Town Hall.

B) Amend Section 6 of the Zoning Ordinance, as follows:

6.200 Gasoline Stations: In order to prevent an excessive concentration of petroleum products that may pose a threat to Seabrook's vital groundwater resources, no gasoline station shall be erected or operated within 1,000 feet of another such station, as measured from the closest property lines.

Seabrook's gasoline stations in an operable condition in 2012 are grandfathered, and thus are not required to conform to the 1,000 foot setback, and are situated on the following parcels: Map , Lot ; and Map , Lot . Should a gasoline station cease to operate for one year, or should its NH license become inactive, the facility will no longer be grandfathered from the 1,000 foot setback requirement.



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**P = Permitted S = Special Exception - only permitted if granted by Board of Adjustment.
 N = Not Permitted C = Conditional Use - only permitted if granted by Planning Board**

Uses	Zoning Districts							
	1	2	2R	3	4	5	6R	6M
Gasoline Stations: New stations shall be at least 1,000' from existing stations; outdoor storage of more than one inoperative and unregistered auto is prohibited		P	N	N	N	N	N	N
<u>Gasoline stations, subject to the limitations specified in Section 6.200 above.</u>	N	P	N	N	N	N	N	N
<u>Outdoor storage of more than one inoperative and unregistered automobile</u>	N	N	N	N	N	N	N	N

and add the following definition to Section 2 of the Zoning Ordinance:

Gasoline Station - A retail establishment at which motor vehicles are refueled, serviced, and sometimes repaired. Also called a filling station, a service station, or a retail motor fuel outlet.

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

11.700 String Lighting – In Zone 2, strings of exterior lights shall be displayed for no more than 60 days per year.

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

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 delivery vehicles may visit the property on any one day, and deliveries are permitted only between 7AM and 7PM.



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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.

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 Memorandum of Understanding between the Town of Seabrook and the NH Department of Transportation accessible via the Planning Board Website