

**SEABROOK PLANNING BOARD  
APRIL 15, 2003 – 7:00 P.M.  
SELECTMENS' MEETING ROOM**

**MEMBERS PRESENT:** Chairman Robert Brown, V-Chair Susan Foote, Paul Garand, Peter Evans, and Alternate William Cox. Others Present: Town Planner Thomas Morgan, PB Engineer Michael Fowler and Secretary Emily Sanborn.

**MEETING OPENED:** Chairman Brown opened the meeting at 7:00 P.M. with a quorum present.

**MINUTES:** S. Foote made a motion to approve the minutes of April 1, 2003 as written. P. Evans 2<sup>nd</sup>. W. Cox and P. Garand abstained because they were not present at this meeting. Vote: Motion Carried.

**#2-47 – Proposal by EMC Realty Trust for a condominium conversion at 264 South Main Street, Tax Map 17, Lot 20-3.**

Surveyor Gerrit Crabbendam, representing applicant Francis Chase, presented the plans for a condominium conversion at 264 South Main Street.

Gerrit said that all of T. Morgan's comments had been addressed and the revised plan had been submitted in a timely fashion. He said that the "WSO" appears on the plan and in the legend; water lines and shutoffs for each dwelling have been depicted; the gas line location has been depicted and the responsibility for sewer is in condo documents. M. Fowler said that the sewer line in the R.O.W. services other residents. P. Evans noted that it was an existing use for water lines and sewer. M. Fowler said that the sewer was in the existing easement that went up the driveway.

Abutter Ron Larrivee of 70 South Main Street said that this property owner should have a letter from the town, just as they have, with the language that he would have the shared responsibility of the sewer lines and would be notified if there is a problem. Mr. Larrivee said that he and the other abutters that used the driveway that had been removed by Mr. Chase have a problem with it being removed. R. Moore said that the other R.O.W. was the original one used which went straight in. S. Foote said that she remembered it at an angle like the driveway R.O.W. that had been removed. Larrivee said that their service had been disrupted when Mr. Chase moved the water lines and gas lines so that the house could be built.

Abutters Greg and Karen Meyers said that they had a deeded access and were not asked or informed about the hot top being removed. They had a concern about who was going to maintain or repair the gravel driveway if it was put back. Gerrit said that it was a condition of the wetland permit that the hot top had to be removed. Chairman Brown and T. Morgan agreed that Chase should have gotten permission

to remove the hot top. T. Morgan recommended that before this plan is accepted, the applicant should be made to address the issue with the neighbors. Ron Larrivee reiterated that a letter should be sent to Chase from the town in regards to responsibility of the sewer lines.

S. Foote made a motion to continue this case to May 20, 2003 at 7:00 P.M. P. Evans 2<sup>nd</sup>. Vote: unanimous.

**#3-1 – Proposal by Sam’s Way Real Estate Development, LLC and Border Winds Development, LLC to construct a 25,200 square foot industrial building off of Ledge Road, Tax Map 5, Lot 8-70.**

Wayne Morrill of Jones & Beach presented the site plan for a 25,200 square foot industrial building off of Ledge Road for the board’s approval. This case had been continued because it did not have its’ site specific permit and approval from Sewer/Water Superintendent Warner Knowles. T. Morgan said that Knowles had signed sheet C4 as requested and that the permit had been submitted.

S. Foote made a motion to approve the plan with a recommended bond of \$60,000. P. Garand 2<sup>nd</sup>. Vote: Peter Evans opposed because parking was not sufficient. Motion Carried.

**#3-5 – Proposal by EMC Realty Trust for a condominium conversion at 14 Lighthouse Way, Tax Map 12, Lot 31-7.**

Surveyor Gerrit Crabbendam presented the plans for a condominium conversion at 14 Lighthouse Way for the board’s review and approval. S. Foote said that she had a concern with one of the driveways being too close to the side of the house. Chairman Brown said that it did not look like there were two separate sewer services. Michael Fowler said that the board has approved other condo conversions with services combined. S. Foote said that it should be specified on the plan and in the docs that the drainage easement and ponds are not to be impacted or hindered by home occupants. She gave a copy of the conservation committee’s comments.

T. Morgan said that there was no indication of wetlands of this property on the plan. S. Foote said that the original subdivision plan had been delineated. Morgan said that the land area of lot 31-7 has been indicated on the plan and water shutoffs have been indicted on town property.

S. Foote made a motion to continue this case to May 20, 2003 at 7:00 P.M. P. Evans 2<sup>nd</sup>. Vote: unanimous.

**#3-8 – Proposal by Seabrook Village Cooperative, Inc. for a lot line adjustment off of Pine Street, Tax Map 8, Lots 13 & 14.**

Attorney Mary Ganz, representing Seabrook Village Cooperative, Inc. went over the plans for a lot line adjustment off of Pine Street for the board's review and approval.

M. Ganz said that the Co-op wants to remove the line that abuts the Mobile Home park and sell the lot with the home that fronts on Pine Street. She said that the mobile home at the back of the lot would be added to the park. Ganz said that they had received the variances needed from the B.O.A. Ganz addressed the following comments made by T. Morgan in his letter of recommendations:

- 1) Paper copies to be stamped by a licensed land surveyor;
- 2) will ask for a waiver of topographical contours;
- 3) waiver of 100'x 100' box requirement, box will be fitted into plan;
- 4) locate water/sewer line; and address easement, if needed, across front lot.
- 5) Seven line signature box needed on plan.

S. Foote made a motion to continue this lot line adjustment to May 20, 2003 at 7:00 P.M. P. Garand 2<sup>nd</sup>. Vote: unanimous. S. Foote made a motion to waive the topographical contour. P. Garand 2<sup>nd</sup>. Vote: unanimous.

**#3-9 Proposal by Harry & Brenda Perkins and Harold & Susan Nedeau for a condominium conversion at 51 & 53 Collins Street, Tax Map 10, Lot 74.**

Henry Boyd of Millennium Engineering presented the plans for a Condominium Conversion at 51 & 53 Collins Street for the board's review and acceptance. H. Boyd told the board that the comments and recommendations of T. Morgan have been addressed and that a letter from R. Parker has been submitted stating that there are no jurisdictional wetlands on the parcel. There were no abutters present. The secretary noted that she had received a call from an abutter but there was no follow up.

S. Foote made a motion that "this plan be approved only for the purpose of certifying that it complies with the Town of Seabrook's Condominium Conversion Regulations". P. Garand 2<sup>nd</sup>. Vote: unanimous.

5) **Correspondence:** Town Planner Thomas Morgan distributed the correspondence to the members and Chairman Brown signed the expenditures.

6) **Driveway Permit** applications: None

7) **Other Business:**

**Proposed Cat Shelter:** The board members agreed that there was no use specified for this type of operation and also agreed that this use would not require the applicant

to go to the B.O.A. The board recommended that a plan of the business be submitted at an informal meeting.

**Proposed Furniture Store:** Robert Moore informed the board that someone wanted to run a furniture store at the old Baert Marine at Chevy Chase Road. The board agreed that this would be a permitted use at this location.

**PUBLIC NOTICE:** The Seabrook Planning Board will hold a public hearing on Tuesday May 6, 2003 at 7:00 PM at the Seabrook Town Hall in order to consider the following:

1) Add the following to Article III Section D of the Subdivision Regulations:  
*“Revised plans shall include revision blocks that detail every revision to the plan.”*

2) Replace the dimensional requirements in Article V Section F of the Subdivision Regulations with the following:

*“In Zones 1, 2 & 3: 125 feet by 125 feet  
In Zones 2R & 5: 100 feet by 100 feet”*

3) Amend the Planning Board application form so as to not require the submittal of a mylar until an application has been reviewed and accepted by the Planning Board.

**Growth Control Management:** Tom Morgan gave the members a packet of the Status of Growth Management in New Hampshire as of October 2002. He also gave them a copy of the Traffic Mitigation ordinance for the town of Newington for their review. M. Fowler said that he has a whole matrix of information on water and sewer impact fees and the establishment of a revolving fund.

**MEETING ADJOURNED:** Chairman Brown adjourned the meeting at 8:38 P.M.

Minutes Taken By Secretary Emily A. Sanborn.