

**SEABROOK PLANNING BOARD
APRIL 17, 2001, 7:00 P.M.
SELECTMEN'S MEETING ROOM**

MEMBERS PRESENT: Chairman Robert Brown, V-Chairman Susan Foote, Philip Stockbridge, Paul Garand, William Cox and Mark Preston.
Others Present: CEO Robert Moore, Town Planner Thomas Morgan, PB Engineer Michael Fowler, and Secretary Emily Sanborn.

MEETING OPENED: Chairman Brown opened the meeting at 7:03 P.M.

MINUTES: W. Cox made a motion to approve the minutes of April 3, 2001 as written. S. Foote 2nd. Vote: unanimous

OLD BUSINESS:

CASE #01-5 POLAND SPRINGS

Attorney Mary Ganz, representing Poland Springs, presented the new mylar and the verification of the land surveyors temporary permit requested by the registry. The board signed the mylar.

Michael Connelly, representing the developers of the site, went over the concerns in regards to the tree cutting and clearing of the project. Mr. Connelly had a presentation of the area of trees and the trees that are to remain. He said that the area had been staked out before the clearing had started. He showed the closeness of the tree line to the Brown Property. W. Cox asked if the tree line along the parking lot could be preserved. He also had a question about the detention pond being on the approved plan. S. Foote verified that it was. S. Foote said that her first view of the clearing was a shock but that she had walked the site and verified that the clearing coincided with the layout that was being viewed.

Mr. Connelly said that the snow fence was put in place to warn of the no cutting area. Chairman Brown agreed that the snow fence was in place and that they were doing a good and accurate job.

W. Cox asked if the plan had been changed because of the two lots that had not been obtained. M. Ganz said that it hadn't.

W. Cox also asked that the revised lighting plan submitted to him for review be entered into the record. T. Morgan accepted the plan for the case file. Mr. Connelly said that he had sent

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letters to all emergency agencies in town of all numbers to contact the project people. The board signed the new mylar.

NEW BUSINESS:

CASE #01-6 MARGARET STARD – OFF OF STARD ROAD – 6 LOT SUBDIVISION – TAX MAP 4 LOT 19 – FORMAL

Scott Mitchell, representing the applicant and Wayne Morrill of Jones & Beach Engineering presented the plans for a 6 lot industrial subdivision for the board's review and approval.

Mr. Mitchell said that several months ago he had drawn up a conceptual plan of the proposed 6 lot subdivision off of Stard Road for the board's input. He said that there was a house on one lot that at the present would not be scrapped but the garage will be raised to conform to the setbacks of the lot.

Wayne Morrill of Jones and Beach addressed Tom Morgan's letter of comments and went over the revisions requested. Mr. Morrill said that the lots meet regulations of water and sewer and that there will be 8" sewer and water lines with blow offs and manholes situated as recommended by Warner Knowles.

Mr. Morrill said that there were no wetlands per N.H Soils; the hammerhead will allow for 18 wheel trailer tracks to turn around, a letter had been sent to Deputy J. Brown in regards to the name of the road, the 125' boxes are shown on lots, bond amount submitted by PB Engineer Michael Fowler, and AutoCAD will be submitted for approved plan.

Sewer issues, raised by M. Fowler's letter of review dated April 12, 2001, were addressed by W. Morrill to Mr. Fowler's satisfaction.

Mr. Morrill went over the road profile site inspection done by M. Fowler and said that a stop sign would be added to the plan. T. Morgan asked about the sheeting concern that was in DPW Manager John Starkey's department head review. Mr. Morrill explained why this plan would work with the swales and detention pond. W. Cox said that he preferred granite curbing and catch basins. Chairman Brown agreed. Mr. Morrill told the board that there would be curbing at each driveway.

P. Stockbridge asked what would be the businesses at this site. S. Mitchell said that the only positive one was a business for

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laying underground cable and a possible software company. The remaining lots would be for light industrial.

W. Cox asked if the area was wooded. S. Mitchell said that it was all field. S. Foote asked about the discharge outlet. W. Morrill said that there would be no standing water because when the storm water rises it will hit larger pipes. W. Cox asked M. Fowler if this was ok. M. Fowler replied yes. W. Cox was still not happy with the proposed hammerhead turn around. T. Morgan said that a cul-de-sac would create one less lot.

R. Moore said that the cul-de-sacs have caused a lot of problems and damage in the plowing of snow. T. Morgan asked if this road could be connected to an existing or proposed road in this

area. S. Mitchell said this was not possible. T. Morgan suggested that when they come back with the revised plan they show the area for snow storage. M. Fowler set the bond at \$150,000.

T. Morgan said that he was surprised that the Fire Department hadn't made any comments in regards to the turn-around. The green space between the sidewalk and the pavement was discussed at length. W. Morrill finally said that he would move the sidewalk to enlarge the green space from 3' to 6'.

S. Foote asked that a statement be put on the plans in regards to wetlands. W. Morrill said that the wetlands statement and the stop sign would be added to sheet C2.

W. Cox made a motion that the Subdivision application for Stard Road be continued to May 1, 2001 at 7:00 P.M.

S. Foote 2nd. Vote: Unanimous

CASE #01-7 BEAUPRE FAMILY TRUST – 9 TRUE ROAD – TAX MAP 2 LOT 14 – CONDO CONVERSION – FORMAL

Attorney Mary Ganz and Mr. & Mrs. Peter Owen were present to go over the proposed condo conversion for the board's review and approval. M. Ganz explained that the condo conversion was for Mr. Owen and his son. M. Ganz said that the responsibility of the shared utilities had been addressed in the condo documents.

W. Cox questioned Town Attorney John Simmons' comments in his letter of review. M. Ganz told the board that the second unit had not yet been completed.

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Abutters Karen Luxton, Tom Luxton and Karen Amato were present and wanted to know if the current garage was going to be torn down and if this was going to be more than the two places. R. Moore explained to the abutters the difference between a condo and a duplex. Mr. Owen said that the garage would be torn down to allow for the connection between the two units.

P. Stockbridge made a motion to approve the plan only for the purpose of certifying that it complies with the Town of Seabrook condominium Conversion Regulations.

M. Preston 2nd. Vote: unanimous

Mr. Owen paid the recording fees.

CORRESPONDENCE: T. Morgan distributed the correspondence and Chairman Brown signed the bills.

OTHER BUSINESS: T. Morgan presented letters of request for the occupancy of the Spherex building on Walton Road from Seatrade and Public Service of New Hampshire. It was the opinion of the board that both request warrant site plan review. T. Morgan said that he would pass on the board's decision.

DRIVEWAY PERMITS: W. Cox made a motion to sign the driveway permit applications for 83 True Road, 13 Janvrin Drive, 9 Meridith Drive and 288 Portsmouth Avenue. M. Preston 2nd.
Vote: unanimous

WAL-MART EXPANSION: S. Foote questioned the expansion being floor space instead of storage which was suppose to be the reason for the expansion. R. Moore said that he had asked about this and that the response was that there would be no storage that everything would be on the floor with daily deliveries of stock. B. Cox said that the loading dock out back looked to be permanent. R. Moore said that he would investigate the situation.

MEETING ADJOURNED: Chairman Brown adjourned the meeting at 9:15 P.M.