

**SEABROOK PLANNING BOARD
APRIL 3, 2001 – 7:00 P.M.
SELECTMEN'S MEETING ROOM**

MEMBERS PRESENT: Chairman Robert Brown, Vice-Chair Susan Foote, Paul Garand, Philip Stockbridge, William Cox, Mark Preston, and Asa Knowles, Selectmen's Rep. **OTHERS PRESENT:** CEO Robert Moore, Town Planner Thomas Morgan, Secretary Emily Sanborn.

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

MINUTES: William Cox asked that the minutes be corrected by adding a response made by him to Mr. Evans statement at the end of page 5. Mr. Cox stated that adequate buffers of 100 to 300 feet of undisturbed wooded area have been provided which is consistent with the Master Plan.

W. Cox made a motion to accept the minutes with the correction. S. Foote 2nd Vote: unanimous

CASE #01-01 – WILLIAM & MARY FULLERTON – 2 GREYSTONE LANE – TAX MAP 14 LOT 15-2 – FORMAL CONTINUANCE

Attorney Mary Ganz, representing the applicants, presented the revised plans for a condo conversion at 2 Greystone Lane for the board's review and approval.

Ms. Ganz said that the revised plan shows the water shutoff and the electrical lines which had been required at the last meeting. The members reviewed the plans. William Cox asked if these buildings were going to be as shown on plan. M. Ganz said yes.

S. Foote made a motion to approve the condo conversion plan only for the purpose of certifying that it complies with the Town of Seabrook Condominium Conversion Regulations.

W. Cox 2nd. Vote: unanimous. Mary Ganz paid the recording fees.

CASE #01-05 – POLAND SPRINGS – LEDGE ROAD – LOT LINE CONSOLIDATION – FORMAL

Attorney Mary Ganz, representing Poland Springs, presented the plans for a lot line consolidation off of Ledge Road for the board's review and approval.

Ms. Ganz explained the purchase of all but two lots which were removed from the configuration so as to get this project going.

SEABROOK PLANNING BOARD -2- APRIL 3, 2001

Abutter Bruce Brown was present and asked about the cutting of trees being done across the corner of his property. He explained that he had a boundary marker put at the corner because of

the coming of this project. Mr. Brown went over the boundary lines and Ms. Ganz said that she would get in touch with him and go over this problem.

P. Stockbridge said that this is a common occurrence with the cutting of trees and that the person doing the clearing does not look at the plans. S. Foote and W. Cox questioned the extensive cutting and stripping of the area. R. Moore stated that the loggers give us a hard time. W. Cox asked if they could be made to come back to submit a revised site plan. Sue and Bill asked about replanting of trees.

W. Cox made a motion to have a representative from Poland Springs come to the April 17, 2001 meeting at 7:00 P.M. to go over these concerns. S. Foote 2nd. Vote: unanimous

W. Cox asked Bruce Brown if he was satisfied with the survey done for Poland Springs. Mr. Brown said that he questioned the ownership of the Larnard piece of land and wondered if the town owned this piece. Mary Ganz said that extensive research had been done and that the heirs of the two remaining properties are being pursued. W. Cox had a question about the wetlands in that area. S. Foote said that she would look at the area.

S. Foote made a motion to approve the lot line consolidation for Poland Springs. P. Garand 2nd. Vote: unanimous

Mary Ganz paid the recording fees for Poland Springs.

OTHER BUSINESS: WAL-MART ADDITION

Abutter April Eaton of Boynton Lane asked about the fencing along her property and if Wal-Mart could be made to put slats in the fence. She went over the problems she has been subjected to by this construction. She said that there is nothing to obstruct her view of the area and that some offensive things have been taking place. She complained about dogs going up to the fence and the use of this area as a bathroom facility.

She told Mr. Moore that there are two loading docks out back. Mr. Moore told her that these were just temporary during

SEABROOK PLANNING BOARD -3- APRIL 3, 2001

construction and that the loading dock would be inside of the building. Six foot trees were suggested by the board members to fill in the bare spots along the property in question. R. Moore said that he would take care of this matter for Mrs. Eaton. She thanked the board.

ELECTION OF OFFICERS:

Nominations made:

W. Cox nominated Robert Brown as Chairman.

M. Preston 2nd P. Garand closed the nominations for Chairman.

A. Knowles nominated Susan Foote as Vice-Chairman

W. Cox 2nd. Paul Garand closed the nominations.

Vote: unanimous

P. Garand made a motion to appoint G. Keith Fowler Alternate.

P. Stockbridge 2nd. Vote: unanimous

BILLS & CORRESPONDENCE

Chairman Brown signed the bills. Mr. Morgan distributed the mail.

DRIVEWAY PERMITS: P. Garand made a motion to signed the following permits: 15 Butland Avenue, 8, 10 Troy Way, 3, 5 Troy Way, Beckman Landing, 15 Lighthouse Way, and Lot #30 Border Winds Avenue. S. Foote 2nd.

Vote: unanimous

Robert Moore asked the boards opinion on whether a proposed parking lot improvements at LRS Investment Trust building at 5 Batchelder Road would warrant a site plan review. W. Cox asked about drainage with the proposed parking. P. Garand said that there was a detention pond at the rear of the property. Mr. Moore said that it would be of compacted gravel not pavement. The board members agreed that a site plan review was not necessary.

Town Planner Thomas Morgan informed the board that the Office of State Planning is looking for an individual that exemplifies excellence in town planning. Mr. Morgan said that he recommended Phil Stockbridge for this award.

P. Garand made a motion to nominate P. Stockbridge for the award. A. Knowles 2nd. Vote: unanimous

SEABROOK PLANNING BOARD -4- APRIL 3, 2001

MEETING ADJOURNED: Chairman Brown adjourned the meeting at 8:05 P.M.

Minutes taken by Emily Sanborn.

Secretary's Notations: Mylars Recorded: 3/27/01 Koplra Condo D-28805, Ray's Place, Troy Way Condo D-28806. 4/5/01 Fullerton Condo, Greystone Lane D-28831.

