



## Town of Seabrook Planning Board Minutes

August 1, 2006

NOT OFFICIAL UNTIL APPROVED

Members Present: Sue Foote, Chair; Mark Preston, Vice Chair; Paul Himmer; Keith Sanborn; Aboul Khan; Peter Evans, Robert Moore, Ex-Officio; Mike Lowry, Alternate; Barbara Kravitz, Secretary. Paul Garand, CEO; Tom Morgan, Planner;

Chair Foote opened the meeting at 6:00pm and announced the July 18, 2006 Minutes would be provided together with the August 1, 2006 Minutes.

### **Requests for Security Reduction or Extension.**

#### Security (Savings) Expiration 8.2.06 for Case #2004-29 Acorn Lane/Allen & Cathy Felch.

Foote referenced the July 18, 2006 discussion concerning public/private road status. Felch has since confirmed he intends to keep the road private and provided a sample quitclaim agreement that divides the private ownership of the road equally among the lot owners as tenants-in-common. These lot owners and any successors are responsible for costs of maintaining the road according to town standards and providing safe year-round usage in the subdivision. The documents do not yet include the Article III Section V language the Planning Board wants spelling out the steps to be taken should there ever be a decision to make it a town road. Preston noted all the lots are going to family members, and asked about the expense for the new mylar and set of plans. Foote noted that the plan as first submitted indicated the potential for a town road which caused the security provision.

Attorney Peter Riley, representing the Felches, said the Article III Section V language has been added into the deed, and expressed concern about the additional cost of a new mylar. Foote noted the original mylar has been recorded with Rockingham County Deeds. Preston and Gerand discussed whether the Article III Section V language in the deed is sufficient to protect the Town. In response to Garand, Felch said the pipe has been capped off. Foote said the Security remainder is \$42,800 plus interest

**Motion: Preston**      **To have the Chairman receive a certified copy of the quitclaim deed signed by all the parties and recorded at the Registry, after which the Security will be returned.**

**Second: Sanborn**      **Approved: Unanimous**  
**Abstention: Evans**

#### Return of maintenance security, Case #2002-21 Ava Mae Lane/Wojicki & McPartland, Ava Mae Lane.

Foote said she and the DPW manager walked the site on August 28. There are a number of divots and gouges in the hot top in the cul-de-sac, perhaps from heavy equipment. Foote explained to Jay McPartland that the maintenance security is held because the road is to remain free of repair for 2 years in case the developer chooses not to make any repairs needed during that period. A rebar is sticking out of the headwall inlet and the driveway shoulder needs stabilizing and replanting. McPartland will contact Planning Board and DPW when the work is complete.

Case #2001-34. KL Properties has renewed the Security for the 10,000 square foot industrial building.

Case #2002-03 Jillian Real Estate Development has extended the Line of Credit for Belgian Way. Continued to September 30, 2006 at 6 pm.



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### **PUBLIC HEARINGS - 6:26 PM**

Case #2006-28 Proposal by Scott Sheehan, Trustee Harbor II Nominee Trust, for a condominium conversion at Tax Map 15, Lots 110-10 & 110-100 at 14 & 16 Katelyn Way. Continued to September 19, 2006 at 6pm

Case # 2004-50 Paulo and Lisa Cabral and Cheryl Willis. A valid signed extension for 90 days has been received. Foote Continued to September 19, 2006 at 6 pm.

Case 2006-29 Proposal by CBAN, LLC/Parker & Parker Realty Trust, William Lepito, Trustee. For a Site Plan for an 18,900 square foot industrial building at 81 Ledge Road, Tax Map 5, Lots 8-60.

Wayne Morrill of Jones & Beach Engineering appeared as the presenter and described the proposed 70x270 square foot building, 18,900 square feet total, with a loading dock, parking on the front side and traveling around the back. The four front units are for small industrial condominiums and will be rentals. The rear of the building is to be occupied by Boston Barricades which assembles temporary interior modular walls for shopping centers. This warehouse is a metal pre-fab building and will operate with 6 employees. 24 parking spaces are provided. The 770 gallons per day water is figured for up to 10 employees. Garand noted parking would be insufficient for 10 employees. The drainage is described on the plan and there are existing easements, one for this site and another for Lot 70. Lighting is wall mounted. Landscaping and sidewalks are included.

Morgan asked for the changes since the Technical Review. Morrill said sheet C-2, Note 18 now reads tractor-trailers are prohibited in residential areas between 11pm-7am; underground electric service is noted; a crosswalk has been added. Sheet C-1 Note 6 has been corrected to reference the Zoning Board of Adjustment. Sheet C-3 shows snow at the edge of the pond and added wetland markers. C-1 shows permanent wetland markers to be added prior to construction. The wetlands scientist stamp is still missing from C-3; the loading dock is better depicted and labeled. C-2 identifies loading area. C-4 shows landscaping and elevations, also light cut sheet; C-3 Notes contractor to provide storm water applications and permits. C-1 shows multi-stage discharge. The cross-country run from the front of the building to the edge of the road has 5 feet of cover. A pavement repair detail has been added. Morgan asked if utilities coming in from Ledge Road show minimum impact. Merrill described how the placement of poles and the siting of the pylon sign have minimum impact. CBAN wants a wide drive lane but in the future parallel parking could be considered.

Foote said the engineer estimates the Security amount at \$53,530. Morrill asked why the security figure is that high on a private site. Morgan said this is to ensure the work gets done. Foote noted the security addresses site work including landscape, lighting, drainage, granite curbing, sidewalk, the As-Built plan, water connections, silt fencing, and detention ponds. Garand wants construction sequences and potential future parking added.

**Motion:** Evans To accept the CBAN proposal as administratively complete.

**Second:** Moore Approved: Unanimous

**Motion:** Foote To set a site security for the CBAN project, Case #2006-29, at \$53,530 for a term of 2 years.

**Second:** Moore Approved: Unanimous



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- Motion:**            **Evans**            **To approve the CBAN site plan conditional on a valid wetland stamp being applied to the plan, insertion of future parking expansion is satisfactory, and the construction sequence is approved by the CEO.**
- Second:**           **Sanborn**           **Approved: Unanimous**

Foote is working on the budget using the forms for the CIP that Department Heads have received. Raising the fees on certain elements of the Planning Board applications should be considered. Foote expects to provide material for discussion on August 15.

- Motion:**            **Preston**            **To cancel the September 5, 2006 Planning Board meeting for lack of a quorum.**
- Second:**           **Sanborn**           **Approved: Unanimous**

Foote adjourned the meeting at 6:59pm.

Minutes respectfully submitted by:  
Barbara K. Kravitz, Secretary  
Seabrook Planning Board