



Technical Review Committee Minutes

August 21, 2006

NOT OFFICIAL UNTIL APPROVED

Members Present: Tom Morgan, Town Planner; Sue Foote, Conservation Commission; David Currier, Police Chief; Warner Knowles, Sewer Superintendent;; Paul Garand, Code Enforcement; Michael Jeffers, Water Superintendent; Barbara Kravitz, Secretary

Members Absent: Jeffrey Brown, Fire Chief; John Starkey, Public Works Manager;

Meeting called to order by Tom Morgan at 10:10am.

Case #2006-36 proposal by Pierce & Stevens Corp for a lot line adjustment at 135-137 Folly Mill Road, Tax Map 9 Lot 226 &226-1

Joseph Kane of The Kane Company, Inc. and Ray Bisson of Easterly Surveying appeared for the Applicant. Kane said Pierce & Stevens wants to sell the approximately 16,000 square foot office building now empty, and seeks a lot line adjustment to make room for extra parking and frontage for the back lot. A right-of-way exists. Knowles said easements must be stated in the deed. For information purposes Kane presented a new site plan showing the proposed new parking. Foote said the additional parking could create storm-water issues and has to come before the Planning Board for site plan review. Knowles said the plan should show the sewer easements through the property. Garand said the lighting should also be shown on the plans. Kane said less than 50 employees will work in the building. Raymond Bisson said the easements have been previously recorded. Knowles said the sewer lines through the parking area must be shown and the Town's right of way to maintain the utilities needs to be in the Deed. Jeffers asked about the water usage and whether low-flow toilets will be installed. Bisson said the building is being sold "as is". Kane said water usage will not be more than planned for the building originally.

Knowles said work on the property to remove the septic system and install a sewer hook up will take place next week. In the process some plantings and/or grass will be trampled. This was coordinated with the building facilities manager. Foote asked how the lot line move might impact the balance of the remaining lot. Knowles said the entire property was consolidated in 1999 and the square footage is adequate for the remaining lot portion.

Case # 2006-36 to be listed on the September 19, 2006 Planning Board Agenda.

#2006-37 Proposal by Wildwood Real Estate Holdings, LLC. for a condominium conversion at 28 & 30 Carroll Lane, Tax Map 4 Lot 14-121.

Wayne Morrill of Jones & Beach Engineers appeared for the Applicant.

Morgan was concerned about the disproportionate amount of wetlands and asked for the amount of dry land.

Morrill said

about 10,000 square feet. Morgan said that may be an issue for the Planning Board. Foote said Lot B looks like it has too much uplands so the wetlands need to be redrawn and underground electrical utilities added. Morrill said the wetlands markers are in. Knowles said the water shut-off should be on Town property, not private property. Morgan asked how many units are not sold. Morrill said three remain. Currier said shut-offs on private property are a nightmare for police who are called to assist in obtaining access. Garand asked Morrill to check to be sure of the location. Morgan said to distribute the wetlands as evenly as possible on the lots. Knowles said the owner needs to fix the pump station.

Foote said several residents have called the Conservation Commission about the conservation easements. The field is to be mowed but this is best done after Labor Day to protect ground nesting birds, and animals that depend on seeds for winter food. Jeffers said to relocate the water shut-offs or do an easement addendum



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in the Deed. Morrill will check if the shut-offs can be moved. Knowles said the placement affects the lot line measurement too. Carrier said even with easements a fence can go up and that police can't cross without permission. Foote said, alternatively, the developer could expand the common area across the front of the cul-de-sac and state in the condominium documents that no fencing can cross Town lines.

Case # 2006-37 to be listed on the September 19, 2006 Planning Board Agenda.

#6-38 Proposal by Wildwood Real Estate Holdings, LLC, for a condominium conversion at 14 & 16 Carroll Lane, Tax Map 4, Lot 14-121.

Wayne Morrill of Jones and Beach Engineering appeared for the Applicant.

Foote said the Unit A deck overlooks the neighbor's yard which has been a consistent problem. The property is pushing up against the wetlands which may be a problem for future owners. [See applicable comments in Case 2006-37 above.]

Morgan adjourned the meeting at 10:50pm.

Minutes Respectfully Submitted by:

Barbara K. Kravitz, Secretary

Seabrook Planning Board