

**SEABROOK PLANNING BOARD  
FEBRUARY 5, 2002 – 7:00 P.M.  
SELECTMEN'S MEETING ROOM**

**MEMBERS PRESENT:** Chairman Robert Brown, Philip Stockbridge, Paul Garand, William Cox and Mark Preston. **Others Present:** Town Planner Thomas Morgan, CEO Robert S. Moore, Planning Board Engineer Michael Fowler and Secretary Emily Sanborn.

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

**MINUTES:** P. Garand made a motion to approve the previous minutes. P. Stockbridge 2<sup>nd</sup>. Motion Carried. M. Preston & W. Cox abstained because they were not present at the meeting.

**#01-39 – Proposal by EMC Realty Trust and Francis Chase to construct a 3,520 square foot office building at 219 New Zealand Road, Tax Map 5, Lot 6.**

Surveyor Gerrit Crabbendam, representing applicant Francis Chase, requested that the proposed site plan for an office building off of New Zealand Road be continued to the meeting in March as the state approval for a curb cut had not been received as of yet. There were no abutters present.

P. Stockbridge made a motion to continue the case to March 5, 2002 at 7:00 P.M. P. Garand 2<sup>nd</sup>.  
Vote: unanimous

**#01-34 – Proposal by Honor & Mason LLC and Margaret Stard to construct a 10,750 square foot industrial building off Whitaker Way, Tax Map 4, Lot 19-50;**

Wayne Morrill of Jones & Beach Engineering presented the revised plans for the board's review and approval. Mr. Morrill told the board that the snow storage had been revised per the board's request and that 40 barberry bushes have been depicted around the pond. The labeling of the electrical service on sheet C4 had been corrected. Mr. Morrill said that the lighting fixture cut sheets are shown on D1. W. Cox said that these were fine. The revision date has been put on plan and the overhead electrical has been shown on plan. It was implied that the \$42,000 bond would be posted by Honor & Mason LLC. There were no abutters present.

P. Garand made a motion to approve the site plan as revised. M. Preston 2<sup>nd</sup>. Vote: unanimous.  
P. Garand made a motion that this approval would be subject to a \$42,000 bond. M. Preston 2<sup>nd</sup>.  
Vote: unanimous.

**#01-38 – Proposal by Corydon & Alice Perkins for a two lot subdivision at 33-35 Pine Street, Tax Map 8, Lot 40-1;**

Corydon (Jim) Perkins and his grandson Jason Bowley were present to go over the plans for a 2 lot subdivision off of Pine Street. Robert Moore explained to Mr. Perkins that one of the lots was short of the 45,000 square feet which would allow two single family units. Mr. Moore went over the potential of the two lots. Mr. Perkins said that the existing mobile homes would be replaced with single family homes. Mr. Bowley said that he would like a family apartment on his lot. Mr. Moore told him that both lots had enough square feet for a duplex.

Abutter Jan Lambert asked if there was sewer to these lots. M. Fowler said that the utilities were already there. Ms. Lambert had a question in regards to the number of units on a lot of a minor subdivision. T. Morgan said that an amendment in regards to the number of units on a subdivision had been adopted and that only 1 unit was now allowed on a minor subdivision lot. R. Moore said that this was not a zoning change. T. Morgan said that this amendment was adopted to prevent

minor subdivisions like Elephant Rock from happening but this regulation could be waived by the Planning Board. Abutters Worth and Daley were also present.

W. Cox made a motion to waive Article X Paragraph B- that limits the number of dwelling units to one on a minor subdivision and to allow two dwelling units per lot because the lots are extremely large. P. Stockbridge 2<sup>nd</sup>. Vote: unanimous.

P. Stockbridge made a motion to recommend a bond of \$5,000. P. Garand 2<sup>nd</sup>. Vote: unanimous.

**PUBLIC NOTICE: Public Hearing February 5, 2002 – Article IX of the Site Plan**

**Regulations:** Chairman Brown opened the hearing to the public. The Seabrook Planning Board held a public hearing in order to consider amending the land use regulations by adding a new section to Article IX of the Site Plan Review Regulations, as follows: N- Noise: All external machinery shall be muffled so that noise will not be discernable at the perimeter of the lot. The members discussed the noise level implied by discernable and T. Morgan reminded the board that this noise regulation was implemented on the complaint of Mr. Pineo who lives in the residential zone next to the industrial zone. After a brief discuss by the public in attendance about their concerns with noise, Chairman Brown closed the public hearing and the board took a vote.

William Cox made a motion to adopted the amendment to the Site Plan Review Regulations. P. Stockbridge 2<sup>nd</sup>. Vote: unanimous.

**CAPITAL IMPROVEMENTS PROGRAM:** Phil Stockbridge told the board that at a meeting with the Economic Development Committee, Russ Bailey said that the CIP would be acted upon first and then an impact fee would be established. W. Cox said that an impact fee was needed as soon as possible and that it was not up to Mr. Bailey but it was the authority of the Planning Board in regards to this matter.

P. Garand made a motion to give T. Morgan permission to commence with the C.I.P. P. Stockbridge 2<sup>nd</sup>. Vote: unanimous.

Tom Morgan said that the C.I.P will be complete by October.

**OTHER BUSINESS:** Scott Mitchell asked if he could be put on the agenda tonight to address the Chase Industrial Subdivision. T. Morgan said that he was concern with setting a precedence in regards to the procedure of being put on the agenda. He said that Mitchell should have requested to be put on the agenda the Friday before the scheduled meeting. Mr. Morgan said that he had promised the abutters at Border Winds that they would be notified if this subdivision came before the board again. T. Morgan said that he would inform the Border Winds abutters. Mitchell said that he only wanted to go over the proposed changes to get the board's opinion.

P. Stockbridge made a motion to schedule this plan for the February 19, 2002 agenda at 7:00 P.M. P. Garand 2<sup>nd</sup>. Vote: unanimous

**MEETING ADJOURNED:** Chairman Brown adjourned the meeting at 8:00 P.M.

Minutes taken by Emily Sanborn, secretary.

Secretary's Notations: Mylar for Whitaker Way Subdivision recorded on 1/24/02, D-29568 and Henry Siress on 1/17/02, D-29552.