

**SEABROOK PLANNING BOARD
JANUARY 7, 2003 - 7:00 P.M.
SELECTMEN'S MEETING ROOM**

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

MEETING OPENED: Chairman Brown was not present. Vice Chairman S. Foote as acting chairman opened the meeting at 7:00 P.M.

MINUTES: P. Garand made a motion to accept the minutes of December 17, 2002. P. Stockbridge 2nd Vote: K. Fowler abstained. Motion carried.

PRESENTATION: NATURAL RESOURCES OUTREACH COALITION

Amanda Stone and Steve Miller presented a slide show on the different skills to help in the study of natural resources and the intensity of growth. After the 15-minute presentation, T. Morgan asked the time frame of this program. A. Stone said that it takes about a year. The board thanked the NROC for there time.

CASE #02-37 - PAMELA SUE JOHNSON AND DAVID DESCHENES - 439 NEW ZEALAND ROAD - 12-LOT SUBDIVISION - TAX MAP 2, LOT 36:

Henry Boyd presented the revised plan for a 12-lot subdivision at 439 New Zealand Road for the board's review and approval. Boyd went over the following concerns and recommendation in T. Morgan's letter of review: #1 note to be removed from plan in regards to sheet #1 note indicating that a second dwelling structure may be constructed on lots of 45,000 sq ft in Zone 1. #2 H. Boyd said that the 125'x 125' box on lots 5, 6, and 8 meets the regulations. T. Morgan said that the intent was for no odd shaped lots to be created. S. Foote suggested to Boyd that maybe this calls for a tightening up of the regulations and noted to Tom to work on it. #3 S. Foote said that at the previous meeting that the board instructed Mr. Boyd to inform the developer that a connection between the two streets was what the board preferred and lot #5 was to go away. The developer, David Deschenes, told the board that he had met with the abutter Sandy Beaudoin to ask her what it would take to buy her property. Ms. Beaudoin said that she had spoken with Mr. Deschenes but she said that she would like more of a buffer for protection. Deschenes went over another option which S. Foote said could not be done because you would be taking away property owners frontage if you removed the cul-de-sac. She asked if the engineer had been consulted about cost and burden of another cul-de-sac for the town. M. Fowler said that the cost would depend on the alignment. H. Boyd said that this would need a stop sign. T. Morgan asked what was so bad about a stop sign. Boyd said that the road would not be continuous. K. Fowler said he believed that the roads should be connected whether it needs a stop sign or not. S. Foote told Boyd to go back to the drawing and see about connecting these two cul-de-sacs together.

K. Fowler said that he has a problem with the angle of the property lines on some of the lots and said it was not a good design because of the problems it would cause with neighbors. H. Boyd said that the plan is done according to regulations. K. Fowler said that he was more concerned with the people who would be buying these lots. T. Morgan told H. Boyd that the state law states that the board's function is to create harmonious development. S. Foote told Boyd what we are looking for is a better plan. Boyd insisted that the plan complies with regulations.

S. Foote asked Ms. Beaudoin if she had been asked about the purchase of her property. Beaudoin said that there has been no negotiation. K. Fowler asked her if it is a waste of time to negotiate if you are not going to sell. Deschenes said the cost of lot #5 and the purchase of Beaudoin's property may make the cost of the project not worth doing. T. Morgan said that he is not really backed into a corner because Mr. Deschenes is not the owner and if it is too much go back to the owner and ask them to lower the price.

Abutters Nancy and Les Haskell of 11 True Lane voiced there objections and told the board about their sewer easement and how they had heard that the developer did not want to connect to their mobile home property because it would degrade the proposed \$300,000 homes on this subdivision. S. Foote said that it is not the expense of the connection to the developer or his profit that concerns the planning board but the long-term impact on the town and citizens of this development.

P. Stockbridge noted that this case had taken its allotted time. M. Preston made a motion to extend the time to five more minutes. P. Garand 2nd. Vote: unanimous

P. Stockbridge said that he did not like the drainage and that it would be a water slide up there. H. Boyd said that the drainage would work if it is properly constructed. M. Fowler asked Chris York if there had been any substantial changes in the drainage or the detention pond. York said no.

The board discussed vegetation buffer and trying to put too many lots on the plan.

P. Garand made a motion to continue the application to February 4, 2002 at 7:00 P.M. K. Fowler 2nd. Vote. Unanimous

CASE #02-42 - HUNTERLOGAN REALTY TRUST LLC - 419 ROUTE 286 - 30-UNIT MOTEL - TAX MAP 17, LOT 47: Henry Boyd and Chris York of Millennium Engineering presented the revised plans for a 30-unit motel at 419 Route 286 for the board's review and approval.

Boyd addressed T. Morgan's letter of recommendations by informing the board that they had not yet received the NH DES permit for the flood plain. T. Morgan recommended that the vegetation be labeled. Stockbridge asked about the space for delivery. H. Boyd said that the employee's parking spaces would be used for delivery.

Other things discussed were the 2' wide drip strip, the crushed stone for better drainage and the green area. H. Boyd submitted a landscaping plan. S. Foote said that a lot of the species of trees, etc. would not thrive near salt water. Foote said that he should re-think his landscaping.

P. Stockbridge made a motion to approve with the DES permit and W. Cox to check lighting. Mr. Stockbridge withdrew his motion for clarification.

K. Fowler made a motion to recommend a bond of \$20,000 for landscaping and lighting. P. Garand 2nd Vote: unanimous

Resident Peter Evans asked where the water would come from for the landscaping.

P. Stockbridge made a motion to approve the site plan with the recommended bond and the green space to be labeled, with the permit from the NH DES received and lighting issues taken care of. Vice Chairman Foote to sign plan when revised. P. Garand 2nd Vote: unanimous

CASE #02-43 - KEVIN KARPENKO & ROBERT CARBONE - OFF OF LEDGE ROAD - SITE PLAN FOR A 10,500 SQUARE FOOT INDUSTRIAL BUILDING - TAX MAP 5, LOT 8-90 AND CASE #02-44 - KEVIN KARPENKO & ROBERT CARBOE - OFF OF LEDGE ROAD - SITE PLAN FOR A 12,000 SQUARE FOOT INDUSTRIAL BUILDING - TAX MAP 5, LOT 8-100:

Eric Sarri of Jones & Beach and applicant Kevin Karpenko presented the revised plans for two industrial buildings off of Ledge Road for the board's review and approval. Eric Sarri addressed the concerns in T. Morgan's letter of review.

Sarri said that there are no tenants at the present and that this site is for light industrial use. T. Morgan's concern was that without knowledge of what kind of tenants there would be how much water usage and what if any chemicals would be stored on site. R. Moore explained that before an occupancy permit could be given, the tenant would have to get a business license which would require an inspection from all the departments. Sarri told the board that the site has enough clay surface to protect the aquifer and that the tenants will not rent the space if there are not enough parking spaces for their business.

Sarri said that there is a 4" gate valve in place and that the sites are currently under one ownership and that the cross-easement for the agreement regarding the shared driveway and utilities will be processed. Sarri said that the snow storage should suffice and the lighting is what W. Cox wanted with an added dimmer for after hours. Katherine Evans of 44 Border Winds wanted to be assured that the business license process would keep this site to light industrial use.

K. Fowler made a motion to recommend a bond of \$50,000 for Tax Map 5, Lot 8, Seq 100 and \$25,000 for Tax Map 5, Lot 8, Seq 90. P. Garand 2nd. Vote: unanimous.

M. Preston made a motion to approve the site plans as presented. P. Stockbridge 2nd. Vote: unanimous

CORRESPONDENCE & BILLS: T. Morgan distributed the correspondence and Vice Chairman Foote signed the bills.

DRIVEWAY PERMITS: None

OTHER BUSINESS: Sullivan Subdivision Roadway Construction Inspections

T. Morgan went over the schedule and fee submitted by Altus Engineering, Inc. for the observation of construction, and construction progress for the Sullivan Subdivision. The board decided that plan A would be the suitable observation of construction.

P. Stockbridge made a motion to hire the firm and accept plan A. M. Preston 2nd. Vote: unanimous

ADJOURNMENT: Acting Chairman S. Foote adjourned the meeting at 9:05 P.M.

Minutes Taken by Emily Sanborn, Secretary.

Secretary's Notations: Mylar Recording for Azoury Family LLC 1/6/03 D-30363
and for Wojicki & McPartland 1/7/03 D-30366.