

**PLANNING BOARD MEETING
JULY 17, 2001 - 7:00 P.M.
SELECTMEN'S MEETING ROOM**

MEMBERS PRESENT: Chairman Robert Brown, Philip Stockbridge, Paul Garand, William Cox, Mark Preston, and Selectmen's Rep. Asa Knowles, Jr. Others Present: Town Planner Thomas Morgan, CEO Robert Moore, Engineer Michael Fowler, and Secretary Emily Sanborn.

MEETING OPENED: Chairman Brown opened the meeting at 7:01 P.M.

MINUTES: P. Stockbridge made a motion to accept the minutes of June 19, 2001 as written. P. Garand 2nd. Vote: unanimous.

CASE #01-13 - TIMOTHY JOHNSON - SITE PLAN - EXPANSION TO BUILDING AT 920 LAFAYETTE ROAD - TAX MAP 7, LOT 91 - FORMAL CONTINUANCE

Henry Boyd and Chris York of Millennium Engineering presented the plans for a 23,950 square foot expansion to an existing building at 920 Lafayette for the boards review. William Cox asked about the up-coming case for a lot line adjustment and what effect this would have on this proposal. The board decided to hear the lot line case first.

CASE #01-17 - TIMOTHY JOHNSON AND JOHNSON & BENOIT - LOT LINE ADJUSTMENT - 920 LAFAYETTE ROAD - TAX MAP 7 LOTS 91 & 92 - FORMAL

H. Boyd went over the lot line adjustment and explained that the proposed road for the site plan was not necessary for the lot line to be approved. H. Boyd said that the wetland permit for the site plan has not been signed and that the written concurrence from one of the owners of the Hardware Store has not been received yet. T. Morgan said that the intent of the proposal should be more defined and that the lot line to be removed should be labeled as such. H. Boyd said that the parcel note on the plan states that the purpose of this plan is to convey Parcel B, a portion of Map 7 Lot 92-0, land of David P. Benoit, and combine it with Map 7 Lot 91-1, Land of Benoit & Johnson. Mr. Boyd went over the easement deeds and its pending recording. W. Cox and R. Moore asked about open space. H. Boyd showed a catalog of pervious surface done with loam and grass. Plowing this surface in the winter was discussed. C. York indicated that this would be no problem because this was used in California.

Asa Knowles, Jr. made a motion to approve the lot line adjustment for Timothy Johnson. W. Cox 2nd. Vote: unanimous.

CASE #01-13 SITE PLAN FOR TIMOTHY JOHNSON - CONTINUED

Henry Boyd and Chris York of Millennium Engineering, representing Timothy Johnson, presented the revised plan dated 7/13/01 for the board's review.

H. Boyd went over the recommendations in T. Morgan's letter of review dated July 1, 2001. Mr. Boyd said that the partner of Seabrook Hardware has not yet signed the application and easement. H. Boyd noted the following revisions: the current deed for parcel A has been submitted but the parking easement has not been signed and is not available at this time; the detention pond easement deeds have been signed and submitted; use of site plan has not been stated, H. Boyd said that it is going to be a gym. W. Cox said that they must come back if it isn't.

R. Moore explained that if this use is stipulated on the plan it limits the use. T. Morgan said that his request was just for clarification purposes. C. York said that with the grass and loam described previously, the site meets the 25% open space requirement. T. Morgan said that this should be noted on the plan. H. Boyd said that in the future it would be.

W. Cox said that he had only received the lighting specs seven days ago. He said he had reviewed and found that the pole lights have to be changed to 20' so as not to create any off site pollution. C. York said that he would add a note to the plan about pole light being 20' in height. W. Cox said that the photometric grid could be waived.

H. Boyd described the existing bituminous sidewalks and said that they would be bumped out to 5'. H. Boyd said that the requirement of 4' by the town would not meet the disabled act requirement. T. Morgan told H. Boyd that the requirement of 4' is the minimum and that the sidewalks can be wider.

P. Garand said that before any construction begins, an on site inspection with the Water/Sewer Superintendent needs to be done and that the 2000 lb grease trap needs to be maintained. Michael Fowler said that 2 lines are recommended, one for grey water and one for greases. He said that there should be an as-built of the existing sewer and water lines on this lot.

H. Boyd said that the elm tree has been put on the plan; the stripping has been put on the plan and the cross walk will be

labeled. The board members recommended that the following be revised and added to plan: the brand of lighting should be on plan; type of shrubs should be listed; approximate location of the 8" line should be put on plan; and total square foot of addition and existing building should be added to plan.

P. Stockbridge made a motion to continue the site plan review to August 21, 2001 at 7:00 P.M. W. Cox 2nd. Vote: unanimous.

**CASE #01-15 - DANA KNOWLES - 33 FOLLY MILL ROAD- 2 LOT
SUBDIVISION - TAX MAP 10 LOT 11 - FORMAL**

Henry Boyd of Millennium Engineering present the plan for a two lot subdivision on Folly Mill Road for the board' review and approval. It was brought to Mr. Boyd's attention that the acreage of the entire parcel was not listed on the plan.

Mr. Boyd explained that this subdivision was to provide another living unit for D. Knowles' daughter and that there was an existing mobile home which required a 45,000 square foot lot for the existing house and mobile home. Mr. Boyd said that he would add the number of acreage to the plan. There were no abutters present.

P. Garand made a motion to approve the subdivision and have the Chairman sign the plan after the change has been made.

P. Stockbridge 2nd. Vote: unanimous.

**CASE #01-16 - EDWARD & DELTINA GOSS - 227 & 231A SOUTH MAIN
STREET - TAX MAP 16, LOTS 8 & 9 - LOT MERGER & CONDO CONVERSION**

- FORMAL: Mr. Edward Goss and his son Todd were present to explain the need for this condo conversion. The secretary explained that the condo docs were not done and that she had received a call from the applicant asking what the process was. She told T. Goss to attend the meeting and ask for a continuance.

E. Goss told the board that he wanted to straighten out the property for his children. T. Morgan said that Parker Survey's plan is deficient in regard to boundary lines of the Antanavich property. T. Morgan said that a lot line adjustment done in 1998 is not shown on the plan. David Williams, who was doing the talking for the Goss family, said that Trudy Antanavich, Mr.

Goss's daughter, told her father that she only needed 10' from her property line but in fact it was 10' from the barn, which Mr. Williams claims that she had built on her fathers property. Mr. Williams said that E. Goss had never made out a deed to Mrs. Antanavich. Mr. Morgan said that the title to parcel E is flawed and that this would have to be agreed upon by the parties in question in regards to the lot line location.

W. Cox made a motion to continue this application to August 21, 2001 at 7:00 P.M. M. Preston 2nd. Vote: unanimous.

CASE #01-18 HELEN MCGARY - 4A & 4B WHITTIER DRIVE - TAX MAP 8, LOT 38-4 - CONDO CONVERSION - FORMAL

Property owner, Helen McGary, presented the plans for a condo conversion at 4A & 4B Whittier Drive for the board's review and approval. T. Morgan's letter of recommendations was addressed in regards to the shut-offs and the condo documents.

Asa Knowles, Jr. made a motion to approve the condo conversion for Helen McGary "only for the purpose of certifying that it complies with the Town of Seabrook Condominium Conversion Regulations". M. Preston 2nd. Vote: unanimous.

OLD BUSINESS:

BOND REDUCTION FOR ELEPHANT ROCK

Henry Boyd, representing Mr. Welsh, owner of the Elephant Rock Subdivision, off of Adams Avenue, went over the request for a reduction of the original bond for road, etc. A letter was sent to the board from W. Knowles and H. Boyd said that he had received a letter from DPW Manager John Starkey. Mr. Boyd was told that this was a request for the BOS to OK. M. Preston made a motion to put on file and then withdrew his motion. T. Morgan said that no action was needed on this matter.

PUBLIC NOTICE FOR PUBLIC HEARING: PROPOSED AMENDMENTS TO SITE PLAN REVIEW REGULATIONS & SUBDIVISION REGULATIONS:

Tom Morgan presented his draft for a public hearing in order to consider the following proposed amendments to the land use regulations:

- 1) Add the following to Article XI of the Site Plan Review Regulations:

E-Wetland Protection: In order for the Condominium Conversion regulation to be consistent with Article XV of the Zoning Ordinance ("Wetlands"), no proposed Limited Common Area shall be allocated a disproportionate share of a lot's wetlands.

- 2) Add the following to Article XI Section B of the Site Plan Review Regulations:

Shut-off values shall be located in Common Areas, or on Town-owned property or in a Town-owned right-of-way.

- 3) In Article VIII of the Subdivision Regulations, increase the minimum required sidewalk width from four feet to five feet.

Mr. Morgan said that he had asked the Rockingham Municipal Association what the planning board could do to tighten up our condo regulations. He was told that we could not discriminate. The members had a brief discussion about the wetland allocated disproportionate share in condo conversions and decided to send the amendments to public hearing.

W. Cox made a motion to send the purposed amendments to public hearing on Tuesday August 21, 2001 at 7:00 P.M.

P. Stockbridge 2nd. Vote: Asa Knowles, Jr. abstained
Motion Carried.

CORRESPONDENCE & BILLS: T. Morgan passed out the correspondence and Chairman Brown signed the bills.

DRIVEWAY PERMITS: None

OTHER BUSINESS: Henry Boyd, an ancestor of the John Robinson Beckman Home at the Corner of Rocks Road and Rte 1, proposed a project to save this historical building. Mr. Boyd told the board that Mr. Blinn would move the house to a location specified free of charge in exchange for being allowed to place a 92 unit elderly housing at this location.

Mr. Boyd said that they would need a variance from the ZBA for a non-permitted use (multi-units). Mr. Boyd said that what he wanted from the planning board was a letter to the ZBA that they would be in favor of this project. T. Morgan said that the ZBA was not the right way to go about this. He said that it should go to the planning board for public hearing and then to town

meeting. R. Moore asked about whether it would be federal funded which would require a number of low income units.

Mr. Boyd said that there would be no children and an age requirement of 55 and older. Mr. Boyd went over the virtues of less traffic, better than a strip mall, etc. Chairman Brown said that he had no problem with this except what it will open up. W. Cox said that conditions should be put against the deed. T. Morgan said that there are a number of possible ways to preserve this house, which Henry should look into. Mark Preston said that the board was being put on the spot to ask for our blessing before the granting of the variance. Asa Knowles, Jr. gave his blessing. The board wished Mr. Boyd luck in his endeavor but would not issue a letter of recommendation for the variance at this time.

OLD BUSINESS: GRAPEHILL MOBILE TRAILER PARK

Robert Moore said that he had met with Denise M. Frappier, of the NHDES, at the Grapehill site, to go over the Grapehill expansion beyond the scope of its approval. D. Frappier on her inspection found that Mr. Lago was way over his site specific. She said that she would notify him that he needed to apply for a site specific. R. Moore recommended that the planning board get Mr. Lago back in here because he has gone outside of the road and is going around the ends. The board decided that as soon as the notice from the state is received, a letter will be written to Mr. Lago to get back to the Planning Board with an as-built of the park.

ADJOURNEMENT: Chairman Brown adjourned the meeting at 9:42 P.M.

Minutes taken by Emily A. Sanborn, Secretary.