

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

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

MEETING OPENED: Chairman Brown opened the meeting at 7:05 P.M.

MINUTES: Paul Garand made a motion to accept the minutes of February 19, 2002 as written. S. Foote 2nd. Vote: R. Brown abstained as he was not present for this meeting. Motion Carried.

The first applicant was not present to go over plan. Chairman Brown went to the next business on the agenda.

CAPITAL IMPROVEMENTS PROGRAM

Town Planner Thomas Morgan told the board that he had completed and sent to the municipal staff and to members of the town boards and committees a letter of request that a list of projects for capital improvements be submitted before March 29, 2002. Morgan said that the Planning Board can accomplish a lot by recommending a project, seeing how much it will cost and where the funding will be coming from. He said that projects for water and sewer would be under the care of Warner Knowles and that there were lots of other areas and specific projects that the Planning Board can address. Robert Moore said that these projects should be blended together. T. Morgan agreed and said it would be wasting time to address cruisers and fire trucks because these will be done by the department heads when they submit their list.

SIDEWALKS: Robert Moore said that the sidewalks are not being done as planned. S. Foote said that there were no sidewalks proposed on Rte. 286 with the widening of the road.

BICYCLE PATHS: P. Stockbridge said that this should be one of the projects addressed by the board. S. Foote said that there would be signs for bicycle paths on Rte. 286 and on the west side of Rte. 1A and sidewalks on the east side.

WATER METERS: The board discussed the need for water meters. S. Foote said that we can not regulate growth without water meters. T. Morgan said that maybe with the drought this would be a good time to put water meters on the town warrant for 2003. M. Fowler and P. Garand discussed the price of individual meters and meters for the mobile home parks and apartment buildings. P. Garand said that we could apply for grants for the water meters and that when the meters are installed the backflow devices should be done at the same time. The estimated cost of this project will be \$1,600,000 with a break down of \$600,000 a year for 3 years. M. Fowler said that a leak detector should be purchased to see if there are any leaks in the water lines. P. Garand said that this is in the works right now.

Sue Foote said that they might be able to get some grants from EPA, USGS and the DES. T. Morgan said that he would call the DES. The board also discussed a study of the aquifer.

CASE #01-39 – PROPOSAL BY EMC REALTY TRUST /FRANCIS CHASE TO CONSTRUCT A 3,520 SQUARE FOOT OFFICE BUILDING AT 219 NEW ZEALAND ROAD, TAX MAP 5, LOT 6. FORMAL CONTINUANCE

Surveyor Gerrit Crabbendam arrived at approximately 7:30 and presented the site plan for EMC Realty Trust on Route 107 for the board's review and approval. Mr. Crabbendam went over the list

of recommendations as follows: 1) met deadline for revised submission of plan; 2) has submitted plans for curb cut to NH DOT and expect to hear from them next week; 3) Mr. Crabbendam said that the drainage calculation is done but he couldn't download it. He described the use of the 18" pipe connecting the drains. M. Fowler said that the proposed solution makes sense and that his concern was the leaching and that more information was needed; 4) lighting specs had been seen by W. Cox; 5) 8' fence in place and S. Foote said that the Elm trees were depicted too close together. Abutter Tom Bangs informed the board that the elm trees around that area were dying. The board suggested that either maples or oaks be used instead; 6) more sheets had been added to the plan; 7) Abutter Tom Bangs met with owner Francis Chase and went over the removal of the pine trees; 8) drainage and curb cut permitting will be here next week. Recommendations 9, 10, 11, were also addressed. A Bond of \$20,000 was recommended by M. Fowler. Chairman Brown requested a full drainage calculation be given to M. Fowler for review.

P. Stockbridge made a motion to continue the site plan to March 19, 2002 at 7:00 P.M. S. Foote 2nd.
Vote: Unanimous.

CIP: The board resumed its discussion of the list of projects for the Capital Improvements Program. S. Foote said that Tocky who is doing the town maps for the GIS is almost done. M. Fowler said that a Plotter was needed to copy and printout the GIS at a cost between \$6,000 to \$8,000. Other important projects suggested by the board members were a marine facility off the Fishermen's Co-op, a playground, purchasing of land to expand Governor Weare Parking lot and something to be done with the town owned land on the property acquired from Francis Chase.
The board agreed to continue the CIP to the April 2, 2002 meeting

MEETING ADJOURNED: Chairman Brown adjourned the meeting at 8:35 P.M.

Minutes taken by Emily A. Sanborn, Secretary.