



# Town of Seabrook Planning Board

## Minutes of November 16, 2004

**Planning Board Members Present:**, Susan Foote (chairman), Mark Preston (Vice Chair), Paul Himmer, Peter Evans, Mike Lowry (alternate), Tom Morgan (town planner), Emily Sanborn (Building and Health), Asa Knowles (selectmen's representative),

**Meeting Opened at:** 6:05 pm Tuesday November 16, 2004

### **Public Hearings:**

#### **1.) Capital Improvement Plan:**

T. Morgan submitted the completed C.I.P for adoption by the Planning Board; Sue Foote formally opened the Capital Improvement Plan for public hearing at 6:20 pm.

Sue commented that she felt that the town departments should combine their efforts to get the GIS mapping done to save funding and to provide accurate data for all departments.

The Housing Authority submitted additions to the CIP

Sue also suggested that starting next March or April they start marking off those items purchased from the CIP.

There were no comments from the public on the CIP

Motion: Sue Foote To adopt the completed Capital Improvement Plan,

Second: Mike Lowry

All in Favor

*(Taken out of order)*

**Minutes:** Motion to accept minutes of November 2nd

Motion: Mike Lowry

To accept minutes of November 2nd

Second: Paul Himmer

Passed

Mark Preston & Peter Evans abstained / wasn't present at meeting

*(Taken out of Order)*

**Bonds:**

#### 1.) Sandpiper Lane

Request for Bond release

Motion: Peter Evans

Request dept heads to review plans for completeness before reducing bond to maintenance.

Second: Mike Preston

All in Favor

#### 2.) Elephant rock security

Bond notes that all documents will be filed in Rockingham

Motion: Emily Sanborn

To accept bond

Second: Mark Preston

All in Favor



# Town of Seabrook Planning Board

## Minutes of November 16, 2004

### 3.) Ava Mae Lane

Request for Full Bond Release

John Starkey stated the following:

A.) Final pavement of Ava Mae lane not keyed in properly, plows will catch (suggested Infrared bonging

b.) Both sides of head wall need to be stabilized

c.) Guardrails need to have reflectors to delineate beginning and end

Sue stated that a letter would have to be mailed to Mr. Wojcicki to comply to town standards before the bond would be released.

### 4.) Larry Douglas Bond request:

Sue's comment was that she had concerns about the information provided was reference to a Pennsylvania Fleet bank. And he would need to have a jurisdiction letter of consent

### Bills:

Motion: Mark Preston To allow chair to review and process all bills

Second: Mike Lowry

All in Favor

- A public Hearing is suggested on the 19 Land Use Amendments to be set for Dec 7<sup>th</sup> at 6:00 pm

Motion: Mark Preston To Break for 5 min's

Second: Mike Lowry

All in Favor

### Formal Discussion:

It was brought to the attention of the board by Sue Foote, that on all future approved plans the Mylar will only be recorded when the planning board receives a digital copy of each data layer per town regulations.

### #4-49 – Proposal by John & David Tucker for a 5-lot subdivision at 136 Walton Road and Washington Street, Tax Map 10, Lot 93;

Henry Boyd proposed the changes to the plan as follows:

- 1.) The hammerhead turnaround was changed to a cul-de-sac,
- 2.) The driveway will be paved.

Henry stated that because of the increase in paving he has increased the side of the drainage pond to accommodate the larger roadway.

Majority of the board agree that they would like to see just one of the buildings on the second lot be a duplex, but stipulate that due to the restricted roadway they didn't feel that it was sufficient to accommodate a second duplex. It is the opinion of the board that it has to go to the zoning board for lot size compliancy

Motion: Asa Knowles

Waiver from 24 ft to 22 ft for the front part of the road

Second: Mark Preston

All in Favor - Peter Evans Opposed



# Town of Seabrook Planning Board

## Minutes of November 16, 2004

Motion: Sue Foote Continue to Dec. 21<sup>st</sup> 2004  
Second: Mark Preston All in Favor

### **#4-50 – Proposal by Paulo & Lisa Cabral and Cheryl Wills for a 5-lot subdivision at 94 Blacksake Road, Tax Map 3, Lot 4-1;**

Henry Boyd of parker survey presented a minor sub-division.

There were some concerns by the board as to the access for the first 2 lots and the plan being a major or minor site plan, it was agreed by the board that it must go to the zoning board before the planning board can review plans

There were concerns of conformity with the planning board zoning regulations for frontage requirement, if it were a minor sub-division and the lot size would not have sufficient frontage from a public way, and would be considered non conforming if it were considered to be a major sub-division the prospected road would not be large enough to accommodate all the driveway's  
The Planning board directed Henry to go to the zoning board to assess the problem and at that time the board would review the plans.

Motion: Sue As drawn, site plan needs to go to the zoning board before the planning board can review

Second: Mark  
Unanimous

### **#4-52 – Proposal by Jean K. Grove 1987 Trust for a 5-lot subdivision and lot line adjustments between Fogg's Lane and Gove Road, Tax Map 7, Lot 50;**

Wayne Morrell, of Jones and beach engineering proposed changes to the site plan.

There was some question if Jones and beach had the letter of authorization.

Wayne had made changes identifying the easement on the property and made the site plan correct.

Motion: Mark Preston Approve site correction, and Chair to sign upon receipt of letter of authorization from new American homes, LLC

Second: Mike Lowry  
Unanimous

### **#4-52 Phase 3:**

#### **1.) Add 5 new lots**

#### **3.) Continue roadway and remove cul-de-sac**

Wayne asked if he could continue to Dec 7<sup>th</sup> to provide verification of authorization from New American Homes, LLC and make minor changes to site plan Phase 3.

Motion: Sue Foote To continue to Dec 7th 2004

Second: Mark Preston  
Unanimous

### **#4-54 – Proposal by John E. O'Keefe for a lot line adjustment at 128 Ocean Boulevard, Tax Map 22, Lots 23-100 & 23-200;**

Robert O'Keefe submitted the changes of the plan as follows:

- 1.) Change title block from lot line sub division to lot line adjustment - **Completed**
- 2.) No documentation on the beach precinct of adjustment for what was in relief. - **Submitted**



# Town of Seabrook Planning Board

## Minutes of November 16, 2004

- 3.) Place New Iron pin Boundary Markers - **Completed**
- 4.) Map lot numbers were wrong – **Map Lot #'s Verified**
- 5.) Need a copy of the beach variance - **Submitted**

There were no abutters present.

Motion: Mark Preston To accept Lot Line Adjustment  
 Second: Paul Himmer  
 All in Favor

Motion: As Knowles Wave Digital requirement  
 Second: Mark Preston  
 All in Favor opposed by Paul Himmer

**#4-55 – Proposal by Jeffrey G. Leblanc and James L. Armstrong for a condominium  
 Conversion at 8 & 10 Linda Lane, Tax Map 13, Lot 8-3;**

Henry Boyd submitted the plans for a condo conversion; Plans were reviewed and accepted by the board being in compliance with town Condominium ordinances.

Motion: Peter Evans To accept conversion  
 Second: Mike Lowry  
 All in Favor

**#4-56 – Proposal by the Alice P. & Corydon F. Perkins, Sr. Revocable Trust for a  
 Condominium conversion at 6 Walton Road, Tax Map 10, Lot 48**

Henry Boyd submitted the plans for a condo conversion Plans were reviewed and accepted by the board being in compliance with town Condominium ordinances.

Motion: Peter Evans To accept conversion  
 Second: Mike Lowry  
 All in Favor

Motion: Mark Preston To have chair sign plans  
 Second: Mike Lowry  
 All in Favor



# Town of Seabrook Planning Board

## Minutes of November 16, 2004

### **#4-57 – Proposal by Nelson J. Murray to construct at 5,000 square foot restaurant at 692 Lafayette Road, Tax Map 8, Lot 47.**

Wayne Morrell, of Jones & Beach Engineering proposed the site plan for a 5,000 ft restaurant: The planning board voiced concern about the parking lot easement from the abutting lot, as well as the problem of access off south road and if the town or the state owned it, Wayne stated that the DOT will not allow any more traffic from the south access road, the board will research ownership of the south access road and will revisit the access problem at a later date.

Wayne voice concern about the board’s suggestion about not using “RIP RAPP” as a drainage idea, Wayne said there really isn’t a more effective substitute to the “RIP RAPP”,

Sue Voiced some concern about parking being taken from the existent buildings which was not the case.

The majority of the Board was in favor of the parking easement, Sue and Tom voiced some concern, but all was in favor of making connectivity off south road if and when it became available.

The plans would be accepted with conditions of architectural drawings.

Motion: Mark Preston

Continue to Dec 21<sup>st</sup> 2004

Second: Mike Lowry

All in Favor

### **Correspondence:**

### **Meeting Closed at: 9:25 pm November 16th 2004**

Minutes respectfully submitted by:

William L Fowler Sr.,

Secretary

<b>MYLARS RECORDED</b>		
#4-48	11/08/2004 Proposal by R.W. Jacobs Enterprise LLC and Alison and Richard Caram for a lot line adjustment at 68 Collins Street and 18 Fowlers Court, Tax Map 15, Lots 60 & 66;	D-32150



# Town of Seabrook Planning Board

## Minutes of November 16, 2004

#4-46	11/08/2004 Proposal by Suzanne Griggs and Genessa Carrillo for a 2-lot Subdivision at 32 Adams Avenue, Tax Map 15, Lot 148;	D-32149
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