

SEABROOK PLANNING BOARD
CIP WORK SESSION
NOVEMBER 19, 2002 – 6:00 P.M.
SELECTMEN'S MEETING ROOM

MEMBERS PRESENT: Chairman Robert Brown, V-Chair Susan Foote, Paul Garand, Philip Stockbridge, Mark Preston, K. Fowler, and Selectmen's Rep. Karen Knight. Others Present: Town Planner Thomas Morgan, CEO Robert Moore, Water/Sewer Superintendent Warner Knowles and Secretary Emily Sanborn.

Meeting started at 6:00 P.M. with W. Knowles going over his Departmental proposals for Sewer and Water. The board went over pages 49 through 62 with the following recommendations:

SEWER DEPARTMENT PROPOSALS:

- SD-1 Acquire Vehicles in 2003 – utility vehicle. Ok
- SD-2 Jet Rodding Equipment in 2003. Ok
- SD-3 Needs Study for Wastewater Plant Expansion. W. Knowles said there is presently one bay and they have an emergency pump housed there. He said that there is only one office for the plant manager and that they have converted a kitchen area into office space. Ok
- SD-4 Route 286 Bridge- Design Outfall Replacement. Knowles said that the pipe is pitted real badly because of the salt air erosion. He said that money was put in for this last year. The brackets are also bad. Knowles said that they would be replaced with nylon pipe. Ok
- SD-5 GIS Mapping in 2003
P. Garand asked if this could be put altogether with the other Departments. W. Knowles said that \$40,000 has already been spent for a fly over. This mapping is for house services. Ok
- SD-6 SCADA Updates in 2003. Ok
- SD-7 Centennial Street Pump Station-Install VFD's. P. Garand asked if this would help the odor that comes from that pump station. W. Knowles said that the major contributor to the smell was Hanna Foods. He said that they wash all there foods in a garlic solution which goes into the sewer system. He said that they have been warned. Ok
- SD-8 Contingency Fund – Replace Major Components 2003
W. Knowles explained the major items at the plant and said that this would be put into a capital reserve fund so that it doesn't hit us all at once. Ok
- SD-9 Acquire vehicles in 2004
Replace oldest. Ok

SD-10 Sewer Plant Expansion – Design & Initial Funding

T. Morgan explained the Bonding for the two phases. S. Foote asked about what kind of a bite it would give us for 5 years. P. Garand said that the study would tell us if this is needed. The board said that they would reschedule this after the study.

SD-11 Route 286 Bridge- Construct Outfall

W. Knowles explained hat to sand blast and paint over the river will take more time and be more costly. Ok

SD-12 GIS Mapping in 2004. Ok

SD-13 SCADA Updates in 2004. Ok

SD-14 Contingency Fund – Replace Major Components 2004. Ok

SD-15 to SD-21 Scheduled Payments will be discussed at the next Session.

SD—22 Acquire Vehicles in 2007.

W. Knowles said that this would be two vehicles the same year. Ok

SD-23 to SD-25 Rescheduled.

WATER DEPARTMENT PROPOSALS: Page 56 to 62

WD-1 Acquire Vehicles in 2003. Ok

WD-2 Arsenic Removal Phase I

W. Knowles talked about the Governors implementing of this project. He said that the arsenic levels are above what is required in 2 wells and at level in one. The board will revisit this proposal.

WD-3 Well Testing in 2003. W. Knowles said that this is asked for every Year. Ok

WD-4 Final Pumping Test 2003. This is if a well is found.

WD-5 Desalinization Plant & wells- Phase I
Scheduling at next session.

WD-6 GIS Mapping in 2003. Ok

WD-7 Tank Painting. Ok

WD-8 Water Meter Installation 2003

W. Kowles explained that the State would not let other wells without water meter installation. K. Knight said to leave this in for time being.

WD-9 Upgrade Weare Road Water Main. Ok

WD-10 Acquire Vehicles in 2004. Ok

WD-11 Arsenic Removal Phase II. Bond for Scheduling

WD-12 Well Testing in 2004. Ok Every year article

WD-13 Land Acquisition for New Well & Pump – Phase I. Ok

WD-14 Desalinization Plant & Wells – Phase II. Reschedule

- WD-15 GIS Mapping in 2004. Ok
- WD-16 Water Meter Installation in 2004. Reschedule
- WD-17 Upgrade Water Mains – True Rd & Blacksnake Rd. Ok
- WD-18 Well Testing in 2005. Ok
- WD-19 Final Pumping Test in 2005. Ok
- WD-20 Land Acquisition for New Well & Pump – Phase II. Ok
- WD-21 GIS Mapping in 2005. Ok
- WD-22 Water Meter Installation in 2005. Reschedule
- WD-23 Upgrade Water Main on Centennial Street. Ok
- WD-24 Well Testing in 2006. Done every year. Ok
- WD-25 GIS Mapping in 2006. Ok
- WD-26 Acquire Backhoe. Ok
- WD-27 Well Testing in 2007. Done every year. Ok
- WD-28 GIS Mapping in 2007. Ok

**SEABROOK PLANNING BOARD
NOVEMBER 19, 2002 – 7:00 P.M.
SELECTMEN'S MEETING ROOM**

MEMBERS PRESENT: Chairman Robert Brown, V-Chair Susan Foote, Paul Garand, Philip Stockbridge, Keith Fowler, Mark Preston and Selectmen's Rep. Karen Knight. Others Present: Town Planner Thomas Morgan, CEO Robert Moore, PB Engineer Michael Fowler and Secretary Emily Sanborn.

MEETING OPENED: Chairman Brown opened the meeting at 7:01 P.M. with a quorum present.

K. Knight made a motion to go into non-public session for legal matters under RS 91A. S. Foote 2nd. Vote: unanimous

Non-public hearing was adjourned at 7:50 P.M.

MINUTES: P. Garand made a motion to accept the minutes of the previous meeting. P. Stockbridge 2nd. Vote: unanimous

**CASE #02-30 – DANIEL J. & WALLY SULLIVAN – 6-LOT
SUBDIVISION – 122 OCEAN BOULEVARD, TAX MAP 22, LOTS 3-4,
20, 23-1, 23-2 AND 34-2**

Henry Boyd of Millennium Engineering asked the board to move this case to the end of the agenda because he had another case that was near the end of the meeting. Chairman Brown asked if there were any abutters for this case. There were none. The Board granted his request.

**CASE #02-21 – WOJICKI & MCPARTLAND DEVELOPMENT – 4-LOT
SUBDIVISION – ELMWOOD ROAD AND BLACKSNAKE ROAD, TAX
MAP 3, LOT 2:** Dennis Hamel of Cammet Engineering presented the plans for a 4-lot subdivision near Elmwood Road and Blacksnake Road for the board's review and approval. Mr. Hamel said that at a previous meeting the board had indicated that this would be considered as a minor subdivision. T. Morgan informed him that at that meeting he was told that he could get a waiver for the roadway width but that 4 lots is not considered a minor subdivision. Applicant Mark Wojicki said that they had been informed that they could create a minor subdivision with no sidewalks and no drainage study. T. Morgan said that his concern was that by saying that this was a minor subdivision we would be setting precedence and others would ask for the same consideration.

D. Hamel said that they were only creating 3 new lots. K. Fowler said that they were taking one lot and making it into 4 lots. Hamel said that they could have come in and made it two lots and then re-subdivided. K. Fowler

said that they would need waivers for this subdivision. S. Foote asked if there were any drawings of what this looked like before. Hamel said it was on page 2. T. Morgan said that there was a letter from Cammet Engineering in response to his review of the plan. Chairman Brown asked about the easement. Hamel said that the land for the easement was part of lot 2.

T. Morgan said that the board could waive the road width and the R.O.W width and the application fee of \$100 for the extra lot would be needed and a copy of the deed. Hamel's response was that the fee would be submitted along with a copy of the deed. He said that the Mylar with the final recommendations of the board would be forthcoming and he will show the pins to be set on the plan. Chairman Brown asked about the streetlight and if it should be on the plan for safety. S. Foote said that she travels the short road and that a streetlight would be a distraction. It was recommended that the applicant get in touch with the streetlight committee about this matter.

Mr. Hamel said that the flood elevation had been submitted and that the dredge & fill for the easement would be here December 1, 2002. T. Morgan said that they would need waivers for R.O.W. width, pavement width, gravel base and sidewalks. He also recommended a street name and a stop sign. The applicant suggested Ava Lane or May Lane. He was told to get in touch with the fire chief to see if these would be all right. M. Fowler recommended a bond of \$48,500. Chairman Brown rounded it off to \$50,000, M. Fowler said to check the elevation of the houses with the water and sewer department.

Chairman Brown said that he was not willing to waive the road width for duplex lots.

S. Foote made a motion to waive the depth of the gravel base, the right of way width, the width of pavement and the sidewalks from standard regulations due to the fact that there is only three lots being serviced by a short cul-de-sac. M. Preston 2nd. Vote: unanimous

S. Foote made a motion to recommend a performance bond of \$50,000 be posted. K. Knight 2nd. Vote: unanimous

S. Foote made a motion that the plan be approved with the previous conditions and that the lots will never be subdivided in the future and lots will remain single family lots only, pins to be set, stop sign and street sign to be on plan and street name to be run by fire chief. M. Preston 2nd. Vote: unanimous.

S. Foote made a motion to have the Chairman signed the revised plan. K. Fowler 2nd. Vote: unanimous.

CASE #02-35 – MARGARET STARD & SCOTT MITCHELL – SITE PLAN FOR AN INDUSTRIAL BUILDING – WHITAKER WAY – TAX MAP 4, LOT 19-70: Wayne Morrill of Jones & Beach Engineering presented the plans for a 9,000 square foot building off of Whitaker Way and Stard Road for the board's review and approval.

Mr. Morrill described the vegetation and landscaping that was to be planted and told the board that the drainage would be shared with lot 60. He said that this would be the same proposed use as lot 50 with individual units for contractors and that they had no tenants at this time. Morrill said that he was requesting a waiver of the photometric grid. He said that there would be 20 parking spaces. K. Fowler asked how many units there would be. W. Morrill said that there would be seven. He said that there were no sidewalks on the plan because there would be no pedestrian along this road.

P. Stockbridge made a motion to waive the sidewalks. S. Foote 2nd. Vote: unanimous. M. Fowler recommended a general bond of \$10,000 for entrance construction and lighting. He said that the 6" water line depicted on the plan was sufficient for a sprinkler system. Chairman Brown polled the board members and asked if any abutters were present.

K. Fowler made a motion to waive the photometric grid. K. Knight 2nd. Vote: unanimous.

S. Foote made a motion to recommend a bond of \$10,000 be posted. K. Fowler 2nd. Vote: unanimous

M. Preston made a motion to accept the plan with the previous motions.

K. Knight 2nd. Vote: unanimous

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

Henry Boyd and Chris York of Millennium Engineering presented the plans for a 12-Lot subdivision at 439 New Zealand Road for the board's review and

approval. H. Boyd said that last Friday board member S. Foote walked the site and agreed with the wetland delineation line by Richard Parker. S. Foote said that she was not comfortable that there will be no infringement on this area but she did not think that a wetland scientist would come up with anything different. She said that overdeveloping these lots would starve the wetlands. H. Boyd said that these lots were pitched to have drive under basements and that the roadway would be on the existing contour with 3' of fill to bring the land up to grade as much as possible.

The board went over the following concerns of T. Morgan's letter of review:

1. Flooding of lots 5, 6, and 7. H. Boyd suggested grading of the lots 6 & 7.
2. Drainage issues. H. Boyd said there were no drainage issues.
3. Driveway locations. S. Foote asked about driveway locations. H. Boyd said this was not part of requirements.
4. Building envelope. H. Boyd said that this meets the requirements.
5. Single Family Homes. H. Boyd suggested a stipulation to have single-family homes only.
6. Practical design on lot 5 and 6. T. Morgan said that the board's function is to minimize friction with neighbors and the design issue would be solved with one less lot.
7. Continuation of road to Maple Ridge Road. S. Foote suggested that the abutter be approach for this purpose.
8. Site-specific permit. C. York explained the build out of footprint and the impact. S. Foote was concerned with filtration control during construction.
9. Runoff. M. Fowler said that the way this is situated it would have net runoff for a 50-year storm. T. Morgan asked where the increase would be. C. York said that it would be one point at the pond. M. Fowler went over the previous problems with the drainage at Maple Ridge Road and said that the grading near road should be addressed. He said that if it is built according to the plan it will work. S. Foote read the concerns of the Conservation Committee. M. Fowler recommended a bond of \$170,000.
10. Sidewalks. P. Garand and P. Stockbridge asked about sidewalks. C. York said that they were located on sheets G2 & 3.

Abutters: Sandy Benoin said that lot 5 was real close to the lot line and was concerned about the cutting of the trees and asked that the wetlands be left alone. She said that there was a lot of wildlife that she did not want to be destroyed. Chairman Brown said that the project would be watched over by an engineer to see that the plan is done as said. Pellitier of 33 Maple Ridge Road asked about lot 7 and it's grading. He said that it is always wet and

where will it drain. H. Boyd said that it will drain essentially where it does now with very little grading and the road will take it away from site.

Lucille Moulton of New Zealand Road said that her property is located next door and asked about fencing to keep children out of her yard. H. Boyd said that he could not answer for Mr. Deschenes in regards to putting up a fence. S. Foote suggested a living fence of shrubs etc. The abutters at 11 True Lane went over the 20' easement that they had been negotiating with Mr. Deschenes. Also signs and speed bumps were discussed.

Chairman Brown went over the board's recommendations as follows: 20' buffer on both sides, lot #5 to go away and stressed that lot lines be rearranged.

S. Foote made a motion to continue to January 7, 2003 at 7:00 P.M.
P. Stockbridge 2nd. Vote: unanimous

**CASE #02-30 – DANIEL J. & WALLY SULLIVAN – 6-LOT
SUBDIVISION – 122 OCEAN BOULEVARD, TAX MAP 22, LOTS 3-4,
20, 23-1, 23-2, & 34-2:**

Henry Boyd said that he was in total agreement with T. Morgan that the Beach ZBA would have to grant the waivers needed for this subdivision before the planning board could approve this plan. He told the board that Chairman Maquire cancelled the meeting that was scheduled to hear the Sullivan's request for the waivers. Boyd said that he had met with Attorney Ted Morris who agrees it is the proper procedure and is not legal to approve a subdivision without these variances granted. Boyd said that Maquire told him that a public hearing would be rescheduled and asked for a continuation of this case.

K. Knight made a motion to continue this case to December 17, 2002 at 7:00 P.M. P. Garand 2nd. Vote: unanimous

OLD BUSINESS: CVS (Lighting change)

William Cox, alternate member, was in the audience and asked if the board would mind if he looked over the plan that developer Scott Mitchell had left for the board to review. He said that he would get in touch with Mr. Mitchell and work with him on the lighting. The board gave their permission.

OTHER BUSINESS: Charles Brown a New Zealand Road resident asked the board if they would look at a plan for a subdivision that he had sketched with two of the lots with frontage on a controlled access highway. Mr. Brown

said that he had tried to get access but was denied. He then received a letter stating that the state had no objections to him using this for frontage but not as access. Mr. Brown said that he has been pursuing this endeavor since 1988 and getting the runaround. Robert Moore said that he would run it by the town's attorney and see what could be done.

CORRESPONDENCE AND EXPENDITURES: T. Morgan distributed the correspondence and Chairman Brown signed the bills.

MEETING ADJOURNED: Chairman Brown adjourned the meeting at 10:29 P.M.

Minutes taken by Secretary Emily Sanborn.