



Town of Seabrook Planning Board

Minutes of November 2, 2004

Planning Board Members Present:, Susan Foote (chairman), Paul Himmer, Peter Evans, Mike Lowry(alternate), Tom Morgan (town planner), Emily Sanborn (Building and Health)

Meeting Opened at: 6:04 pm Tuesday November 2, 2004

Minutes: Motion to accept minutes of October 19th

Motion: Emily Sanborn To approve minutes of October 19th with minor corrections
Second: Mike Lowry Emily Sanborn abstained / wasn't present at meeting

Public Hearings:

1.) Capital Improvement Plan:

T. Morgan submitted the updated C.I.P for adoption by the Planning Board; the changes made were brought about by input provided by the town manager. Sue Foote formally opened the Capital Improvement Plan for public hearing at 6:10 pm; the changes made to the CIP were,

- a.) Price to paint the water tower: from \$350,000 to \$477,000
- b.) Water meters have already been approved: Removed from CIP.

Other changes: include a Capital improvement reserve put forth by warrant articles, the reserve is only used for replacing equipment and vehicles for the following departments, Water department, Sewer Department, DPW, Fire Department, and Police Department. The funds used would only go towards equipment already in the C.I.P, and would allow the department head to buy equipment that is need immediately and once purchased it would have to be removed from the C.I.P.

The was a discussion about the process of purchasing an item listed in the C.I.P.

Motion: Sue Foote To adopt the revised Capital Improvement Plan, with the conditions that there would be minor changes done and by the meeting of Nov 16th 2004

Second: Mike Lowry All in Favor

Motion: Sue Foote Continue to 6:00 pm Nov 16th to address the minor changes made

Second: Emily Sanborn All in Favor

Informal Discussion:

#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 described the intent of the plan. It was discussed the proposed lot line adjustment and the access easement for the private use of the two lots and not for public use, there were some concerns about the second lot becoming non conforming due to the town zoning about a lot must have access to a town road. It was suggested by Sue to have the engineer redraw the plan and only show the lot line adjustment and submit the new drawing and mylar to record upon approval.



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Fred made note that the lot numbers did not match his maps and Bob was directed to assessing office to re-verify the lot numbers, the board said if assessing was happy with the lot numbering than they would accept it.

Tom and Fred's Comments about the plan were as follows:

- 1.) Change title block from lot line sub division to lot line adjustment
- 2.) No documentation on the beach precinct of adjustment for what was in relief.
- 3.) Place New Iron pin Boundary Markers
- 4.) Map lot numbers were wrong
- 5.) Need a copy of the beach variance

There were no abutters present.

Motion: Sue Foote To wave topographic survey requirement
Second: Barry Glidden
All in Favor

Proposal by Gary Boyle for a minor subdivision off of Walton Road:

Henry Boyd of Parker survey on behalf of Gary Boyle submitted the plans for a 5 lot sub division.

Mr. Boyle has already submitted a dredge and fill application. The wetlands have been mapped. It was discussed that lot 1 and 2 which have frontage on Walton Rd. redirect their driveways to the proposed minor sub division road to reduce traffic congestion in the area.

Tom Morgan asked what is the possibility of connecting the proposed road to the proposed Tuckers Way development, thus preventing two back to back cul-de-sacs.

Henry voiced his concern that if the board would consider waiving the road width requirements for a combined 7 lots to be serviced, than he would try to make it work.

Sue stated that the changes to the plan should be submitted in conjunction with the Tucker plans.

Tom referred to a Subdivision Regulations Article VII – A, which requires connectivity of streets. Henry stated that he would find a way to get it to work if it possible.

Henry suggested that the board should work on creating a list of names for future roads that relate to Seabrook.

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

Per request of Cheryl Willis, case continued to Nov 16th 2004 at 7:00 pm

#4-29 – Proposal by Jean K. Gove 1987 Trust for a 5-lot subdivision and lot line adjustment between Fogs Lane and Gove Rd, Tax Map 7, Lot 50.

Per request of Engineer Wayne Morrell, case continued to Nov 16th 2004 at 7:00 pm .



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Correspondence:

- 1.) Street Name change: it was decided to keep the current name as Melodi Way so they could work with currently approved plan.
- 2.) \$550.00 fee increase suggested for certain fines. The Board chose to stay with current fine amounts.
- 3.) Suggested Nextel Tower for Public access: Nextel wants to be built on town property and it is requested by the Chief of Police David A. Currier, that space be considered for public safety.
- 4.) Bond submittal information: All bonds must be from a New Hampshire Bank in order to be approved. Sue suggests that a bond not be reduced until plans go to Maintenance. It was also suggested that the board consider having a compliance hearing every three months. Tom stated that the board has the right to revoke any and all approvals, but there are very specific reasons for this course of action.
- 5.) Border Winds: Bruce Pingree was directed to talk to town manager for any information needed.
- 6.) Beach district Notices of decisions
- 7.) Planning Board Drive Way Regulations: Fred submitted a very detailed plan for future driveway plans as to not allow any misunderstanding in the design and build of any and all driveways and to govern them more effectively.

Amendments to Land Use Regulations:

- 1.) Proposed amendment to zoning Boundary:
Public Hearing set up on Dec 7th 2004.
Dec 31st 2004 set for a "Drop date" as to make the Ballot for this year.
- 2.) Earth-tech Improvements:
Public hearing set to Review on Dec 7th 2004

Meeting Closed at: 8:25 pm November 2nd 2004

Minutes respectfully submitted by:
William L Fowler Sr.,
Secretary