



Town of Seabrook Planning Board

Agenda

October 21, 2008 6:30 PM

Selectmen's Meeting Room, Town Hall, 99 Lafayette Road
603 474 5605

1. Minutes of October 7, 2008
2. Requests for Security Reduction/Extension
3. Correspondence/Announcements
4. Informal consultations
Case #2008-07
Northgate & Southgate Plazas
5. Public Hearings
6. Other Business
Scheduling a special meeting with Beach Representatives

PUBLIC HEARINGS

NEW CASES

Case #2008-20 - Proposal by the Seabrook Conservation Commission for the property owned by Dr John J Maloney Jr in connection with the restoration of Cains Pond for the dredging of 49,050 square feet at Lake Shore Drive and Lafayette Road, Tax Map 9, Lot 147

PROPOSED AMENDMENTS TO ZONING, SUBDIVISION, AND SITE PLAN REVIEW REGULATIONS continued from October 7, 2008

- 2) Replace Article XI with the following:

Article XI - Off-Site Impacts of Development

Pursuant to NH RSA 674:21 & 674:44, land developers may be required to pay an exaction for the cost of *off-site improvements* that are determined by the Planning Board to be necessary for the occupancy of any portion of a new development.

A - Infrastructure Improvements shall be limited to the transportation network, stormwater treatment and drainage, culvert upgrades, and sewer and water upgrades.

B - Traffic Threshold: Land development or redevelopment that produces more than 50 vehicle trips in the weekday PM peak hour shall be assessed an exaction fee for the cost of transportation improvements. Traffic volumes produced by prior occupants of the site shall not be factored into the threshold calculations.



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C - The Vehicle Trip Calculation Methodology shall be prescribed by the Planning Board.

D - Redevelopment: The redevelopment of a property that was abandoned or unoccupied for a period of one year or more shall be considered new development.

E - The Amount of any such exaction shall be a proportional share of improvement costs, and one that is reasonably related to the benefits accruing to the development from the improvements financed by the exaction.

F- Improvements Identified: The necessary improvements shall be determined solely by the Planning Board, and after consultation with the NH Department of Transportation in cases where State highways are impacted.

G - Planning Board Costs: The applicant shall reimburse the Town for all costs incurred by the Planning Board's traffic consultants.

H - Payment Due: The exaction fee shall be paid by the developer prior to the issuance of a building permit.

I - Escrow: Any exaction collected by the Planning Board shall be held by the Town of Seabrook in an interest-bearing escrow account.

J - Project Construction: As an alternative to paying an exaction, the developer may elect to construct the necessary improvements, subject to the posting of a financial security that is acceptable to the Planning Board.

K- Refunds: Any exaction collected by the Planning Board shall be refunded if the funds have not been utilized for their dedicated purpose within six years of the date of collection.

3) Subdivision Article III and Site Plan Article IV - adjust application fees to reflect true costs

4.) Subdivision Article VII - revise road standards to conform to Town and State requirements

5.) Subdivision Article III section E - add legal expenses to additional fees



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- 6.) Site Plan Article VII replace the word "bond" with the words "site security
- 7.) Amend Subdivision Article III - H conditional approvals to clarify expiration and extensions
- 8.) Amend Zoning Code Article II Definitions Family apartment to define extended family member
- 9.) Amend Zoning Code Article VII Special Exceptions B Family Apartments to expand on ownership limitations, and duration of special exception.
- 10.) Amend Site Plan Article IX Standards to include requirements for "Green Roofs"
- 11.) Amend Subdivision Article V- G Lot and street numbers to require written notice from assessor
- 12.) Amend Subdivision Article V add requirements for easements
- 13.) Amend Subdivision Article V add requirements for variances
- 14.) Amend Zoning Code Article XIV Surface Water Protection add restrictions to soil amenities, herbicides and insecticides allowed
- 15.) Amend Zoning Code Article II Definitions Accessory Building, revise definition
- 16.) Amend Zoning Code Article X General Provisions, add protection for historic Stone Walls

The complete text of the proposals are available for public inspection at the Seabrook Town Hall.

Sue Foote, Chair
Seabrook Planning Board

Secretary's Note:

1. All communications must be received by Tuesday noon, the week before a Planning Board Meeting.
2. Applications must include the Assessor's Notice with the map and lot numbers, and the street address.