



Town of Seabrook Planning Board

Agenda

Tuesday, December 15, 2009 6:30 PM
Selectmen's Meeting Room, Town Hall, 99 Lafayette Road
603 474 5605

- 6:30 Minutes of November 17, 2009 and December 1, 2009
- 6:45 Security Reductions/Extension
- 7:15 Correspondence/Announcements
- 7:45 Informal Consultation
JKCONEX
- 8:10 Public Hearings
- 9:15 Other Business

PUBLIC HEARING

NEW CASES

#2009-22E - Proposal by Canani Realty Trust to amend a site plan approval granted on July 7, 2009 for property located at 100 Lafayette Road, Tax Map 10, Lot 23 (Case #2008-13). The applicant proposes the erection of a pole light near the easterly side of the lot.

PROPOSED LAND USE REGULATIONS

[The full text of these proposed changes is available in the Planning Board Office.]

The Planning Board will consider the following proposed amendments to the Zoning Ordinance and Zoning Map:

- 1) Amend the Zoning Map by re-configuring that section of Zone 2 Commercial that abuts Lafayette Road so that the zone extends 500 feet from the centerline of Lafayette for the road's entire length, i.e. from Salisbury to Hampton Falls.
- 2) In regards to land along Route 286 situated west of the Blackwater River, revise the Zoning Map so as to reduce the depth of Zone 2 from 300 feet to 200 feet.
- 3) Delete Article III Section B that uses the rear lot lines to define the extent of Zone 2 along Lafayette Road.
- 4) Amend Articles III & V to authorize the Planning Board to grant a Conditional Use Permit in those instances in which a parcel straddles two or more zones.
- 5) Amend Article VIII to establish the maximum number of parking spaces for retail development to be one per 250 sf of floor area, and to eliminate the dimensional requirement for the width of parking aisles



Town of Seabrook Planning Board

Agenda

Tuesday, December 15, 2009 6:30 PM
Selectmen's Meeting Room, Town Hall, 99 Lafayette Road
603 474 5605

- 6) For property within 500 feet of Lafayette Road, amend Article IV to encourage mixed-use development, and exempt new mixed use projects in Zone 2 in excess of 50,000 sf building area from the one-building-per-lot limit.
- 7) Amend Article XII in order to reduce the maximum size and height of signs in Zones 2 & 3.

The Planning Board will also consider an amendment to Article V of the Subdivision Regulations that would require that all conditions of approval are listed on the plat designated for recording. The Planning Board will also consider an amendment to Article IX Section D of the Site Plan Review Regulations that would:

- 1) Encourage herringbone parking alignments;
- 2) Relegate parking aisle width to the discretion of the Planning Board; and
- 3) Require that parking spaces be a minimum of 10 feet by 18 feet.

Sue Foote, Chair
Seabrook Planning Board