



**Town of Seabrook
Planning Board Minutes – Special Meeting**

Thursday March 13, 2014
NOT OFFICIAL UNTIL APPROVED

Members Present: Donald Hawkins, Chair; Jason Janvrin, Vice Chair; Francis Chase, Roger Frazee; Michael Lowry, Aboul Khan, Ex-Officio, Tom Morgan, Town Planner; Barbara Kravitz, Secretary; Paul Garand, Code Enforcement Officer;
Members Absent; Sue Foote, Alternate; Paula Wood, Alternate, Dennis Sweeney; David Baxter, Alternate,

Hawkins opened the meeting at 6:40PM

MINUTES OF MARCH 4, 2014

Hawkins tabled these minutes to the next meeting.

SECURITY REDUCTIONS, EXTENSIONS, ROADWAYS

Case #2013-19 US Foods – request for extension

Hawkins referenced a letter from US Foods requesting an extension to its approval – the 180 day period to meet the conditions would extend to May 9, 2014. Hawkins said the Board's usual extension was for an additional 180 days.

MOTION:	Chase	to extend the Case #2013-19 US Foods Notice of Decision conditions of approval until November 18, 2014.
SECOND:	Khan	Approved: Unanimous

Case #2010-33 Teledyne

Hawkins referenced the Teledyne Prior request for the return of the security for Case #2010-33. Morgan explained that Teledyne had moved to the Pease Tradeport because of a very favorable lease arrangement. Hawkins said the company left the site without doing the intended work for which the \$5,000 security was being held. This meant that the security was no longer needed. He asked Morgan for the proper procedure. Morgan said a motion to release the funds.

MOTION:	Hawkins	to return the balance of security in connection with Case #2010-33 Teledyne and to close the case.
SECOND:	Lowry	Approved: Unanimous

Case #2012-02 West Marine, Waterstone

Kravitz reported that a letter had been received from Northway Bank stating that it would not renew the Letter of Credit posted by Waterstone Retail Development in connection with Case #2012-02. The expiration date was May 9, 2014. Doug Richardson of Waterstone had informed her that they would take over the security in whole or in part depending on what the Planning Board wanted it to do. Hawkins said they would have to get the department head signoffs, and asked Garand for the status of the construction. Garand said all of the work had been done; nothing was outstanding. He called attention to the light fixtures on the outside of the building which were non-compliant. Hawkins said that was ok as long as it was what the Board approved. Chase asked if there were safety issues. Garand said there were not. Hawkins said the Applicant was responsible for obtaining the signoffs, before the Board could take any action. He asked Kravitz to communicate with the applicant, noting that the expiration date was several weeks away.



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CORRESPONDENCE

PUBLIC HEARINGS

Hawkins opened the Public Hearings at 6:28PM.

ONGOING CASES

Case #2013-28 Heirs of Charlotte Marshall, Rushbrook Case #2013-28 – Proposal by the Heirs of Charlotte Marshall, Rushbrook Real Estate Investments, LLC, and Michael Green for a 13-lot subdivision at 49 Rocks Road, Tax Map 7, Lots 104 & 104-1, continued from January 21, 2014, continued from March 4, 2014.

Lowry and Janvrin recused themselves from this case.

Attending: Michael Green, Richard Green

Hawkins said most of the details had been reviewed previously. He listed the following open items: (i) security of \$451,100, (ii) waiver request for placing the wetlands flags, (iii) waiver request for obtaining ConComm comments, (iv) street lights - one at the intersection, (v) a letter from the DPW Manager re the road cross-section, and (vi) tying into the North Access Road water main or providing an easement. Hawkins asked for comments from the Applicant.

Michael Green said there was a letter from John Starkey that ok'd the cross-easement design. He thought the Water Superintendent was ok with the valve and easement for the potential North Access connection. Hawkins said to show the easement and valve on the plan. Morgan asked if this was depicted in the revision. Michael Green said it would be shown on the as-built. Morgan asked for the other revision changes, and how the cross-section on page 5 differed from what was shown before. Michael Green said they had increased the roadway slope at the request of John Starkey from 1 percent to 1 and ¼ inches to improve the roadway design. Hawkins noted that Starkey had the cross-section and identified the March 5th revision. identification in his letter.

Khan thought the sidewalks should go all the way around the cul de sac to Lot #13. Michael Green said typically go about half-way around a cul de sac. Chase and Khan favored going all the way around the cul de sac; Khan noted there were only three houses. Richard Green commented that Henry Boyd said only on one side. Morgan said the regulations require sidewalks in all subdivisions. Michael Green said partial sidewalks were done in all the town cul de sacs. Chase agreed, but wished he'd put them all the way around as a safe zone. Morgan referenced the ordinance that said sidewalks were mandatory and installed at the expense of the developer. Wayne Morrill suggested extending sidewalks for 10 feet up to the lot 11 driveway, then every house would have access to a sidewalk. Chase said to up to lot 13. Green wanted to go up to lot 11 and ramp off. Khan asked how much more expense it would be to go 2 more lots; he wanted every house to have sidewalks, and thought the development would look nicer.

Richard Green was concerned about possible grading issues. Morrill thought the grades would be gentle.

Morgan asked about the sewer force main. Michael Green said it was now shown; a second gate valve had been added for the easement. Morgan asked why NextEra was opposed to allowing the water tie in. Michael Green said they'd been told there was no benefit to NextEra and they were concerned about contamination. Hawkins noted that the revised plan had just been received; the conditions would say that all TRC and department head comments would be addressed before a final approval. An abutter had requested a vegetative buffer on the southside of lots 11 and 13 would also be a condition. Michael Green said they would have no



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problem doing that. Khan asked about the backyard of lot 7. . Khan asked about lots 5 and 6, Michael Green said that was a constructed wetlands with a tree buffer; those houses could be moved closer to the road. They usually want the backyards to be 30 – 50 feet. Khan commented that the backyards would not be the same dimension. Michael Green said they like to stagger the house placements. Chase asked if there would be a pipe in the easement. Michael Green said that the Water Superintendent wanted a second gate valve to avoid stagnant water.

Hawkins said that Morgan had provided the conditions; Hawkins had added a couple as well. He asked for other comments or questions. Khan wanted to know if Garand had any issues. Garand said the project meets the zoning, and asked for any abutter comments. Lowry asked for adequate buffers. Hawkins proposed a 6-foot vegetative buffer be added on the south side of Lots 11 and 13. Michael Green said the sidewalk could go up to the lot 13 driveway. Janvrin asked if two lots had to be merged. Morgan said this was implied in the subdivision proposal. Hawkins asked for further comments; there being none.

MOTION:	Chase	to grant the Case #13-28 request for a partial waiver of Section 4.530 of the subdivision regulations concerning flagging wetlands outside of the Applicant's property.
SECOND:	Khan	Approved: Unanimous

Khan asked if this siteplan had gone to the Conservation commission. Kravitz said it had not. Khan asked if that meant that the ConComm had no problems, and wanted to know if a request had been made. Morgan said that Henry Boyd had made that representation to the Board. Garand said that plans for property at or near wetlands should go to the ConComm

MOTION:	Chase	to grant the Case #13-28 request for a waiver of Section 4.607 of the subdivision regulations in re obtaining Conservation Commission comments.
SECOND:	Khan	Approved: Unanimous

Hawkins read the proposed conditions prepared by the Town Planner, and made the following motion that follows. Chase asked if the current plan date should be reflected. Hawkins said this revision had not been closely reviewed, and the conditions account for that. Chase asked if there were other DES outstanding items to be taken care of. Hawkins did not believe so, but if so the Board wanted them on file.

MOTION:	Hawkins	Conditions Precedent: to grant conditional approval to Rushbrook Real Estate Investments, Inc. ("Rushbrook") for a 13-lot subdivision at 49 Rocks Road, Tax Map 7, Lots 104 & 104-1, as depicted on a plan prepared by Millennium Engineering dated December 10, 2010, revised February 15, 2014 (Case #2013-28) subject to the following conditions precedent: 1) Adherence to TRC Recommendations: The Town of Seabrook's
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	<p>Technical Review Committee (TRC) issued several recommendations. The implementation of these recommendations, to the satisfaction of the Town Planner, is hereby made a stipulation of this conditional subdivision approval.</p> <p>2) Compliance with Departmental Recommendations: Town department heads issued several recommendations in regards to this proposed subdivision. The applicant shall comply with the recommendations, to the satisfaction of the respective department heads.</p> <p>3) Financial Security: In order to ensure the timely and proper completion of utilities, drainage, and other infrastructure improvements, Rushbrook will provide cash or an irrevocable letter of credit issued by a New Hampshire bank in the amount of \$451,100. The above referenced letter of credit and other financial guarantees shall be subject to approval, as to form and content, by the Planning Board’s legal counsel and the Seabrook Town Treasurer.</p> <p>4) Engineering Oversight: The Town’s consulting engineer will monitor the installation of on-site utilities and other infrastructure improvements. Rushbrook shall reimburse the Town for the cost of this oversight.</p> <p>5) Deed: Rushbrook shall submit a warranty deed for the road that is satisfactory to the Town Planner.</p> <p>6) Reimbursement: Rushbrook shall fully reimburse the Town for expenses incurred from the review of the Rushbrook application by all of the Planning Board’s professional consultants.</p> <p>7) Vegetative Buffer: The Applicant shall add a six-foot vegetative buffer from the jog across from Lot 3 through Lots 13 and 11 which will be added to the siteplan.</p> <p>8) Easement: An easement will be provided between between lots 9 and 10 for eventual water main hook-up at the North Access Road - the Seabrook Water Superintendent will specify the location and method of that connection.</p>
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		<p>9) Sidewalks: Sidewalks will be extended to the driveway on Lot 13.</p> <p>Final Plan Approval: The applicant is also subject to final conditions of subdivision approval, as follows:</p> <p>10) Compliance with Departmental Requirements: Rushbrook's improvements shall be satisfactory to the applicable Town department heads in every respect, and said department heads' written concurrence to that effect shall be submitted to the Town Planner.</p> <p>11) Standing Conditions of Approval have to be done before the plan is signed by the Chair of the Planning Board:</p> <ul style="list-style-type: none"> -- all items missing from the Town Planner's checklist must be provided; --all state driveway and DES permits are on file in the Planning Board office; --the written easement is provided to the Planning Board and listed on the plan; --Seabrook's standard access easement will be shown on the plan for utilities and stormwater management; --all ZBA findings related to the subject property will be listed on the plan; --all outstanding bills will be paid up to the date of final approval; --the final plans must meet the requirements of the Town Planner; --this Application will expire in 180 days if the conditions of approval are not met – August 13, 2014.
SECOND:	Chase	Approved: Unanimous

Janvrin and Lowry resumed their seats;



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Case #2014-01 – Proposal by Steve Carbone to amend his prior site plan approval (Case #2010-01) for commercial development at 287 Lafayette Road, Tax Map 9 Lot 64;

continued from January 21, 2014, March 4, 2014;

Attending: Steve Carbone,

Appearing for the Applicant: Wayne Morrill, Jones & Beach Engineering;

Hawkins read the following outstanding conditions of approval:

- (i) constructing the sidewalk as depicted on the original plan;
- (ii) providing review and approval of the revised groundwater treatment system by the DPW Manager and designated engineer;
- (iii) calculating of fees in accordance with the siteplan review regulations and adjusting the payment accordingly;
- (iv) submitting the revised siteplan to the satisfaction of the Town Planner in its entirety;
- (v) payment of outstanding invoices; and
- (vi) returning to the Planning Board for final approval after receiving the report from the DPW Manager.

Hawkins asked for the current status. Morrill said they reviewed the application fees in re the proposal's impact and determined that an additional fee of \$100 was needed; that payment was made. Sidewalks are shown on the revised siteplan. All the utilities are reflected on the revised as what is the current "as-built" in the ground, and not what was proposed. They had received a letter in January from Altus Engineering recommending approval of approving the surface material changes. Additionally, they had received approval of the loading dock and six-foot fence from the Zoning Board of Adjustment. Security lighting would be provided at the back door, an architectural wall was created at the loading dock and corrected potential slope erosion.

Morrill believed they had addressed all of the Town Planner comments. They wanted to convert to an underground detention system because a porous system could not be installed in time for the spring flower season. He commented that the Altus engineer preferred the underground system. The roof drainage would be through an eight-inch line moving the water to the pond. They would add the items requested by the CEO. They were requesting a waiver for the cape cod berm for slope stabilization. Three-foot arborvitaes would be planted around a natural gas emergency generator, and abutters would be shielded from it and the sound from testing muffled. Janvrin asked about the NHDOT disagreement in re adding sidewalks. Morrill said they had been talking about grassing the area; now they can put the pavement back on the plan as intended.

Janvrin said that the DES wanted the square-footage of impervious surface to be notated on the plan. Morrill said the percentage had been was notated, actually some more pavement had been removed. A new requirement was that the underground detention system had to be registered with the DES. Chase asked about the trees around the generator and the location of the fence. Morrill said the trees would be about 5 feet away from the unit. The loading dock had a railing, the trees would hide it from view. Khan asked if there would be a cross-connection. Morrill said the DOT would permit a cross-connection in the driveway permit, but so far that was not wanted. Khan asked how long ago a conversation about a cross-connect took place. Morrill said about four years ago; he thought it might have been a concern on the part of someone in the town that parking for voting and events would be taken up. Hawkins asked for Garand's view. Garand said the basics were covered. He thought a cross-connection allowing cars to go up to the Kohl's light would be good.



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Hawkins asked about differences in elevations. Morrill said they were not very much. He suggested asking the Selectmen why a cross-connection could not happen. Khan commented that the town pushes for cross-connections – why not in this location and up to Lake Shore Drive. Carbone said it could not go that far. For now there would be a berm. Janvrin commented that during the flower sale he noticed a truck parked across the entrance, which because there were fireworks was not safe. Carbone will make sure that the truck does not block the way. Khan said he would bring the cross-connect matter to the Board of Selectmen. Hawkins asked Carbone if he would be willing to put this in, as he is in construction now. Morrill said it was shown as a future connection. Chase asked if that would affect the drainage. Morrill said it would not. Carbone said there was one section where there was a small elevation, and asked how a cross connect would affect him. Janvrin said it would be for mutual benefit. Hawkins asked Hess if he had any issues with a cross-connect. Hess said if everybody else thought it was ok, he did not see a problem.

Hawkins said if the Board was intent on getting cross-connects, this was an ideal situation because it could be done now, during construction. He wanted to make this a condition of approval, if approved by the BOS. Carbone said it would have to be done within the next three weeks or so, and wanted easements from the Town to him, and from him to the town. Khan asked that a copy of the Minutes go to the Town Manager for the BOS March 24, Meeting. Kravitz asked if Carbone should have relief from a prior condition requiring a \$4000 escrow in the event a sidewalk agreement was reached with the NHDOT. Hawkins said no action was needed, as this case had sufficient security. Hawkins commented that he did not sign final plans until Morgan had the chance to review them, and provide a written ok. Chase asked about trees. Morrill said the location of the Liberty Elm would be decided with the CEO. Hawkins asked for further comments; there being none.

MOTION:	Janvrin	to grant final approval for Case 2014-01 - Steve Carbone to amend his prior site plan approval (Case #2010-01) for commercial development at 287 Lafayette Road, Tax Map 9 Lot 64, conditioned on: (i) creating a cross-connect between this parcel and the town land, if agreed by the Board of Selectmen; (ii) a written mutual access easement concerning the cross-connect; (iii) the revised siteplan is entirely satisfactory to the Town Planner; (iv) the square-footage of the impervious surface notated on the siteplan; and (v) all outstanding reimbursement invoices are paid .
SECOND:	Lowry	Approved: Unanimous

Lowry recused himself from Cases #14-02 and 14-03.



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Case #2014-02 – Proposal by Charles Mabardy & DDR for two lot line adjustments involving three lots situated between 700 and 728 Lafayette Road, Tax Map 7 Lot 125 & 126, and Map 8, Lot 55-10, continued from March 4, 2014;

Attending: Michael Lowry, Manager, Lafayette Road Real Estate Trust;; Cristen Realty Trust;
Appearing for the Applicant: Mark Verostick;

Hawkins noted that this case had not been discussed on March 4. Verostick said this was a lot line elimination in connection with a previously agreed easement with DDR; the land was now being formally transferred. The lot line gets moved along the boundary of the Christen Realty Trust lot. At the same time they propose a lot line adjustment for lots 700 and 728 Lafayette Road on the northerly side. Hawkins asked for Morgan's view. Morgan suggested going through his Case #2014-02 memorandum. Verostick said they will add title block and case number, and add the revision block. The total frontage on Lafayette Road after the proposed adjustments would be 126.29 feet.

Khan asked what businesses were located on the lots. Verostick said the existing SUNOCO, Subway, and Dunkin Donut Drive through. Lowry said that 728 Lafayette Road was currently for retail use; they would eventually return to the Board with a plan. Chase asked if moving the lot line changed the driveways. Lowry said the driveways did not change. Garand said should be an easement on both ends of the SUNOCO lots to allow mutual access through the driveways, and for utilities, light trespass and parking. Also, Hawkins said there had been problems with easements that are put on a plan, but never written, as well. He wanted the parking easements in hand before he would sign the plan. The easements would be subject to the Town Planner review and approval.

Hawkins the Case # 2014-03 parcel [to be heard next] would at spaces at the south, while the 4,300 square foot SUNOCO building should have 17 parking spaces, allocated, 16 of which would be around the building. The proposal would be for 17 spaces on the north side, and 17 spaces on the south side. He asked Morgan what the Board should be asking in re spaces that would be moved onto someone else's property. Would the Board have to say some spots had to be removed, Morgan said spaces could not be moved to the other property, until that use was known. Hawkins said there would have to be an easement for use for the SUNOCO property. He was sure when the north site was redeveloped, something else would happen. Hawkins asked if the board would have the right when reviewing Case #2014-03 to say that certain spaces had to be removed, or to say that would not be considered until the overall parking needs were known. Garand said the proposal was to establish the 17 spaces on the south side; and return later on with a plan that would use the current spaces for the 728 Lafayette Road parcel to the north. Easements would be needed for parking, drainage, and the like. .

Morgan said the spaces could not be moved until the project was known. He asked if there was a timeframe of plan for the north parcel. Lowry said they did not know. He could remove the striping for the current 17 spaces on the north side when they reseal the surface. Garand said not to remove the striping if they intended that the 17 spaces be used subsequently.

Hawkins was hesitant to approve more parking than the ordinance allows, and thought this relevant to Case #2014-03. That would affect the decision. Morgan asked for a more precise detail of the parking needed, and how much parking would be allocated for the retail, and how much for the restaurants. Chase asked if they were moving 17 to the south now, saving the northern 17 spaces for the other lot, and if that lot line adjustment be eliminated at this time. Also, if the adjustments were approved without those northern spaces would that affect anything.



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Hawkins thought that would be problematic when they asked [in Case #2014-03] to improve spots that were no longer on their land. Garand said all they wanted at this time was to approve the lot line adjustments. Morgan said the only opportunity for this case was to approve the lot line adjustment.

Hawkins said there had to be a strategy including both cases. He suggested making the spaces on the south side conditioned on the removal of the spaces on the north side. Otherwise they would be in place forever. Garand asked about the inter-connect with DDR and the potential Outback Restaurant on the abutting lot. All that had to be landscaped. Hawkins asked how much parking would be needed for the new gas station lot. Garand said Hawkins said parking had to be considered for the gas station, the restaurant, the convenience store, the Dunkin Donuts/Subway and offices. He said that would be 16 spaces plus for the offices. Hawkins asked what percent of the 4,300 square-foot would be for the restaurant, and how much for retail. He did not want to double count spots. Morgan thought about $\frac{3}{4}$ of the building was retail space.

Chase asked why the two cases could not be put together. Hawkins said there were two cases before the Board, so that's why a strategy was important. Chase thought if the lot merger were done, the spaces would be lost. Hawkins estimated they would need 12 retail spaces, and 16 for the restaurant, for a total of 28 spaces. 16 spaces would be around the building. The problem would be adding 17 additional spaces.

Lowry said they would make no changes to the asphalt. Customers would park in the front, and 17 spaces would relocate to the south side of the lot. The spaces on the north side would not be used. Garand thought that the 728 lot would be developed quickly. He commented that the SUNOCO site was a showcase for plantings and thought that would continue on. Hawkins said there was plenty of parking, the cross easement was good although the lawyers would have to write the easements. The issue would be if the land was sold. Access was more the issue than the parking. Garand agreed there was sufficient parking.

Hawkins commented that the Memorandum of Agreement with that the Town had with the State encouraged shared driveways, and suggested that 728 and 720 Lafayette Road could share the driveway in the future. Morgan said the intent for the future needed to be on the plan, with mandated cross-connections. Chase thought that the north lot would be enhanced. Verostick asked Morgan if the monuments had to be set. Morgan said yes. Verostick said they would add the street address. Hawkins asked that the revised plan be made clear. Morgan reminded that the easements had to be in for review before the plan could be signed.

MOTION:	Janvrin	to accept Case #2014-02 as administratively complete for jurisdiction and deliberation.
SECOND:	Chase	Approved: Unanimous

Khan asked about the cross-connect for the south lot. Hawkins said there was already an interconnect. Verostick said the cross-connect would lead behind the abutting lot with access through the DDR property. Garand asked that the dumpster locations be depicted.

Hawkins continued Case #2014-02 to April 1, 2014 at 6:30PM in Seabrook Town Hall.



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Case #2014-03 – Proposal by Charles Mabardy & DDR to construct 17 parking spaces at 720 Lafayette Road, and a connector roadway between 700 & 720 Lafayette Road, Tax Map 7 Lot 126, and Map 8, Lot 55-10, continued from March 4, 2014.

Attending: Michael Lowry, Manager, Lafayette Road Real Estate Trust; Cristen Realty Trust;
Appearing for the Applicant: Mark Verostick;

Hawkins noted that this case had not been discussed on March 4, and asked for a description of the case. Verostick explained that this case was about the connector roadway, and new parking spaces. The site work would be for the new 17 angled parking spaces, and the connector roadway with DDR. No new utilities were proposed, except that to accommodate the 17 new spaces, an electric pole would come down and the electrical service would be relocated underground and connected from the DDR utility. Sewer and water remained unchanged.

Hawkins asked whether the existing driveway would go onto the SUNOCO property. Verostick said part of it was already on the easement, and part would be located on the gas station property. Garand recalled that during the Route 1 roadway work, the elevations did not match up; the driveway had to be moved. Hawkins thought this would have been about 30 feet, and asked if the entrance to the gas station was entirely on that property. Verostick said 80 percent was on the easement, and the balance on the gas station lot. Chase asked if the land transfer would result in the SUNOCO owning the driveway. Verostick confirmed this. Hawkins asked where the property line was on the easterly connect. Verostick said the cross-connect would go across both lots. Chase asked about the land closest to Route 1. Verostick said that would be entirely absorbed.

Janvrin asked if there was a plan for pedestrian sidewalks in the back with access to the DDR property, and was concerned about crossing the driveway frontage. Verostick said that when the DDR project was completed, there would be a continuous sidewalk for pedestrian access. Janvrin's concern was that when crossing Route 1 from the Governor Weare apartments, one goes into the driveway – there is no isolated sidewalk for safety. Verostick said that had not been considered as the driveway goes right up to the lot line; there would be ramps. Janvrin commented it would be safer for pedestrians to access the property at the northerly entrance. The Board wanted to encourage people to park in one spot and walk to other stores. Verostick said there was grass in the back. Garand asked about providing a sidewalk to the Outback parcel; perhaps there could be a "T" for sidewalk connections through DDR property in the back. Garand said perhaps a sidewalk could carry on toward Route 1. Chase suggested a cobblestone walkway. Verostick will look at grades and slopes in re possible pedestrian cross-connects, perhaps from landscaped green space. Hawkins asked if a big stand of trees would be coming down. Verostick said it would; some trees and existing landscape would be replaced, and there would be a vegetative strip along the lot line.

Janvrin said the calculation of impervious square-footage had to be on the plan, which would help with the MS4 requirements, and asked if any pavement would be eliminated. Verostick said a part of the old Bailey's driveway would be eliminated. Hawkins asked if the plan met the landscaping requirements. Verostick said they needed a waiver for the southerly 10 foot landscaping buffer. Chase said they would need a waiver on both sides, as new lot lines were being created. Hawkins asked how much space was between the building parking and the 17 new spaces. Verostick said 36 feet. Hawkins suggested including a landscape island with a cross-walk for safety when trucks are passing. Janvrin commented that there was precedent for landscaping islands in parking areas. Hawkins said there were 5 more parking spots than required, and suggested trading a few spots for additional landscaped island buffers. The resulting parking would be sufficient, and the Board could take into consideration that the



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abutting parcel would have to provide more landscaping. Janvrin asked about the outdoor eating area. Lowry was reluctant to give up spaces. Hawkins said the plan showed 33 spaces while only 28 was required, and suggested trading off four spaces for a narrower landscape buffer. Chase asked if there could be more parking in the back. Janvrin said that area was needed for the tractor-trailer turning radius. Lowry said they wanted to have the traffic flow around the building to the access in the back. Chase asked if the parking would be increased if the angles were more pronounced. Verostick said actually some spaces would be lost. Hawkins asked if they would pick up spaces if they were not angled. Garand thought the angled parking worked better for backing out. Hawkins said if they took a space near the island and at the ends, they could create a space for moving the picnic tables, as well as a cross-connect into the next lot. There would still be one more space than required, and satisfy the landscaping and parking requirements. Janvrin commented that it would also reduce the impervious surfaces. Lowry favored a bike rack.

Hawkins thought the choice was to do the landscape buffer, or give up 4 parking spaces. Lowry asked if this case should go to the Technical Review Committee. Morgan said that was not necessary. Hawkins wanted to acknowledge the landscaping issue and that an island would be a trade-off – i.e. either do an island losing 4 spaces, or do a vegetative buffer. He thought the Applicant was making a good effort in the front considering the widening of Route 1, but wanted to see something done along the side. He commented that the last stand of trees would come down, and the barren area would look bad. He asked the Applicant to rethink this cross-connect issue. Chase asked if part of a detention pond could be filled for additional parking. Hawkins did not want to add hot-top, noting that the landscaping requirement went around the whole property.

MOTION:	Janvrin	to accept Case #2014-03 as administratively complete for jurisdiction and deliberation.
SECOND:	Chase	Approved: Unanimous

Hawkins continued Case #2014-03 to April 1, 2014 at 6:30PM in Seabrook Town Hall.
He asked Morgan if there were more issues to discuss at the next meeting. Morgan did not think so. Hawkins' asked if there were other issues to raise; Garand had none at this time.

Case #2014-07 – Proposal by 33-35 Gove Road Realty Trust to amend a subdivision approval so as to restrict the sale of lots at 33-35 Gove Road, Tax Map 7 Lot 50.
Hawkins said he had signed the siteplan mylar as of March 5, 2014., and thought the Applicant did not want to do this case. Morgan said that the case was submitted, and the fee was paid. The Application was already in the review process. Morgan said the Board could postpone the case, or deny it. Hawkins said the case would be continued and ask Henry Boyd if it should be withdrawn.

Hawkins continued Case #2014-07 to April 1, 2014 at 6:30PM at Seabrook Town Hall.

Hawkins asked for other business; there being none.

Hawkins adjourned the meeting at 8:50 PM. March 13, 2014 at 6:30PM in .Town Hall would be a special meeting.

Respectfully Submitted
Barbara Kravitz. Secretary
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