

**SEABROOK PLANNING BOARD  
APRIL 2, 2002 – 7:00 P.M.  
SELECTMEN'S MEETING ROOM**

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

**MEETING OPENED:** Chairman Brown opened the meeting at 7:00 P.M. with a quorum present.

**MINUTES:** P. Garand made a motion to approve the minutes of March 19, 2002 as written. P. Stockbridge 2<sup>nd</sup>. Vote: M. Preston and K. Knight abstained reason being that they were not present at this meeting. Motion passed.

**HANNA INTERNATIONAL FOODS – 1 DEPOT LANE – REQUEST FOR CLARIFICATION ON STIPULATIONS:** Attorney Michael Coghlan, representing his client, George Hanna owner of Hanna International Foods, Inc., requested by letter a meeting with the Board to clarify the stipulations put on the site plan approval for this food processing operation.

Coghlan told the board that his client is currently under a restriction by the Planning Board limiting his client's hours of operation to (from 7:00 A.M. to 7:00 P.M. on weekdays and 7:00 A.M. to 1:00 P.M. on Saturdays.) He said that he was asking for clarification because one of Hanna's employees was arrested for criminal trespassing because he came to work before 7:A.M. Mr. Coghlan said that there seemed to be a discrepancy as to what constitutes hours of operation. He said that the police are being used by an abutter to stop employees from entering the property before the stipulated hours of operation. Mr. Coghlan explained that this does not allow his employees to arrive early to have a cup of coffee before starting to work.

Chairman Brown said that the biggest issue concerning the Board was the enforcement of the trucking restrictions and that presumably people have to get to work before operating hours. K. Knight asked if the employee who was attempting to get into the site was on Hanna's property and if the road was a town road. It was noted that it was not a town road but a right of way for Hanna's lot. M. Preston explained criminal trespassing and said that Hanna would have to be the one to bring these charges. Attorney Coghlan said that the 1999 decision stated these restrictions and that he was not contesting the number of trucks. He said that the hours of operation for access to this business was what he would like clarified. P. Garand noted that in the minutes of July 20, 1999 the plant manager said that there was only one person that arrived before they opened to do prep work. Attorney Coghlan said that his client was contemplating hiring a full time security guard and wondered what this restriction would have on future employment.

Chairman Brown polled the board and the board's position is that reasonable access to the property is okay. R. Moore told Attorney Coghlan that the cars could not speed. Attorney Coghlan assured the board that they would not create a nuisance. Attorney Coghlan asked that a copy of the minutes with the Board's position be sent to him. T. Morgan suggested that a copy also be sent to the Chief of Police. Attorney Coghlan thanked the Board for their time and consideration on this matter.

**CAPITAL IMPROVEMENTS PROGRAM:** T. Morgan went over the list of departments that were sent the letter of request for the CIP and stated that the response could have been better. When asked how many had submitted there list of projects, Morgan answered none. The members discussed the extension of the deadline for submittal. K. Knight volunteered to meet with Town Manager E. Russ Bailey to request that he light a fire under the departments. The deadline was extended to April 26, 2002. In answer to questions posed by reporter Angeljean, T. Morgan said that it was too late to submit anything for 2002 and the departments should take into consideration

projects into the year 2008. S. Foote informed AJ that anything over \$5,000 could be proposed. T. Morgan said that if the amount for a project, material etc., was not known the cost could be estimated. He also said that one of the purposes of a Capital Improvement Program is to avoid spikes in the tax rate T. Morgan said that there will be an update in the fall and that the Planning Board will be recommending priorities to the B.O.S. An Advisory document to inform and help the town's people was suggested.

**OTHER BUSINESS:** T. Morgan went over the letter from Earth Tec requesting that the board asked that all plans etc. approved by the Planning Board be delivered to the Town in AutoCAD DWG format. T. Morgan said that our regulations already require this. P. Garand suggested that if changes are made an "as build" be required prior to the issuance of a CO or bond release.

P. Garand made a motion that T. Morgan draft up a public hearing to address these requirements. P. Stockbridge 2<sup>nd</sup>. Vote: unanimous

**RAISE RECOMMENDATION:**

Philip Stockbridge droned on about the virtues of Town Planner Thomas Morgan, mostly the timely manner in which he shows up for his three days a month, and his years of service to the Town of Seabrook, therefore he convinced a slight majority of the members to contemplate giving him a raise. P. Stockbridge made and then withdrew a motion to give Mr. Morgan \$40 an hour. M. Preston made a motion to make it \$45 an hour. S. Foote 2<sup>nd</sup>. After careful consideration and review of the budget the members voted unanimously for this motion. Motion Passed.

**CONCERNS:** Chairman Brown asked if something could be done about requiring a site review for an existing building to be more conforming, the proper lighting, etc., for businesses that are changing hands. R. Moore said that when they come for a business license maybe this could be addressed.

**CORRESPONDENCE & BILLS:** T. Morgan distributed the bills to Chairman Brown to be signed and the correspondence to the members.

**DRIVEWAY PERMIT APPLICATIONS:** None

**Election of Officers:** Chairman Brown reminded the members that the election of officers would be held at the next meeting on April 16, 2002.

**MEETING ADJOURNED:** Chairman Brown adjourned the meeting at 8:15 P.M.

Secretary's Notations: Mylar for Chase Heirs, Phase I, was recorded on 3/28/02, D-29705.