



Town of Seabrook Planning Board Minutes Draft

December 13, 2005

Members Present: Sue Foote, Chair; Paul Garand, CEO; Tom Morgan, Planner; Mike Lowry, Keith Sanborn, Patricia Welch, Secretary.

The Special Compliancy meeting was called to order by Chair Foote at 6:05 PM on Tuesday, December 13, 2005. First item was to close those cases that had been completed, had expired or were never begun. Foote asked for input on each case on the list from Board members. Following brief discussion by the Board a motion was made.

Motion: Foote To officially close case #'s 1997-41, 1998-19, 199-29, 200-35, 2001-12, 2001-23, 2001-39, 2002-06, 2002-15, 2002-26, 2002-31, 2002-42, 2003-1, 2003-02, 2003,19, 2003-21, 2003-30

Second: Garand Unanimous

Chair Foote advised audience that paperwork would be available on action taken at this meeting by the last week of the month.

The cases for audience members in attendance were heard next.

Elizabeth Jutras representing J. Normand Jurtras & Seabrook Circle Trust on case #2002-12 requests an extension. Applicance warehouse expansion. Garand states it is complete except for as built and electronic file. There were changes. Foote asks about getting a security for as-builts

Motion: Garand To grant case #2002-12 an extension for six months contingent upon a \$5000 security being put in place for as-builts.

Second: Lowry Unanimous

Bob Carbone representing Karpenko and Carbone on case #'s 2002-43 & 2002-44 requests an extension.

Motion: Foote To grant case 2002-43 and 2002-44 a one-year extension to December 13, 2006 with security being extended to that same date.

Second: Garand Unanimous

Ellen Chase for case #1997-16. This expires 6/29/06 but security expires 3/28/06. Chase asked for an extension. Board asked that both expiration dates be the same. Chase asked about closure and Foote explained that they must request case be closed.

Motion: Garand To grant an extension to June 29, 2007 to case 1997-16 with security being extended to the same date.

Second: Lowry Unanimous

For case #2001-34. Mason and Honor, we have one commercial building in the Stard subdivision. All buildings are occupied and the project is complete. We were unaware that an as built was required. We made one change from a guard-rail to a fence. I don't know if there is anything left to do. Garand explains he has inspected project and it has a number of deficiencies in the structure of the detention pond, a small retaining wall, grading was not installed properly and other items that have changed from the original plan. That was a six-month ago inspection. Applicant was unaware there were deficiencies and will get on it right away. Wayne Morrill of Jones & Beach Engineers asks for a list of incomplete items. Foote explains that as-built if major changes or digitals should be submitted and a request for closure submitted once the project is complete.

Motion: Foote To extended case #2001-34 to July 13, 2005 with security of \$5000 for as-builts and digitals.



Town of Seabrook Planning Board Minutes Draft

December 13, 2005

Second: Garand Unanimous

Donna Eaton 11 Laura Lane representing case 1997-32. Not completed and needs extension. Garand requests one year and brings up issue of private road versus right of way and will be heard by the ZBA before it comes back to us. We have to resolve the private road issue.

Motion: Garand To extend Case 1997-32 to December 13, 2006, a one-year extension.

Second: Lowry Unanimous

Clayton Gould presented a letter requesting extension for one-year.

Motion: Garand To extend case #2002-48 for one-year extension with current security extended to December 13, 2006 as well.

Second: Lowry Unanimous

Wayne Morrill, Jones & Beach and Scott Mitchell representing a number of cases. First is the original Borderwinds, Beechwoods subdivision. We have a letter indicating from Mr. Colliander and Mr. Benoit stating they are extending the site security for one year so we only need the technicality of approving an extension.

Motion: Garand To extend case #1997-42 to December 13, 2006

Second: Lowry Unanimous

Next is Randall Drive. Same thing? Foote says security has expired and all projects have been rolled into one and treated as one subdivisions. Both Randall Drive and Border Winds have been rolled into one as far as site security is concerned.

Motion: Garand To extend case 1999-24 to December 13, 2006 to have case #1999-24's security be the same as case 1997-42.

Second: Lowry Unanimous

Next is 2000-22, 23, 24. The subdivision was two parcel and Gene Dean was the back and 24 was Mitchell which is out front, water structures. At this point the subdivision is a plan that was recorded and there was no town road or anything so that case should be closed.

Motion: Garand To close case 2000-22 as the plan has expired.

Second: Lowry Unanimous

We are doing an as-built right now so we can bring the new case in front of you in January and make sure the DES signs off. So we need six months.

Motion: Garand To extend cases 2000-23 and 2000-24 to first meeting in July 2006

Second: Lowry Unanimous

Next is 2000-40, London Lane, we've been in front of the Board trying to do an as-built on this and we have to rip up the road. I'd like a six-month security on that. The bond is being extended per a letter from Mr. Colliander and a confirming fax from his bank.

Motion: Foote To extend case #2000-40 for six months, contingent on security being received and extended for six months.

Second: Garand Unanimous



Town of Seabrook Planning Board Minutes Draft

December 13, 2005

Now we have case 2001-06 Whitaker Way. As-built was done quite some time ago. We're waiting for acceptance by the Town of the road. Foote says this is in maintenance and security expires 8/15/06 so we don't need to do anything to this one.

We're not sure which one this is, #2002-35 we think this is the Kite property. Scott Mitchell says this is the one we just got approved. I think it was approved in 2003. Secretary: in file Notice of Decision is dated 11/19/02 so it has expired. Lot 70. Discussion follows as to which lot this case is for.

Motion: Garand To close case #2002-35 as it has expired

Second: Sanborn Unanimous

Next is Margaret Stard, Whitaker Way. Lot 40 which has never been built on and security never posted. Signed 3/18/03 so it has expired.

Motion: Foote To close case #2003-06 as it has expired.

Second: Lowry Unanimous

Our last one is 2003-11, lot 10. That would have expired also. Approved 7/15/03.

Motion: Foote To close case #2003-11 as it has expired.

Second: Lowry Unanimous

The only other I wanted to hear about is Mr. Bagley and Austin Way. Secretary leaves meeting.

Garand says Austin Way was just top-coated, their security is still in place, as-builts have not been supplied and I am not sure of the approval of that road by the DPW Manager. We extended Austin Way to 6/29/05. He extended his security again to a savings account.

Motion: Garand To extend case #1999-11 for six months to June 13, 2006 and to have the extension agreement signed and to keep security that is in place at this time.

Second: Lowry Unanimous

Board discusses continuing compliancy cases to a time certain since there will not be a quorum in a few minutes. Foote says that as the hearing date extends out, if we grant a one-year extension it be from December 13, 2005.

Motion: Garand To continue unheard compliancy cases to January 17, 2006 at 6:00 PM.

Second: Lowry Unanimous

Meeting adjourned at 7:03 PM