

**SEABROOK PLANNING BOARD
FEBRUARY 4, 2003 – 7:00 P.M.
SELECTMEN'S MEETING ROOM**

MEMBERS PRESENT: Chairman Robert Brown, Paul Garand, Philip Stockbridge and Keith Fowler. Others Present: CEO Robert Moore, Town Planner Thomas Morgan, PB Engineer Michael Fowler and Secretary Emily Sanborn.

MEETING OPENED: Chairman Brown opened the meeting with a quorum.

MINUTES: P. Stockbridge made a motion to accept the minutes of the previous meeting. R. Brown 2nd Vote: K. Fowler abstained. Motion carried.

PUBLIC HEARINGS:

CASE #02-37 – PAMELA JOHNSON, DAVID DESCHENES AND SANDRA BEAUDOIN – 439 NEW ZEALAND & 10 TRUE LANE, TAX MAP 2 LOTS 29 & 36 – 11-LOT SUBDIVISION – FORMAL CONTINUANCE: Henry Boyd of Millennium Engineering and Developer David Deschenes were present to present the plans for a 11-lot subdivision for the board's review and approval.

Mr. Boyd began the presentation by addressing Mr. Morgan's comments in his letter of review of the project. T. Morgan said the he had received Ms. Beaudoin's confirmation that she was for the proposed lot line adjustment. H. Boyd went over the revised plans and said that Beaudoin was not in favor of the road going through her property and that he understood that the regulations suggested a continuation of streets. T. Morgan said that it does not say in the regulations that the connection has to be right away but a design should be facilitated for a future connection.

Deschenes asked if Sandy doesn't want to sell are we bringing a road to a dead end. H. Boyd said that a R.O.W could be reserved, unbuilt, and used for frontage. T. Morgan said that he did not have a problem with this. Boyd was concerned with the flow of traffic if the roads were connected in the future and that there should be some type of island to direct traffic. H. Boyd said that the R.O.W. should be deeded right up to the property line for the town to own it. T. Morgan said that if some day S. Beaudoin decides to sell this portion it will work and would satisfy the regulations. Morgan asked that this portion be labeled as future roadway.

H. Boyd discussed the shape of lots 7, 8, and 9. T. Morgan said that lot 10 is definitely too narrow. H. Boyd said that this was due to the straightening of the property lines as requested by one of the board members. T. Morgan said this plan is a vast improvement but did not make it with lot 10. H. Boyd said that he could reconfigure and make it doable. T. Morgan said that it could be reconfigured to lose a duplex lot but keep 11 lots. H. Boyd said that Chris York had revised the

calculation for drainage and that M. Fowler had reviewed it and was alright with it. M. Fowler said that it would work as long as it is constructed as designed. He said the water would travel down the swale.

H. Boyd said that he would encourage the developer not to clear cut, etc. Deschenes said that he would leave a buffer and put up fences if necessary for privacy. K. Fowler said that he was happy to see that Boyd had fixed the lot lines.

Abutters Nancy and Les Haskell of 11 True Lane said that they would like to see it noted if only in the minutes that down the road if this connection was made, because it would be at the edge of his property, they would like signs and speed bumps. Mrs. Haskell said that she has a blind person and asked how she could get a sign stating this. H. Boyd said that he would look into it to see if he could get her one.

K Fowler made a motion to continue this subdivision to February 18, 2003 at 7:00 P.M. P. Garand 2nd. Vote: unanimous

CASE #02-48 – ANDREW & ALICE GOULD AND MICHAEL & KIMBERLY POTTLE- 130-132 BLACKSNAKE ROAD – TAX MAP 3, LOTS 5-3 & 5-9 –

FORMAL CONTINUANCE: H. Boyd of Millennium Engineering and Andrew and Alice Gould were present to go over their proposal for a 4-lot subdivision off of Blacksnake Road for the board's review and approval.

H. Boyd addressed T. Morgan's letter of review and recommendations. T. Morgan said that note #4 should be more clear and state that only a single-family dwelling shall be allowed on lot E. R. Moore said that lot E complies with zoning for a duplex lot. T. Morgan noted that the box requirement has come back to bite us. He also noted that the kick in the rear lot line is not as bad as in the front of the lot. R. Moore said that these are more functional lots and the box requirement should be waived because these lots do comply with zoning as duplex lots.

P. Garand made a motion to remove note #4 from the plan. P. Stockbridge 2nd. Vote: unanimous

K. Fowler made a motion to waive the 125'x 200' box requirement for lots C, D, and E. P. Garand 2nd. Vote: unanimous

P. Stockbridge made and then withdrew his motion to approve and have the plan signed by the Chairman for further discussion.

Mike Fowler said that the drainage is not an issue. The stipulation of tree cutting was discussed. H. Boyd suggested that it be a condition of approval stating that there be no cutting. T. Morgan asked how would we be assured that 100,000 square feet would not be disturbed. R. Moore said that he did not think that this small subdivision would open up 100,000 square feet, estimating that 25,000 square feet for the road and 10,000 square feet for the four lots. K. Fowler said that he did not want to see it clear cut like Lighthouse Way. H. Boyd said that one thing that would help is to stake the lots and leave trees on the lot lines.

P. Garand made a motion to recommend a performance bond of \$126,000 be posted. P. Stockbridge 2nd. Vote: unanimous

Andrew Gould asked about posting the bond. It was explained to him that he could do the road work, sewer, water and drainage and than asked for a reduction in the bond amount and post the remained. The board told Boyd that the plan has to be revised by taking note #4 off of the plan and straightening the lines out.

P. Stockbridge made a motion to approve the revised plan and have it signed by the Chairman. P. Garand 2nd. Vote: unanimous.

OLD BUSINESS:

PROPOSED AMENDMENTS TO LAND USE REGULATIONS: T. Morgan said that he would be working on this.

LETTER TO NH DOT RE ROUTE 1: T. Morgan said that W. Cox volunteered to write a letter to the NH DOT to widen Route 1 to five lanes. W. Cox was not at this meeting to address this.

CORRESPONDENCE: T. Morgan distributed the correspondence and Chairman Brown signed the bills at the beginning of the meeting.

DRIVEWAY PERMITS: None

OTHER BUSINESS: T. Morgan told the board that he would be asking for the mylar recording fee with the application. The board agreed that this was a good idea.

MEETING ADJOURNED: Chairman Brown adjourned the meeting at 8:10 P.M.

Minutes taken by Secretary Emily Sanborn.

