

SEABROOK PLANNING BOARD
JANUARY 2, 2001 - 7:00 P.M.
SELECTMEN'S MEETING ROOM

MEMBERS PRESENT: Chairman Robert Brown, Vice-Chair Susan Foote, Paul Garand, Philip Stockbridge, William Cox and Alternate Ivan Eaton Jr.. Other Presents: Town Engineer Michael Fowler, Town Planner Thomas Morgan, CEO Robert Moore, and Secretary Emily Sanborn.

MEETING OPENED: Chairman Brown opened the meeting at 7:03 P.M.

MINUTES: I Eaton Jr. made a motion to accept the minutes of the previous meeting. S. Foote 2nd. Vote: P. Stockbridge & P. Garand. abstained
Minutes Accepted.

CASE # 00-36 -00-37 -00-38 00-39 MCDONALDS, PIZZA HUT, RESTAURANT & RETAIL STORE - LAFAYETTE ROAD - FORMAL CONTINUANCE

Wayne Morrill of Jones & Beach presented the revised plans for the four lot site plans for McDonalds, Pizza Hut, Restaurant and Retail Store for the board's review and approval. Mr. Morrill told the board that one handicapped space had been added to each lot shown on sheet C2. He said that each lot now has the required open space with the rear lot having 44% open space. and that there is a four foot sidewalk on the south access road with a cross walk

T. Morgan asked if the State would extend the sidewalk around the curb. Mr. Morrill said that Sheet C3 shows the flushed sidewalk. Chairman Brown said that a 3 foot greenspace would be needed along the flushed sidewalk. Mr. Morrill said that he had met with member W. Cox about the lighting and that Mr. Cox had come up with a punch list. W. Morrill said that the lights on McDonalds, and the other sites would be corrected to W. Cox's minimum and maximum requirements. He said McDonalds would have a back shield to contain the lighting to the site with a suitable level and Pizza Hut lights will be on timers and dimmers at non operating times.

P. Stockbridge asked about the south access road and said that he had spoken with someone at the power plant and was told that the road had not been acquired by the State yet. P. Stockbridge and P. Garand asked about the swale along the access road and asked about the detention pond being on town property. They voiced their concerns about who would be responsible for the maintenance of this pond. T. Morgan asked about what would happen to the swale if the State widened the road. W. Morrill explained future development and evaporation and the drainage at the rear going into the marsh. T. Morgan asked, if in the future, if it was widened wouldn't it go into your swale and drainage. W. Morrill said no because they are allowing for another lane in their calculations.

Michael Fowler gave his views on the slope of the land and said that the way that they have optimized their parking spaces will provide for future drainage. The landscaping and the bond amount for the water tie in were discussed.

W. Cox made a motion that a bond in the amount of \$10,000 for each lot be posted for the water tie in. I. Eaton Jr. 2nd. Vote: unanimous.

P. Stockbridge made a motion to continue the applications to the first meeting in February. The motion received no second. Chairman Brown asked if there was anything else. R. Moore said that the sign setback of 15 feet had to be met. There were no abutters present.

I. Eaton Jr made a motion to approve the plan with the three foot greenspace required along sidewalk and upon the acquiring of the south access road. W. Cox 2nd. Vote: P. Stockbridge and P. Garand opposed. I. Eaton Jr, S. Foote, and W. Cox in favor. Motion Carried.

Ivan Eaton Jr. made a motion to have the Chairman sign the plan when road is acquired. W. Cox 2nd. Vote: P. Stockbridge abstained Motion Carried.

OTHER BUSINESS:

HOME DEPOT - BOND AMOUNT: W. Cox asked Michael Fowler to calculate and set a bond amount for Home Depot.

STARD ROAD INDUSTRIAL SITE: DEAN:

Wayne Morrill of Jones and Beach who had presented this site plan for a previous approval asked the board if gravel could be used in the driveway instead of pavement until the entire industrial sites have been completed. The board had no objections.

P. Stockbridge made a motion to allow gravel instead of pavement S. Foote 2nd. Vote: unanimous.

PUBLIC HEARING - ZONING AMENDMENTS - SITE PLAN & SUBDIVISION REGS:

Chairman Brown opened the public hearing for the Amendments.

1).Amend Article VI of the Zoning Ordinance by adding the following to the Minimum Setback section of the Dimensional Requirements Table:

		From ponds & streams	50'	50'
50'	50'	-	50'	

T. Morgan explained that this was already in the Zoning and that this was just adding it to a place where it would be more visible. S. Foote made a motion to send to town warrant with the recommendation of the planning board. P. Garand 2nd. Vote: unanimous.

2) Amend Article VI of the Zoning Ordinance relative to structures in Zone 3 by:
- increasing the maximum height of structures from 35 feet to 50 feet, and
- increasing the minimum required open space from 25% to 50%.

Ivan Eaton Jr. asked the fairness of not including Rte 1 commercial in the height increase. T. Morgan said that it was too late to get it to public hearing for this year. The board members discussed the open space increase. P. Stockbridge spoke in favor of the increase. W. Cox started a motion and then withdrew the motion. S. Foote made a motion to strike line two of amendment 2. Ivan Eaton Jr. 2nd. Vote: P. Stockbridge & W. Cox opposed. Motion Carried.

S. Foote made a motion to send amendment 2) to town warrant with the planning board's recommendation. Ivan Eaton Jr. 2nd. Vote: 4 in favor. P. Stockbridge opposed. Motion Carried.

3) Amend Article V of the Zoning Ordinance by making indoor recreational uses in Zone 3 subject to a Special Exception. The board agreed that this had been an oversight as outdoor recreational had been already allowed by Special Exception.

W. Cox made a motion to send Amendment 3) to town warrant with planning board recommendation. P. Garand 2nd. Vote: unanimous.

4) Add the following to Article IX Section F of the Site Plan Review Regulations:

"Required hay bales and silt fences shall remain in place for a minimum of 24 months."

S. Foote requested that "and maintained" be inserted after "in place".

W. Cox made a motion to approve the amendment to Site Plan Review with language as corrected. I. Eaton Jr. 2nd. Vote: unanimous.

5) Add the following section to Article III of the Subdivision Regulations:

"Q - Recording Fees: In the event that the Registry of Deeds declines to record a mylar, a \$100 surcharge shall be levied for each subsequent attempt by municipal staff to record the mylar."

T. Morgan explained that this would make the engineers more aware of being more careful in regards to filing their plans.

W. Cox made a motion to approve the amendment to the Subdivisions Regulations.

S. Foote 2nd. Vote: unanimous.

6) Replace Article XV Section C of the Zoning Ordinance with the following:

C - Setbacks: Buildings and paved parking lots shall be set back from wetlands. The minimum required setback shall be determined by dividing the lot's area by 1,000. For example, on a 20,000 square foot lot, a 20 foot setback would have to be observed; on a 30,000 square foot lot, a 30 foot setback would be required. No setback would have to be greater than 50 feet, regardless of lot size. For purposes of determining the applicable lot size, the property's dimensions as of January 1, 2001 shall govern.

S. Foote gave the reasoning for the lot size dimensions. Bruce Brown, a resident, asked why this couldn't be a set amount of feet instead of a sliding scale. I. Eaton Jr. said that he sees this as putting more restrictions on a persons land and he is opposed to the amendment. The board discussed the last line of the amendment.

P. Stockbridge made a motion to delete the last sentence. W. Cox 2nd. Vote: I. Eaton Jr opposed. Motion Carried.

W. Cox made a motion to send the amendment with language correction to town warrant with the planning board's recommendation. S. Foote 2nd. Vote: I. Eaton Jr opposed.

Motion Carried.

Chairman Brown closed the public hearing.

PROPOSED PUBLIC HEARING - SIGNS

Member Paul Garand and T. Morgan on some amendments to the current sign regulations as follows: To consider amending Article XIII of the Zoning Ordinance relative to signs in Zones 2 & 3. The proposed amendment would:

- * reduce the maximum area of free-standing signs to 100 square feet;
- * reduce the maximum number of free-standing signs from two to one; and
- * increase the required front yard setback from 15 feet to 25 feet.

R. Moore went over these suggestions and informed the board that this would not increase the square footage of a sign as was intended by this amendment but would reduce it and that the setback increase would obstruct the view of the sign by the plantings of the requested Liberty Elm Trees.

W. Cox made a motion to delete lines 1 and 3 of the proposed amendment and send to public hearing on January 16, 2001 at 7:00 P.M. S. Foote 2nd. Vote:

I. Eaton Jr opposed. Motion Carried.

CAPITOL IMPROVEMENT PLAN (CIP):

T. Morgan said that the board had received a letter from Town Attorney John Simmons in regards to a new RSA which did not allow towns or cities who do not have both a Master Plan and a CIP to charge for off site impacts. He said that there was an article approved for authorization of a CIP done in 1994 but in 1998 the town did not approve the necessary funding. B. Cox asked if there was still time to implement this article. T. Morgan said that it could be done by the Board of Selectmen. S. Foote suggested that subdivision impact for school and other services be included in imposing a impact fee.

W.Cox volunteered to go before the selectmen and ask them to put a money article on the ballot to obtain funding for CIP.

DRIVEWAY PERMITS:

Driveway permits were given to Alternate member I. Eaton Jr. to review.

The annual appreciation dinner was discussed.. Chairman Brown made the arrangements for January 19, 2001 at 6:00 P.M. at the Galley Hatch.

S. Foote told the board members that the Town of Seabrook is currently not a member of the Rockingham Planning Commission. She made a request that the RPC be joined, allowing the town the benefits of being a member. Membership dues were discussed.

MEETING ADJOURNED: Chairman Brown adjourned the meeting at 9:17 P.M.

Minutes taken by Emily A. Sanborn, secretary.