



Town of Seabrook Planning Board **DRAFT**

WORK SESSION

July 12, 2005, work session was called to order at 6:05 PM to discuss the drainage issues at the Border Winds subdivision and industrial area. Principals in attendance were:

Tom Morgan, Town Planner; Sue Foote, PB Chair; Mike Lowry; Paul Garand, CEO; Keith Sanborn; Fred Welch, Town Manager; Kevin Madden, Appledore Engineering; Henry Boyd, Millennium Engineering; Erik Saari and Wayne Morrill, Jones & Beach Engineers; Peter Evans, Paul Himmer.

Chair Foote requested that Peter Evans step down and he requested that the PB disqualify him.

Motion: Lowry **To request that Peter Evans, planning board member, step down from participating in this work session because he is a resident of Border Winds.**

Second: Himmer **Unanimous**

Chair Foote asked all participants to review the Appledore correspondence of May 11 and May 27, 2005 and accept the recommendations of the peer review firm for beginning deliberations on the issues. It was noted that items 4 and 5 on the May 11 letter are mutually exclusive and only one of them can apply to the situation, not both.

Henry Boyd raised the question of what the Chair meant by accept the recommendations. He felt it was redundant for the Jones & Beach and Millennium Engineers to be there if the Board was just going to accept the Appledore peer review recommendations.

Chair Foote said the acceptance was similar to accepting a plan for consideration. She hoped that the discussions this evening among the engineers would help the Board resolve the issues and come up with a detailed motion of how to proceed. She asked the Board if they had enough time to re-read pages 7 and 8 from the 5/11 and 5/27 letters. Foote reminded participants that there would be discussion among the engineers and give and take among the engineers and the Board until a solution all could work with was reached.

Foote asked if any of the engineers would like to speak to the comments and recommendations.

Henry Boyd said he had no problem with the Appledore recommendations he just disagrees with them. On **Page 8 of the 5/11/05 Appledore letter**, he agrees with #1 but doesn't know who is responsible for it; asks who is responsible for #2; says the Town of Seabrook needs to deal with #3; feels that corrective action needs to be taken because the sidewalk is junk but the roadway is superb; Mr. Benoit (the developer now) does not want to put vertical granite curbing in. His bond was reduced to the point he can't put the curbing in; he reposted the bond to do all the corrective actions. Boyd feels curbing is an esthetic item, not essential to the drainage issue because the $\frac{1}{2}\%$ swale will convey the water away in a proper manner; if it was not working, the ponding would be into the street. Boyd agrees with #5 that there are many things to be fixed and a ramp for handicap access is one that needs to be addressed; as far as the lips in #6, the parabolic swales and moundable berm make the water behave as it should. Boyd feels that the curbing will pitch the Stormwater towards residences rather than away; on item #7, Boyd says the item is still unknown but he believes it has an electrical purpose; and on #8, he agrees that silt fencing needs to be removed.



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Erik Saari, Jones & Beach Engineers addressed the **May 11th Appledore letter** as follows: #1, no reason not to do it ASAP; #2, fencing, goes back to original; #3, Town of Seabrook is responsible for maintenance; #4, stand by the original design; #5, agree; #6, original plan should be built; #7, open; #8 remove.

Erik Saari addressed the **May 27th Appledore letter** as follows: #1, doing a master plan on the storm water at this point in time is a joke and a waste of time for the engineers; too much construction has gone on to get an accurate picture; the only way to do this is on a site by site plan; #2, for Site Specific permits from DES, they are doing individual permits rather than a master for the whole area; spoke to Ridgely Mauck and everyone gets a permit; three lots were just sent in for the industrial drainage issues; drainage is more than adequate.

Kevin Madden, Appledore Engineering spoke to the points raised by Appledore in its peer review: As far as the fence is concerned, it needs to be installed but the question of who is responsible for this is still up in the air.

Granite curbing: on site visit showed ponding in the parking lots especially; the maintenance for the road and site and especially the snow plowing issue of what happens to snow pushed into the swales was raised.

It appears the site specific for the industrial areas has gone away.

The **June 2nd letter from Jones & Beach to Appledore** raised more questions than issues. Erik Saari responded to the issues and then returned to the curbing question.

Considerable discussion among the engineers as to the relative merits of the original plans and the corrective plans with each side presenting evidence to support their proposal.

The impact of the Border Winds drainage on the industrial sites, many of which are pending before the Planning Board, was raised and evaluated. Foote felt the question of how the residential drainage affects the industrial sites had been answered.

Board voted that

Motion: Lowry There were no drainage issues from industrial sites on the residential area.

Second: Himmer Unanimous

A date for a public hearing on the Border Winds issues was set for August 3rd, location to be determined by Chair Foote, time to be 6:00 PM.

Respectfully submitted,
Patricia R Welch, Secretary