

**SEABROOK PLANNING BOARD  
JUNE 19, 2001 - 7:00 P.M.  
SELECTMEN'S MEETING ROOM**

**MEMBERS PRESENT:** *Chairman Robert Brown, V-Chair Susan Foote, Philip Stockbridge, Paul Garand & William Cox.* **Others Present:** *Thomas Morgan, Town Planner, Robert Moore, CEO, Michael Fowler, PB Engineer, & Emily Sanborn, Secretary.*

**MEETING OPENED:** Chairman Robert Brown opened the meeting at 7:04 P.M.

**MINUTES:** S. Foote made a motion to accept the minutes of June 5, 2001 as written. P. Garand 2<sup>nd</sup>. Vote: unanimous.

**CASE #01-12 - HENRY & AUDREY COMACHO/TOWN OF SEABROOK - RIVER STREET - TAX MAP 23 LOTS 6 & 7-1 - LOT LINE ADJUSTMENT - FORMAL**

Robert Moore, representing the Town for this application, told the board that this was initiated by the town. He explained that Mr. Comacho had agreed to give the Town a small piece of land for the Town to relinquish its rights to the R.O.W. across Mr. Comacho's property so that the town pier could be repaired. Mr. Comacho has since made a request for a small triangular piece of land to be added to this lot line adjustment so as to square off his lot. In a letter from Attorney Simmons about this matter, Simmons advised the board that to be able to sell or exchange town owned land, it must get approval at town meeting.

T. Morgan reviewed the letter and said that he would have liked for Attorney Simmons to have cited an RSA as a reference. R. Moore said that the pier work had been scheduled and that if Mr. Comacho agreed to the present plan, the article's language would read that this was a swap for land that Mr. Comacho will be giving us and the town would draw up new plan after town approval. Mr. Comacho said that he is willing to go along with this as long as he isn't left hanging. Chairman Brown assured Mr. Comacho that the Planning Board would give its recommendation to this article.

P. Garand made a motion to accept the lot line adjustment as proposed. S. Foote 2<sup>nd</sup>. Vote: unanimous

**CASE #01-13 - TIMOTHY JOHNSON & JOHNSON/BENOIT INC - 920 LAFAYETTE ROAD - TAX MAP 7 LOTS 91 & 91-1 - SITE PLAN - FORMAL**

Henry Boyd of Millennium Engineering presented the plans for a 23,950 square foot expansion to an existing building at 920 Lafayette Road for the board's review and approval. Mr. Boyd went over the concerns of T. Morgan letter of review and addressed them as follows: 1) Mr. Boyd acknowledged that Bob Bialobzreski, owner of Service Star Hardware Store, has to agree to the application as the proposed site plan straddles the Condo Line. 2) Mr. Boyd said that the deed acquired at the Assessing Office had erroneously referred to a prior deed. He said that the attorney was working on this. 3) H. Boyd went over the condominium set up and the parking spaces. W. Cox asked if the amount of parking spaces was in compliance. H. Boyd said that they had accommodated for new structures. 4) H. Boyd explained that D. Benoit had resigned from the Condo association and with a letter had conveyed his interest to Mr. Johnson.

5) Mr. Boyd said that the detention pond will effect both parcels and that easement deeds are being drawn by Mr. Johnson's attorney. 6) H. Boyd said that the floor plans for the proposed use are not available yet. 7)

Robert Moore explained that the lot begins in commercial and is contiguous therefore the lot can be used commercially in the industrial zone. 8) Chris York of Millennium Engineering said that the numbers for open space for the undeveloped site would be 41% and that the entire lot would be 21% which would need a ZBA approval. 9) H. Boyd said that parking spaces would be marked to regulations. 10) H. Boyd asked Chris York to describe the drainage. C. York said that the run-off from Lafayette Road will all be treated before it hits the detention pond. H. Boyd said that there would be a catch basin and that they would saw cut the pavement and lay the drainage pipes. H. Boyd went over the conservation easement from D. Benoit and the outflow to the wetlands.

10) H. Boyd and Bob B. discussed the problem of snow storage. Bob B. said that the snow was pushed to the rear of the property. 11) W. Cox said that the applicants must submit pictures of the propose lighting on buildings because to waive the grid we need to see lighting. 12) T. Morgan said that the applicants have not asked and we have not granted relief from sidewalk on Lafayette Road. He said that his concern was to make the strip safe for pedestrian and with this size project it is doable. H. Boyd went over the reasons why this would be difficult, R.O.W., moving utility poles, etc. Bob B. was not in favor of the sidewalk because he has limited parking spaces along the road. T. Morgan said that if we waived the sidewalk it would come back to haunt us. P. Garand suggested that H. Boyd put something together and let the board review it. The width of the State R.O.W was discussed.

13) H. Boyd said that the existing tree line would be left. P. Garand suggested that in place of the proposed sign they look into using roof signage and wall signage. The addition of a Liberty Elm Tree was discussed. 14) M. Fowler recommended a bond in the amount of \$50,000.

#### **Sanitary Sewer**

Michael Fowler went over his letter of review. 1) M. Fowler explained the sewer lines and the existing town easement. He said that a new 10' wide easement should be prepared and conveyed to the Town for maintenance and that the proposed building is on top of the existing easement. 20) The rerouted gravity and force main should be constructed prior to any interruption of the existing line. Bob B. was concerned about the turn over. 3) H. Boyd explained the concerns of Warner Knowles. W. Knowles's written suggestion that a manhole, for maintenance, on site will be re-worked by Mr. Boyd. 5) Trench detail is located on sheet #5.

#### **Water Service**

H. Boyd said that there is no information as to the water lines in the parking lot and no information pertaining to size and material of service to the new portion of the building. P. Garand said that the water line comes through Tang's Restaurant. H. Boyd said that he would get more information and show were it will be connected. M. Fowler told him to see D. Benoit about were the water lines are located.

#### **Storm Drainage & Grading**

M. Fowler said that the stormwater calculations and analysis are in order.

#### **Bonding**

M. Fowler said that since the applicant has submitted a site plan addition, the only required bonding should reflect the work for the sanitary sewer rerouting. He recommended a bond in the amount of \$50,000. M. Fowler said

that the water line connections should be shown on the plan; \$50,000 bond required and easement documents submitted.

Robert Moore asked how we were allowing accommodations for parking spaces on a different lot. H. Boyd said an easement had to be worked out with Bob. B.

Bob B. voiced his concerns in regards to parking spaces; sidewalk; and snow storage/removal. The board suggested that Mr. Boyd look into getting an exit an entrance off of D. Benoit's road. This would relieve the traffic going through the parking lot. H. Boyd said that he had another plan with a layout for access off of this road but he did not have it with him.

H. Boyd said that T. Johnson and Bob B. will get together to discuss Bob's concerns and try to come to an agreement in regards to these issues.

W. Cox made a motion to continue this case to July 17, 2001 at 7:00 P.M. P. Stockbridge 2<sup>nd</sup>. Vote: unanimous.

**CASE #01-14 - MARK CHARLAND - 61 LEDGE ROAD - TAX MAP 5, LOTS 8-3 & 8-4 - LOT LINE ADJUSTMENT - FORMAL**

Henry Boyd of Millennium Engineering presented the plan for a lot line adjustment at 61 Ledge Road for the landowner Mark Charland.

Mr. Boyd went over the survey that was done on this lot by Eugene Rowe and said that his survey had found matching bounds. He said that there was a conflict with Mr. Charland and his abutter's bounds and that Mr. Charland had been willing to do a line acquiesced in regards to the boundary discrepancy. Chairman Brown asked Mr. Boyd that if he knew the line to be an absolute boundary, wasn't this agreement going to impact J. Falconer's boundary.

Mr. Boyd asked if the non-wetland requirement could be waived for the lot that is lacking just 200'. T. Morgan said that the board could not look the other way for the 200'.

W. Cox made a motion to approve the lot line adjustment with conditions that iron rods be set at the NE/NW corners; jurisdictional wetlands markers required; 200' feet more of upland for compliance; and Vice Chairman to sign revised plan. S. Foote 2<sup>nd</sup>. Vote: unanimous

**OTHER BUSINESS:**

**TRINITY CHURCH SITE PLAN:** The board signed the approved the Trinity Church site plan.

**GRAPEHILL MOBILE HOME PARK:** S. Foote voiced her concerns with the operation of terrain at Adder & Boa Lane. She said that she was under the impression that there would be no more lots added but now the hill is almost completely gone. Robert Moore said that he had contacted the state in regards to if Mr. Lago had applied for a site specifics permit as he is disturbing more area than what is allowable without a permit. The gentlemen from the state told Mr. Moore that he could not get down to the site until July 4, 2001.

**BORDER WINDS - BEECHWOOD ESTATES:**

S. Foote, Chairman of the Conservation Commission, went over her letter of response to the Beechwood Estates project and the drainage problems in that

area. T. Morgan suggested that the letter be sent to the Beechwood Homeowner's Association.

P. Stockbridge made a motion to send a copy of the letter to the Beechwood Homeowner's Association for informational purposes. P. Garand 2<sup>nd</sup>. Vote: unanimous. The board discussed who to send it to as there is no address given for the Association. S. Foote suggested it be sent to Ms. Evans, 44 Border Winds Avenue.

**CONDO CONVERSIONS:**

S. Foote and other members voiced their disapproval of the current condo conversion regulations and asked T. Morgan if the town could eliminate this from our application. Chairman Brown said that he was concerned about the shared driveways T. Morgan said that we could not according to RSA 356-B. T. Morgan said that he would try to get some information from the municipal association about this matter.

**DRIVEWAY PERMITS:** S. Foote made a motion to sign the driveway permits for 9 Butland Avenue and 78 Railroad Avenue. W. Cox 2<sup>nd</sup>. Vote: unanimous

**MEETING ADJOURNED:** Chairman Brown adjourned the meeting at 9:27 P.M.

Secretary's Notations: Mylar for Comacho/Town of Seabrook was recorded 6/20/01 D-29031. Deed for Greenleaf Drive and John Street was recorded 6/20/01 43151. Mylar and Condo Docs recorded 6/22/01 Ledge Road Units 1 and 2 D-29040, 44019 1:49 P.M. Mylar and Condo Docs recorded 6/22/01 Ledge Road Units 3 & 4, D-29041, 44018, 1:49 P.M.

Minutes Taken By: Emily Sanborn, Secretary