

**SEABROOK PLANNING BOARD  
MARCH 18, 2003 – 7:00 P.M.  
SELECTMEN'S MEETING ROOM**

**MEMBERS PRESENT:** Chairman Robert Brown, V-Chair Susan Foote, Paul Garand, Keith Fowler and Alternate William Cox. Others Present: Town Planner Thomas Morgan, CEO Robert Moore and Secretary Emily Sanborn.

**MEETING OPENED:** Chairman Brown opened the meeting at 7:04 P.M. with a quorum present.

**MINUTES:** P. Garand made a motion to accept the minutes of March 4, 2003 as written. S. Foote 2<sup>nd</sup>. Vote: W. Cox and K. Fowler abstained because they were not present at this meeting. Motion Carried.

**CASE #03-05 – EMC REALTY TRUST – 14 LIGHTHOUSE WAY – TAX MAP 12, LOT 31-7 - CONDO CONVERSION – FORMAL:** Applicant was not present and a continuance was requested. K. Fowler made a motion to continue this application to April 1, 2003 at 7:00 P.M. P. Garand 2<sup>nd</sup>. Vote: unanimous.

**CASE #03-06 – MARGARET STARD – WHITAKER WAY – TAX MAP 4, LOT 19-40 – SITE PLAN – FORMAL:** Wayne Morrill of Jones & Beach Engineering present the site plan for a 10,500 square foot industrial building at the end of Whitaker Way for the board's review and approval.

Mr. Morrill said that there would be 32 parking spaces, a 10'x 10' enclosed dumpster and a 25'x 25' loading dock on the site. Morrill said that the utilities were shown on sheet C2 along with the 6" water line to provide for the fire sprinkler system. He said that sheet C3 addressed the drainage showing the detention swale, catch basin and detention pond. Sheet C4 showed the lighting grid. Chairman Brown asked how high the light poles would be. Morrill said that they would be 16' high pole lights and 3 wall pack lights and that the sign would be 6' high.

Morrill went over T. Morgan's letter of review and recommendations as follows: 1) at present there were no tenants for this building; 2) it would be light industrial and parking should be sufficient; 3) landscaping was good; 4) access to building was on three sides which T. Morgan said was ok with Fire Department; and 5) bond of 30,000 was recommended by M. Fowler's review letter. T. Morgan said that M. Fowler also had a concern with the water usage. Scott Mitchell said that if there was a problem with the tenant's water usage the board could make a condition that it has to be reviewed by Warner Knowles, the water superintendent. Mitchell said that this business would probably only have a bathroom and sink. R. Moore said that this business would be reviewed by each department before a business license could be issued. W. Cox asked if Mr. Morrill would be supervising the construction. Morrill said that he does not know because he doesn't even know when this project will be started. W. Cox said that the minutes should reflect that the light poles are to be 16' and that if they did not comply the bond could be used to do this.

Chairman polled the members and there were no abutters present.

K. Fowler made a motion to recommend a performance bond in the amount of \$30,000 be posted. S. Foote 2<sup>nd</sup>. Vote: unanimous. P. Garand said that he would oversee the building for pre treatment for sewer and check the berm area for containment.

S. Foote made a motion to approve the site plan for Margaret Stard. K. Fowler 2<sup>nd</sup>. Vote: unanimous.

**CASE #03-07 – DAVID & CHRISTINE LANGIS AND TERRY & DEBORAH SLIKER – 15 & 17 ELEPHANT ROCK ROAD – TAX MAP 16, LOT 11-4 – CONDO CONVERSION:** Attorney Mary Ganz presented the plans for a condo conversion that had been previously denied. Ms. Ganz told the board that the driveway had been removed and the vegetation area would be restored as requested by the board with the Conservation Committee's approval. Ms. Ganz said that R. Moore had viewed the site with H. Boyd and verified that no trees had been cut in this area.

Ganz asked that the case be postponed for a couple weeks and suggested the board require a bond and recommend the amount for the restoration. S. Foote recommended the following species of trees and shrubs for the restoration: high and low blueberry bushes; arrow wood; spice bushes, winter berry and for the ground coverage; golden seal and candleberry to keep pedestrian traffic off this area. Foote also stated that the stonewall that was removed has to be replaced noting that this was a historical wall dating back to the 1600's. She said that the rocks should be of a similar age. T. Morgan informed the board that it is illegal to move stonewalls that are boundary markers.

S. Foote asked that a symbolic fence be placed for parking for Elephant Rock. R. Moore said that there should be a sign for this park. W. Cox said that the original plan was laid out differently. He said that he was not pleased with the re-location of the driveways. S. Foote suggested, because Henry Boyd was the original developer and a member of the Conservation Committee, he keep an eye on this project. Chairman Brown said that the driveways should be on their own lots because an easement on a deed is hard to follow. M. Ganz said that the wall, plantings and bond would be taken care of.

P. Garand made a motion to continue this application to April 1, 2003 at 7:00 P.M.

S. Foote 2<sup>nd</sup>. Vote: unanimous

T. Morgan gave Ms. Ganz a copy of Attorney Simmons review of the Condo Documents and the Conservation Committees comments. Ganz was told to bring in the mylar before noon on the Friday before the meeting.

#### **CORRESPONDENCE AND EXPENDITURES:**

T. Morgan distributed the correspondence and Chairman Brown signed the bills.

**LETTER TO NH DOT:** W. Cox drafted a letter to the NH DOT in regards to the widening and the road construction on Route 1. The board members reviewed the letter and complimented Mr. Cox on the text of the letter. The board discussed the C. I. P and stated that with it in effect the board could compel developers to do the road improvements. T. Morgan told Mr. Cox that the letter should be addressed to Carol Murray the Commissioner of NH DOT and cc to the others.

T. Morgan said that Mike Burlage of District 6 has limited power and he would be the short term fix. He said the long term strategy would be to appoint someone to the Metropolitan Planning Organization as the town representative. S. Foote said that the traffic study along Route 1 should be a current one and that it should encompass the whole corridor along Route 1. T. Morgan said that he would send out the letter.

#### **OTHER BUSINESS:**

Arlie Green owner of *6 Chevy Chase Road*, which was the old Baert Mariner boat sales, asked the board if a site plan would be needed to operate an RV sales from this building. R. Moore said that this property is grand fathered to do retail and that RV's would be the same as boats. Christos

Kopoulos introduced himself as the person who would be doing this business from this location and presented a letter to the Chairman in regards to his proposal.

Chairman Brown read the letter and did not agree that it would be the same use for the lot. He said there was no used cars. R. Moore said that the lots retail use is grand fathered. S. Foote said that a site plan would have to be done with an update of drainage. She said it is not that it cannot be done but that the storm water protection has to be complied with. Chairman Brown said that he does not have a problem with RV's that can be hauled or pop-ups but when you get into motorized vehicles you need proper containment, etc. S. Foote explained that the town now has been notified by the state that it has to comply with Phase II of storm water treatment. Cox asked if the concrete at the end of the road had been taken care of. Moore told Green that this would have to be removed.

Green said that what the board was saying was that the only thing that he could have there now was a day care or boat sales. R. Moore explained that the original site plan had never laid out the parking spaces. The board told Mr. Green that he would need to do a site plan for anything else.

**Informal Inquiry:** R. Moore said that there was an inquiry from Contractor Lloyd Perkins about the property at 193 Walton Road. Moore said that truck traffic would only be his own equipment. Moore said that Mr. Perkins had asked him if he could have an office and house his equipment at this location for maintenance. S. Foote asked about if there would be any run-off. Chairman Brown said that there should be some containment for oil spills. S. Foote stated that Perkins was a reputable person. P. Garand said that his equipment could fit into the building. The board agreed (at the end of this meeting) that this use would comply with the site.

**SIGN VIOLATIONS:** W. Cox said that he had sited five sign violations that he thought should be given to the Code Enforcement Department. He said they were Signal Street Variety, Motor town, the two car washes and Devine Mercy. Moore and Garand said they would look into this matter.

Chairman Brown voiced his concern with certain things that are granted and not carried out as presented to the board, like Elephant Rock subdivision. Mr. Moore explained to him that the board can put on a condition where the board has given up something, like the road regulations at Elephant Rock.

The board discussed the incomplete applications and decided that the application has to have NH DOT permits and any other permits needed before the application can be accepted.

**S. Foote made a motion to re-affirm the subdivision and site plan regulations in their entirety. P. Garand 2<sup>nd</sup>. Vote: unanimous**

**Wal-Mart Expansion** – Paul Garand told the board that he had visited the Wal-Mart site and had shown the manager the approved plan. Garand told him that the bond would have to be posted before a building permit was issued.

**MASTER PLAN & C.I.P** – S. Foote stated that now that the town has a Master Plan and Capital Improvement Plan in place the town should think about putting a growth control in place. T. Morgan went over the municipal impact fee for water, sewer and schools and said that four year growth control would be a temporary measure. Cox said that developers could be charged an impact fee on the number of trips generated by their project.

**MEETING ADJOURNED:** Chairman Brown adjourned the meeting at 8:35 P.M.

Minutes taken by Secretary Emily Sanborn.

**Secretary's Notations:** Sullivan Subdivision was recorded 3/20/03 D-30529.