

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

MEMBERS PRESENT: Chairman Robert Brown, V-Chair Susan Foote, Paul Garand, Philip Stockbridge, Mark Preston and Selectmen's Rep. Karen Knight. Others Present: Town Planner Thomas Morgan, PB Engineer Michael Fowler, CEO Robert Moore and Secretary Emily Sanborn.

MEETING OPENED: Chairman Brown opened the meeting at 7:00 P.M. with a quorum present.

MINUTES: S. Foote made a motion to accept the minutes of February 18, 2003 as written. P. Garand 2nd. Vote: M. Preston abstained. Motion Carried.

02-47 – EMC REALTY TRUST – 264 SOUTH MAIN STREET – CONDOMINIUM CONVERSION – TAX MAP 17, LOT 20-3 – FORMAL CONTINUANCE

Gerrit Crabbendam of Gerrit Consulting, representing applicant Francis Chase, presented the revised plans for a condo conversion at 264 South Main Street for the board's review and approval. Tom Morgan went over his review letter and told Mr. Crabbendam that Attorney Simmons had written to the board that the responsibility for the sewer has not been addressed and the language is not adequate. S. Foote went over the easement for the sewer line. Warner Knowles' department review agreed with Attorney Simmons. Chairman Brown said that the responsibility of the sewer line has to be taken care of.

Gerrit said that note #4 has been put back on the plan along with the wetland delineation. Gerrit outlined the gas line location. S. Foote's concerns was the removal of the driveway and the sharing of the other driveway by at least eight residents and the responsibility of the upkeep. R. Moore said that this was what was approved as a subdivision road being just a driveway. S. Foote said that she could see the reason that the DES asked for it to be removed.

Abutter Ronald Larrivee of 270 South Main Street, speaking for himself and another abutter, stated that the R.O.W. was conveyed by deed to the Meyers property the last lot on the driveway. Mr. Larrivee said that the NH DES does not give a directive and that the removal of the driveway was a condition to building on the Chase lot. He said that the original plan had 2 access, 2 driveways. He said that when they town put in his sewer line he received a letter from the town that he would be responsible for the maintenance. He said that the applicant should receive the same letter indicating his responsibility.

Gerrit said that the board could ask the applicant to put back a gravel driveway. Mr. Larrivee and Paul Hamblet told the board about the construction debris and the boat that was left on the lot. They were also concerned about the amount of land for each condo unit and if a garage could be added to the property. R. Moore said that any more buildings would not be allowed unless they got wetland approval.

S. Foote made a motion to continue this application to April 1, 2003 at 7:00 P.M. P. Stockbridge 2nd. Vote: unanimous

CASE # 03-01 – SAM'S WAY REAL ESTATE DEVELOPMENT, LLC AND BORDER WINDS DEVELOPMENT, LLC – 85 LEDGE ROAD – TAX MAP 5, LOT 8-70 – SITE PLAN – FORMAL CONTINUANCE: Eric Saari of Jones Beach Engineering presented the revised plan to construction a 25,200 square foot industrial building off of 85 Ledge Road for the board's review and approval.

Member P. Stockbridge asked if the permit from the NH DES was in hand. Saari said that it had been applied for and that it would be another two months before they would have it. He said they

would not be cutting in the snow. Saari said that the applicant expressed his opinion that the bond of \$60,000 was too high. M. Fowler explained what the bond was for and that it was appropriate for this construction. M. Preston asked if the board could approve this plan without the DES permit. S. Foote said that the Chairman could sign the plan when the permit is in hand. T. Morgan asked Saari if Warner Knowles had seen the plan. Saari said that he had and that Knowles had given a verbal approval of the sewer and water.

Residents Peter and Catherine Evans had some concerns with the required parking and the concrete forms used by one of the prospected tenants of the building. Saari said that the parking accommodations would be based on occupancy and that there could be a lot more parking spaces on the side of the building if needed. Saari said that there would be very little wash off of cement from the forms. Saari described the granite curbing, detention pond and the catch basin. He went over the flow, the clean out and treatment swale which is in compliance with the Best Management Practice. T. Morgan said that the remainder of the occupants are not know at this time in regards to water usage. R. Moore said that each occupant would need a business license and W. Knowles could review the water usage at that time. Chairman Brown said that this plan would need a review from Warner Knowles and the NH DES permit.

S. Foote warned Mr. Saari about securing the entrance construction. Foote noted that \$10,000 had been added to the bond for maintenance and stabilizing the construction entrance. In answer to a question about the 50 year storm regulation, Mr. Saari said that it does comply and that it will not exceed this and that the owner is aware of the easement for the piping into the pond. Chairman Brown asked M. Fowler if he agreed with this plan. Fowler said that the proposal will meet the vegetation. Chairman Brown told Saari that all that was needed was for Warner Knowles to sign sheet C4 and to have DES permit.

Chairman Brown made a motion to continue this case to April 15, 2003 at 7:00 P.M. S. Foote 2nd.
Vote: unanimous.

INFORMAL PRESENTATION

: The Cormier Moving Company who had requested this presentation to establish a moving business at property on 193 Walton Road did not appear for this discussion.

PROPOSED AMENDMENTS TO LAND USE REGULATIONS:

- 1) Add the following sentence to Article III Section Q: "Recording fees shall be paid at the time of application."
- 2) Add the following to Article III: "S-Grading of Lots: Lots shall be graded so that all buildings will have positive drainage away from the structure for a minimum distance of 25 feet. Building site elevations shall be made higher than the public street upon which the lot fronts. Post-construction elevations for driveways and buildings shall be indicated on the subdivision plan."
- 3) Add the following to Article III: "T-Lot Lines: Proposed lot lines shall intersect the public right-of-way at a 90 degree angle, and said lot lines shall run in a straight line away from the street for a minimum distance of 75 feet."
- 4) In Article V Section A, change "eight paper copies" to nine paper copies".

The board discussed these articles. K. Knight made a motion to take out amendment 4). S. Foote 2nd. Vote: unanimous.

S. Foote made a motion to send amendments 1 through 3 to public hearing for April 1, 2003 at 7:00 P.M. K. Knight 2nd. Vote: unanimous.

OTHER BUSINESS: T.Morgan drafted a letter to Mr. & Mrs. Sullivan about the supervision by the Planning Board's engineer of the roadway of their subdivision that was a condition of approval. Chairman Brown signed the letter.

CORRESPONDENCE & EXPENDITURES: Chairman Brown signed the bills and T. Morgan distributed the correspondence.

Good and Faithful member Phil Stockbridge was thanked by the board for his service as a planning board member. Phil said that he would not be seeking re-election because he has had enough. He was applauded for his diligence in the scrutiny of Wal-Mart. His presence and expertise will be missed.

OTHER BUSINESS: R. Moore and P. Garand were asked by the board what the status was of the trucks parked at Pal's Pub, on New Zealand Road and the Dairy Queen on 286. Moore said that the new owner of Pal's Pub had moved his trucks from his lot next door to allow for snow removal and he had been told that the trucks cannot be stored on this lot. P. Garand said they would look into the other places for violations.

MEETING ADJOURNED: Chairman Brown adjourned the meeting at 8:30 P.M.

Minutes taken by Emily Sanborn, Secretary.