

**SEABROOK PLANNING BOARD  
NOVEMBER 20, 2001 - 7:00 P.M.  
SELECTMEN'S MEETING ROOM**

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

**MEETING OPENED:** Chairman Brown opened the meeting at 7:14 P.M. after the arrival of S. Foote for a quorum.

**MINUTES:** Paul Garand made a motion to accept the minutes of November 6, 2001 as written. Susan Foote 2<sup>nd</sup>. Vote: Motion carried. W. Cox abstained because he was not present at previous meeting.

Henry Boyd of Millennium Engineering asked the board to take a look at a draft of a two lot subdivision to see what their opinion was of the configured lots. Chairman Brown said that this would have to wait for other business. (Later on in the meeting the board gave Mr. Boyd an unfavorable opinion on the configuration of these lots).

**CASE # 01-23 - HUNTER LOGAN REALTY TRUST LLC - 419 RTE 286 - SITE PLAN - TAX MAP 17, LOT 47 - FORMAL :** Henry Boyd of Millennium Engineering presented the plans to convert the existing businesses into a 160 seat restaurant. Mr. Boyd along with the owner, Mr. Carey told the board members that there would be no new construction and that the four existing businesses would be turned into one large restaurant. H. Boyd told the board that they had received a variance for the number of parking spaces required and said that the only addition to the site was a berm around the existing dumpster. S. Foote suggested that they would need a dredge & fill for this. H. Boyd said that he would talk to D. Wiggin of the DES about the berm.

H. Boyd described the site and said that the site would look better than before. T. Morgan asked if the state had issued a curb cut. H. Boyd responded that the curb cuts would not be changed and that if the town is not going to require a permit, the state isn't. W. Cox asked if they had a letter from the state stating that a permit was not necessary. H. Boyd said that the D.O.T was not in the business of issuing letters. Mr. Carey explained the position of the state in regards to sidewalks along Rte. 286. He said that the state will do sidewalks for anyone who will allow the state to arrange curb cuts and widen the right of way. Mr. Carey said that this would eliminate parking for all business along the strip. P. Garand asked if the parking spaces could be angled. H. Boyd said they had tried that and it wouldn't work. Mr. Carey explained how many spaces he would lose and the safety issue of backing out instead of pulling out onto Rte. 286.

H. Boyd addressed the letter of recommendations by T. Morgan with the following: landscaping is existing; flood plain is existing and extends across Rte. 286; no new structures are to be added to site except for the berm around the dumpster; (S. Foote said this should be cleared with Dorri Wiggin of the DES) (P. Garand suggested to make a note on the plan in regards to the flood plain and tidal buffer zone); no new lighting proposed; no expansion of gravel & crushed stone; (Carey said that he has an existing dredge & fill permit); add note on plan as to the dimensions of proposed parking spaces; architectural elevation not needed, building is existing; off street loading will be done during hours closed; runoff will go into crushed stone (Carey stated that the state has indicated that they will address the low spot as it is in the State R.O.W.); utilities are existing; and curbing would be in state R.O.W.

S. Foote still had concerns about the control of parking by stripping. She said that this was not going to do it. Carey said that they had gone over every aspect and that this is the most feasible. T. Morgan asked when the state would be done with this project along Rte. 286. Mr. Carey said in the year 2002. R. Moore said that the traffic is maxed out and that we will just have to wait and see what the state does. Mr. Carey said that if the state does not do the sidewalks, he will at his expensive.

William Cox made a motion to waive the lighting grid with the condition that no new lighting be added to the site. S. Foote 2<sup>nd</sup>. Vote: unanimous

William Cox made a motion to continue the site plan review to December 4, 2001 at 7:00 P.M to allow time to revise the site plan by adding dumpster hours, tidal buffer note, parking dimensions, sidewalk and stripping and to receive letter from state indicating whether curb cut would be given or not. S. Foote 2<sup>nd</sup>. Vote: unanimous. Bond for sidewalks was briefly discussed by the board.

***CASE 01-27 - POLAND SPRINGS - 100 LEDGE ROAD - LOT LINE CONSOLIDATION - TAX MAP 6, LOTS 1, 1-2 & 1-3 - FORMAL CONTINUANCE***

Michael Connelly of Trammell Crowe and Attorney Mary Ganz were present to go over the revised plan for the lot consolidation for Poland Springs. M. Ganz said that they had received clear title for the two lots to be combined.

Abutter Bruce Brown was present to see what had been done in regards to his concerns. Mr. Connelly went over the plan with Mr. Brown and said that the bound that Mr. Brown had thought had been destroyed had been buried in crushed stone to preserve it and has been located and uncovered. In regards to Mr. Brown's questions about the slope on the excavated lot and the 50' setback, Attorney Ganz said that the requirement for setback only pertains to gravel pits. M. Connelly told Mr. Brown that they would work with him when his lot is developed.

Mr. Connelly was asked to attend this meeting to go over the employment rate for Seabrook residents at the Poland Springs plant. Mr. Connelly went over the qualification and testing for applicants and said that out of the 16 persons hired so far, 5 were Seabrook residents. Some of the board members voiced their disappointment over the hiring practices. Chairman Brown asked Mr. Connelly to take back our concerns in regards to hiring practices.

Tom Morgan requested that M. Connelly write the town a letter in a year when all the hiring is done for Poland Springs with a breakdown of the number of people hired from the Town of Seabrook. M. Connelly said that he would do that.

S. Foote made a motion to approve the lot line consolidation for Poland Springs. P. G. 2<sup>nd</sup>. Vote: unanimous.

***CASE 01-29 - JAMES REID AND STACEY FOBERG - CORNER OF WHITTIER DRIVE /PINE STREET - TAX MAP 8, LOT 37 - SUBDIVISION - FORMAL***

Henry Boyd of Millennium Engineering presented the plans for a four-lot subdivision on the corner of Whittier Drive and Pine Street. Chairman Brown noted that the project would need a waiver of the sidewalks. Mr. Boyd addressed the following comments made by T. Morgan in his letter of review. Mr. Boyd revised the plan to show frontage off of Whittier drive for lot # 4 for access; he revised the lot line to meet setbacks on Lot #2 for existing mobile home; and the board's consensus was that a minimum drainage calculation should be done.

Abutter Mary Defeo of 15 Whittier Drive asked if this piece of land was big enough for the two exiting mobile homes plus two more homes. She was concerned that this would be a strain on the town's water/sewer and school systems. The Board assured her that the lots do meet the requirements.

W. Cox asked about the DPW's letter of review in regards to storm water runoff. H. Boyd said that there is no town swale existing to address this. R. Moore asked how far town drainage went up Pine Street. M. Fowler said that the grade works as far as the sewer goes. S. Foote said that her concern was that whomever develops these lots could grade up causing a runoff problem. H. Boyd said that he did not know what was going to be done on the two new lots. W. Cox said that he should go back to the applicant and ask him. Robert Moore said that they would at least need an existing topo. W. Cox agreed and said that there should also be a calculation of runoff. T. Morgan told H. Boyd to assume that there would be four large houses on these lots. Chairman Brown said to do the worst case scenario for the topo and told H. Boyd to correct the upland on lot #3.

M. Fowler told H. Boyd to show some kind of calculation that this subdivision will not have and adverse effect and that it will not leave the site. It was noted that there was a center crown on Whittier Drive presently directing the runoff from the road to this site. M. Fowler questioned where the location of the water and sewer would be for lot #4. H. Boyd said that this would be located with the building permit process.

W. Cox made a motion to waive the sidewalks. P. Garand 2<sup>nd</sup>. Vote: unanimous.

W. Cox made a motion to continue the subdivision plan to December 4, 2001 at 7:00 P.M. S. Foote 2<sup>nd</sup>. Vote: unanimous.

***CASE #01-30 - EMC REALTY TRUST - 8 LIGHTHOUSE WAY - TAX MAP 12, LOT 31-8 - CONDOMINIUM CONVERSION - FORMAL***

Applicant Francis Chase was present to go over the plans for a condo conversion at 8 Lighthouse. Mr. Chase explained the calculation for the common area and said that the shutoffs for water were at the end of the street. Paul Garand verified this. Reference was made to the letter of review by Attorney Simmons in regards to the condo documents. Michael Fowler stated that everything looked ok.

W. Cox made a motion "That this plan is approved only for the purpose of certifying that it complies with the Town of Seabrook Condominium Conversion Regulations". P. Garand 2<sup>nd</sup>. Vote: unanimous.

***CASE #01-31 - PAUL LEPERE/JILLIAN LEPERE - 14 & 16 FOWLER'S COURT - TAX MAP 15, LOT 65 - CONDOMINIUM CONVERSION - FORMAL***

Owner Paul Lepere and Attorney Mary Ganz presented the plans for a condo conversion at 14 Fowler's Court for the board's review and approval. Robert Moore said that this was a tight lot and that Mr. Lepere should make sure he has the 25% open space required. Mr. Lepere went over the paving and the fencing. Attorney Ganz addressed the easement issue.

Abutter Donald Maliszewski said that the fence was fine as far as it went but he would like it extended to the rear of the property. He also was concerned with the snow storage for this lot. P. Lepere said that the snow would not be removed and explained where it would be stored on the lot. P. Lepere agreed to do the fence as the abutter wished.

P. Garand made a motion "That this plan is approved only for the purpose of certifying that it complies with the Town of Seabrook Condominium Conversion Regulations" with the condition that the fence is to be extended to the rear property line. W. Cox 2<sup>nd</sup>. Vote: unanimous.

***OTHER BUSINESS***

**Letter to BOA:** Thomas Morgan went over the letter requested by the members in regards to the conditions set forth in the variance approved for Ledge Two Acre Realty Trust at 11 Ledge Road. The Board members gave their approval of the letter. Mr. Morgan asked the secretary to correct an error in the letter and have the Chairman sign it when it is ready.

**Driveway Permits:** W. Cox made a motion to approve the driveway permits for: 84 Alison Drive, 8A Whittier Drive, 14B Fowler's Court, 10 Meredith Drive, and 2, 11, & 15 Viola Circle. S. Foote 2<sup>nd</sup>. Vote: unanimous.

***PROPOSED ZONING AMENDMENTS: Wetland Setbacks***

T. Morgan suggested to make the proposed 25' setback from wetlands more pliable, that the definition of Wetlands be replaced with "wetlands means an area, of one half acre or more..." The board agreed to send this to public notice for Tuesday December 18, 2001 at 7:00 P.M.

Chairman Brown suggested that on all lots that can be duplex lots that require a 100'x 100' box be required to have a 100'x 200' box and lots that require a 125' x 125' box be required to have a 125'x 250' box. T. Morgan said that he would draft something to address Chairman Brown's request.

***MEETING ADJOURNED:*** Chairman Brown adjourned the meeting at 10: 20 P.M.

Minutes taken by Emily A. Sanborn, Secretary.