

**SEABROOK PLANNING BOARD  
SEPTEMBER 3, 2002 – 7:00 P.M.  
SELECTMEN'S MEETING ROOM**

**MEMBERS PRESENT:** Chairman Robert Brown, V-Chair Susan Foote, Paul Garand and Alternate Ivan Eaton Jr. Others Present: CEO Robert Moore, Town Planner Thomas Morgan, PB Engineer Michael, Secretary Emily Sanborn and nineteen residents of Border Winds Avenue.

**MEETING OPENED:** Chairman Brown opened the meeting at 7:19 P.M. upon the arrival of a quorum.

**MINUTES:** S.Foote made a motion to accept as written the minutes of the August 20, 2002 Planning Board Meeting as written. P. Garand 2<sup>nd</sup>. Vote: unanimous

***OLD BUSINESS:***

***BORDER WIND AVENUE & RANDALL DRIVE – CORRECTIVE PLANS***

Henry Boyd of Millennium Engineering, presented the board a set of corrective plans for drainage for their review and for the residents of this subdivisions concerns. H. Boyd went over the history of this subdivision and said that this set of plans has corrective measures for the drainage situation. H. Boyd said that there had been a site walk with the residents to address their concerns. He said that the site had also been viewed by Public Works Manager John Starkey and PB Engineer Michael Fowler. Boyd said that this project was taken over by John Colliander and David Benoit and at that point there was a deficiency in the road which has been corrected by Colliander and Benoit. Boyd said that the road is great.

H. Boyd explained that some individual lots have water coming from the roadway and that the water situation in the right of way has to be addressed by the developer. Chairman Brown asked if the cross section was the original or new. H. Boyd said that it was new. C. York of Millennium Engineering described the sidewalks and the swale locations. H. Boyd said that the granite curbing is not depicted on the plan because we were only concerned with correcting the drainage.

T. Morgan asked for a list of the deficiencies. H. Boyd said that there is no granite curbing, pavement on the sidewalks falls apart, elevation does not follow current elevation, sidewalks pitch back onto some lots, swale is not typical, open country drainage would work and the swale needs more attention. Eric Saari spoke on behalf of the original engineering firm, Jones & Beach. Saari said that the curbing was never removed by Jones & Beach. H. Boyd said that S. Foote had mentioned that the detention pond had been filled in. Boyd said that it has the proper depth. H. Boyd mentioned adding a dog hole manhole and said that the catch basin was only catching rain water that falls directly on it. H. Boyd said that the residents have been waiting a long time for the drainage situation to be corrected. Boyd said that Colliander and Benoit should be the one to address the residents personal concerns.

H. Boyd was asked if he had designed the drainage would he have done it without the curbing? Boyd said that he would because it was more environmentally friendly. Eric Saari of Jones Beach said that it was not his company that asked for the removal of the curbing and did say that Henry had addressed the drainage well.

Residents of Border Winds Avenue and Randall Drive asked to be heard:

Robert Kenyon, 15 Border Winds Avenue asked if the plan was approved without curbing. PB Engineer Michael Fowler said that there were driveways that were lower than the road and that if granite curbing was put in it would follow the berm and go into the lower driveways. He said that

he recalled that the Planning Board looked at granite curbing for aesthetic purposes and that although both plans would work, the open country drainage with swale was his preference.

Mark Haley of 10 Border Winds Avenue said that he wanted close drainage, curbing and catch basins and asked why would they want to direct the runoff to the wetlands. M. Fowler told him that catch basins had been put in based on existing low spots. When the residents in attendance were asked which driveways were below the road height, a majority of those present raised their hands.

Sheri Bragg of 33 Border Winds Avenue asked if the sidewalk and road had been designed properly. M. Fowler told her that the road grade meets town standards. He said some sidewalks are not right and this needs to be addressed by the developer. Fowler said that Colliander had asked that for a review of the plan to do an as built with some changes. Ms. Bragg said that the advertisement said that there would be granite curbs. She presented a copy of the description of the houses at Border Winds. Ms. Bragg asked who would be held accountable. M. Fowler said that the town was holding a bond for \$165,000 for this project.

Jason Page of 7 Randall Drive asked about the elevation of the road. H. Boyd said that the road is fine. It was the lots that were not filled. M. Fowler explained the bond reduction for the road and the line items that have not been completed. S. Bragg asked if we ran out of money on the bond who would be responsible. Walter Shample of 4 Border Winds Avenue asked what the town's responsibility was in carrying out these plans. T. Morgan said that the Planning Board works with the department heads and J. Starkey has to look at the plan. He said that this will not be solved tonight.

Richard McCann of 67 Border Winds Avenue also asked what the Planning Boards liability would be if we are confronted with a situation that this fix causes more problems to his property. H. Boyd told him that in some areas outside of the R.O.W., like Mr. McCann's, the sidewalks are pitched backwards. Mr. Boyd said the road is fine the swales are not. Ivan Eaton said that if he bought a lot and the developer did the sidewalk like that he would go after the developer. T. Morgan said that part of the corrected plan done by Millennium Engineering should include the calculation of the cost and if \$165,000 is not enough the town would be in the position to go after the developer.

Peter Evans of 44 Border Winds Avenue pointed out to the Planning Board and those in attendance that he had faith that these engineers can come up with a solution to the problem. He said that he felt that most of the people here have been told that there would be granite curbing and that he prefers granite curbing, even though it may direct more water his way, and gave his reasons as safety and better for snow plowing.

Katherine Evans said that she could not find in the PB minutes or the Selectmen's minutes anything about doing away with the curbing. S. Bragg said that her sidewalk was on the inside but the outside was dug up first.

R. McCann asked who signed off on what and is there a plan forth coming that didn't get approved. He said that they were all in the same boat and that what we got was not what the developer said which was an upscale development. T. Morgan asked what is the possibility of coming up with a plan that will make everybody happy as it seems that half of the project wants open country drainage and half want the granite curbing. David McDonald of 17 Border Winds asked if this would work and what has to be done. Tom asked Henry if a combination of curbing and swale could be done. H. Boyd explained why this would not work.

Chairman Brown went over the plan approval and told the residents that the approved plan does not have the houses shown only the lots. S. Foote explained that the Planning Board has jurisdiction over the R.O.W and roadway but it is the developer who is responsible for the development of the individual lots. H. Boyd said that outside of the R.O.W. it is the homeowner's responsibility. R. Moore said that there was not enough fill brought in by the developer. Mark Haley told H. Boyd that he would not allow an easement on his property.

William and Susan Hammond of 40 Border Winds Avenue said that they were the lowest lot in the subdivision and that it was the first time they had built a home and their garage was too low. H. Boyd said that their driveway was a funnel. S. Hammond said that granite curbing would create more problems for them. She said that when the site walk was done by H. Boyd he did not get to them. Chairman Brown asked H. Boyd if he could do another site walk and spend some time with each individual homeowner. H. Boyd said that he would but he was not at liberty to say the developer would do the granite curbing.

S. Foote made a motion to continue this review to October 3, 2002 at 7:00 P.M. I. Eaton 2<sup>nd</sup>.  
Vote: unanimous.

The residents thanked the board members.

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

**CAPITAL IMPROVEMENTS PROGRAM:** T. Morgan passed out the book with the department proposals for the board's review. T. Morgan proposed that the board look over the proposals to see what impact these request will have on taxes. He said that the board will be spending more time on these proposals in the following weeks.

**MEETING ADJOURNED:** Chairman Brown adjourned the meeting at 9:30 P.M.

Minutes taken by Emily A. Sanborn, secretary.