



## Town of Seabrook Planning Board Minutes

Tuesday, October 16, 2007  
NOT OFFICIAL UNTIL APPROVED

Members Present: Sue Foote, Chair; Peter Evans, Vice Chair; Mike Lowry, Clerk; Aboul Khan; Paul Himmer; Robert Moore, Ex-Officio; Paul Garand, Code Enforcement Officer, Alternate; Tom Morgan, Town Planner; Barbara Kravitz, Secretary;

Members Absent: Mark Preston;

Chair Foote called the meeting to order at 6:30PM.

### **MINUTES OF SEPTEMBER 18, 2007, AND OCTOBER 2, 2007**

Foote asked if everyone had had the opportunity to review the minutes.

Kravitz said following the Planning Board's request at its October 2, 2007 meeting, the September 18, 2007 CD, had been reviewed, and indicated that in the vote on page 10 concerning Case #2006-61, the Kohl's project, (a) "Tax Map 9 Lot 61" should be included at the end of (i), and the typographical error of \$8,000,000 in (vii) should be corrected to \$800,000. Additionally, the phrase "inclusive of the \$200,000 amount designated by the Department of Transportation" in (vii) had been articulated by Attorney Ronald Fellman during the reading of the vote language, but was not accepted by Evans, the maker of the motion.

A letter from Attorney Fellman was introduced submitting certain proposed revisions to the language of the Case # 2006-61 draft vote as stated in the Minutes of the September 18, 2007. Garand stated that the decision had not included the amount of the site security recommended by the Town Engineer. Foote said a new public hearing notice, as well as notice to abutters, would be needed to discuss the proposed changes. Morgan confirmed this. Scott Mitchell said the Applicant was aware of, and would make, the site security payment. The Applicant wants the \$800,000 to be used at the Planning Board's discretion. Morgan asked why Fellman had submitted the letter, saying it appears the attorney wants items to be subject to his approval.

Evans said the Planning Board has no obligation in its decision to refer to the \$200,000 figure, suggested in the Department of Transportation letter. Mitchell stated the Applicant wants it to be clear that the Planning Board is in control of the \$800,000, and that the \$200,000 referenced by the DOT is not an additional amount. Foote said there is nothing in the DOT letter mandating a dollar amount, only a recommended amount for offsite mitigation (\$200,000) because the State has no money. Evans said to strike the clause referencing \$200,000 as he did not say it, and to adopt the minutes of September 18, 2007 as amended. Kravitz said that in the votes at the bottom of page 5 concerning Case #2007-20 and page 6 concerning Case#2007-25 the word "approve" should replace "accept". The correct spelling of Attorney Fellman's name should be inserted as appropriate.



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<b>Motion:</b>	<b>Foote</b>	to accept the Minutes of September 18, 2007 as amended (a) in the Case #2006-61 vote on page 10 to add "Map 9 Lot 61" at the end of (i) and to insert \$800,000 and remove \$8,000,000 in (vii), (b) to insert "approve" and remove "accept" in the Case #2007-20 vote at the bottom of page 5, (c) to insert "approve" and remove "accept" in the Case #2007-25 vote at the bottom of page 6, and (d) to correct the spelling of Attorney Fellman's name where appropriate.
<b>Second:</b>	<b>Evans</b>	<b>Approved: Unanimous</b>

<b>Motion:</b>	<b>Moore</b>	to accept the Minutes of October 2, 2007 as written.
<b>Second:</b>	<b>Lowry</b>	<b>Approved: Unanimous</b>

### EXTENSION

Foote read a letter from Warehouse Properties requesting a one year extension of the Notice of Decision for Case #2005-06, to allow time for the building permit and process to advance. The letter noted that tree-clearing had begun. Evans asked if site security had been posted.

<b>Motion:</b>	<b>Evans</b>	To grant the request of Warehouse Properties for an extension of the Notice of Decision for Case #2005-06 until October 5, 2008, provided the appropriate site security is posted by November 16, 2007.
<b>Second:</b>	<b>Moore</b>	<b>Approved: Unanimous</b>

Foote read a letter from Attorney Malcolm McNeill on behalf of Case # 2006-32 - the proposed DDR retail shopping center requesting the Planning Board to grant its Extension Waiver until February 4, 2007. The waiver has been signed and submitted.

Foote noted the first meeting in February is usually cancelled for the deliberative session. Attorney Malcolm McNeill, appearing for the Applicant, said February 4<sup>th</sup> was chosen because 90 days is allowed. DDR would be mindful of that date, and hopes to file its revisions, including the proposed traffic mitigation, within 45 days. They are attempting to resolve issues on Provident Way and the Route 96/107 Bridge, and are sure to bring the proposed revisions forward. Foote said she would have no objection to the 90 day extension but wouldn't want to renew if the Planning Board did not have the revised plans. This is the longest deliberation the Board has had; it is grandfathered for two years. The project could be denied without prejudice. McNeill said there is no doubt the plans would be submitted before the extension expires. Moore said there have already been several extensions. McNeill said DDR is not seeking to avoid ordinances; it could withdraw and resubmit. The changes are evolving and they want to bring the project forward Getting the plan is within 90 days is very reasonable.



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Evans cautioned against creating a time crunch - half the 90 days could be wait time. The professionals shouldn't be pressured. He recommended granting a 60-day extension to bring in the plan. Moore said the applicant could withdraw or the board could deny without prejudice. McNeill said they had paid extensive fees, had many hearings, and were most at risk; 60 days would be acceptable, but more time would then be needed. Garand said it appears only 45 days is needed.

<b>Motion:</b>	<b>Evans</b>	<b>to grant an extension waiver for Case #2006-32/DDR until December 18, 2007.</b>
<b>Second:</b>	<b>Khan</b>	<b>Approved: Unanimous Abstained: Lowry</b>

Kravitz noted that within the past week approximately \$15,000 in reimbursement billings was sent to Planning Board applicants; DDR's payment has been received.

### ANNOUNCEMENTS

Footo referenced the letter from Rockingham Planning Commission indicating its annual dues for the Town of Seabrook has been increased to \$7,626, a portion of which is paid by the Planning Board. Additionally, Board Members were asked if they want to request a copy of the NH Planning and Land Use Regulation book. Khan, Evans, Lowry, Garand and Moore, requested books without CDs; one additional book is provided without cost to the Planning Board Office. Footo noted these books are not all-inclusive of State Land Use regulations and recommended referring to the full text on-line.

### CORRESPONDENCE

Footo read a letter from SAU No.21 Assistant Superintendent Maureen Ward requesting the Planning Board waive jurisdiction re a proposed garage addition to the Seabrook School.

Attending: Larry Schrempf

Schrempf said he spoke with Eban Lewis of the NH Department of Environmental Services who said the new footprint is not on wetlands. Footo noted that when the addition was built, the DES had included certain future limitations.

<b>Motion:</b>	<b>Moore</b>	<b>to waive Planning Board jurisdiction for the proposed garage addition in the rear of the Seabrook School, with the understanding that there will be coordination with the Building Inspector on the building permit.</b>
<b>Second:</b>	<b>Lowry</b>	<b>Approved: Unanimous</b>

Footo read an email sent to the Code Enforcement Officer from John Kelley requesting that any proposed road acceptance for Jean Drive be complete in every way before being granted. In particular, Kelly said the Water Department attempted to verify the water flow but couldn't reach two of the shut-offs; this must be fixed before acceptance. Evans said to notify the



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developer that if the problems were not corrected within sixty-days, the Planning Board would take action to access the security. Moore said it is important to check whether the security is for maintenance or construction purposes. Morgan said to communicate the problem. Foote noted the Department of Public Works Manager had been in touch with Brad Jones of Jones & Beach engineers. Morgan asked Wayne Morrill of Jones & Beach to contact his client for a resolution. Morrill agreed.

Foote read a letter from **Yankee Greyhound requesting a waiver of jurisdiction to construct an open carport**. Garand said they want the enclosure for patrons who smoke when the weather is inclement. Evans said he would be in favor but wants a conceptual plan and better information, including the elevations. Moore said the location, dimensions, lighting, and safety provisions are missing.

<b>Motion:</b>	<b>Foote</b>	<b>to request Yankee Greyhound to provide a concept sketch that includes the location, dimensions of the proposed structure, and the elevations, lighting and safety provisions.</b>
<b>Second:</b>	<b>Evans</b>	<b>Approved: Unanimous</b>

Foote referenced **Sharon's Sea Grille**, noting that when the deck was approved, the understanding was that a front entry would be removed. This would provide additional parking spaces. Himmer noted that some parking spaces were also moved to the back of the building.

Foote read a letter from **Maryellen and Michelle Glavin of Pal's Pub Restaurant at 542C Lafayette Road**, requesting to add a 16' x 24 fenced' area for smoking. Garand said the fencing, tables and chairs are already there, and there is no roof.

Garand will contact Yankee Greyhound, Sharon's Sea Grille and Pal's Pub on the above items.

Foote referenced letters from **Arc Source concerning the (i) Case #2007-06 proposed addition of an additional above ground propane capacity, and (ii) Case #2007-07 proposed addition of an underground bulk propane tank**. Board Members reviewed drawings showing the proposed propane locations.

Appearing for the Applicant: Steve Foster, Dutton & Garfield contractors; and David Munro of Energy North Propane.

Foster showed that the Case #2007-06 proposed sketch had been modified to show the installation to the rear of the building for safety. The tanks would be horizontal and for heating fuel only. He asked if this is a minor or major plan change. Lowry asked the size of the tank. Foster said 1000 gallons. Garand said the original concern was that the tank had been positioned too close to the loading area.

Foote asked whether the water table would impact the installation of the proposed underground tank for Case #2007-07. Foster said it will be strapped down and not be a problem. Garand noted



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there is run-off from Ledge Road. Foote polled the Board for further questions; there being no objection provided the Fire Department approves, as-builts are delivered and the purpose is for heating oil only.

<b>Motion:</b>	<b>Moore</b>	<b>to waive site plan review for the Case #2007-06 request to add a 1000 gallon propane tank to the construction site at the rear of 609 Lafayette Road, provided (i) the purpose is for heating fuel only, (ii) the tanks are horizontal, (iii) the fire department approves, and (iv) as-builts are delivered.</b>
<b>Second:</b>	<b>Lowry</b>	<b>Approved: Unanimous</b>

<b>Motion:</b>	<b>Moore</b>	<b>to waive site plan review for the # Case 2007-07 request to add an underground [ 1000 gallon] propane tank to the construction site at 36 London Lane, provided (i) the purpose is for heating fuel only, (ii) the tanks are horizontal, (iii) the fire department approves, and (iv) as-builts are delivered.</b>
<b>Second:</b>	<b>Lowry</b>	<b>Approved: Unanimous</b>

Foote read a letter from Scott Peel, of 25 Collins Street requesting a waiver of jurisdiction to use the garage at the site for used car sales.

Attending: Scott Peel.

Foote complimented Peel for his presentation packet which was reviewed by Board Members. Peel said cars will be stored and sold inside the garage, and no repairs will be done. Garand said [this is a nice set-up in a commercial zone, and the cars are to be parked inside]. Items of concern would be the hours of operation, signage and the demeanor be in keeping with the residential surroundings. Khan said it is a good thing for Peel to appear and commended the presentation. Moore said the proposal meets the 1200 feet required by the State. Morgan said the proposal is not a problem, but a car dealership is substantial, and abutters should be notified. It is important the Board follow the usual procedures. Foote said Peel would need to do a site plan application; site plan engineering could be waived. This would protect Peel and the Board. Evans asked about zoning issues Moore said this proposal would need a special exception in a mixed use zone. This would serve to avoid abuse by others. Foote suggested doing a joint meeting of the Planning Board and the Zoning Board of Adjustment, and sending the abutter notices in the same envelope. However, the appropriate fees for each Board would be needed. Kravitz will consult with the ZBA Secretary.



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### **PUBLIC HEARINGS**

#### **ONGOING CASES**

Foote reordered the Agenda.

**Case #2007-12 - to continue Case # 2007-12 Proposal by CBAN, LLC to erect a 30,600 square foot industrial building at the corner of London Lane and Ledge Road, Tax Map 5, Lot 8-50, continued from September 4, 2007.**

Appearing for the Applicant: Wayne Morrill, Jones & Beach Engineers;

Morrill requested a two- month extension to work out the legal conservation language for the easement to the Rockingham Conservation Commission.

<b>Motion:</b>	<b>Moore</b>	<b>to continue Case # 2007-12 - proposal by CBAN, LLC to erect a 30,600 square foot industrial building at the corner of London Lane and Ledge Road, Tax Map 5, Lot 8-50, to December 18, 2007 at 6:30PM at Seabrook Town Hall.</b>
<b>Second:</b>	<b>Himmer</b>	<b>Approved: Unanimous</b>

**Case #07-26 - Proposal by 28 Locust Street Realty Trust for a condominium conversion at 19 Dow's Lane, Tax Map 12, Lot 14-100, continued from September 18, 2007.**

Appearing for the Applicant: Wayne Morrill, Jones & Beach Engineers;

Morrill requested the case be returned for technical review, as the condominium documents and the floor plan are in. Morgan said there are recording issues, Foote noted the change of name, and Garand said "convertible land" needs to be clarified. Morgan said the Dows Lane issues need to be sorted out. Foote noted application items were submitted piecemeal; when Planning Board procedures are not followed, denial should be considered. Garand said the applicant needs to proceed with a mortgage.

<b>Motion:</b>	<b>Evans</b>	<b>to accept Case #2007-26 as complete for jurisdiction and deliberation, forward it to the October 22, 2007 Technical Review Committee at 10AM at Seabrook Town Hall, and return the case to the Planning Board on November 6, 2007 at 6:30PM at Seabrook Town Hall.</b>
<b>Second:</b>	<b>Lowry</b>	<b>Approved: Unanimous</b>



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**Case #04-50 Paulo & Lisa Cabral & Cheryl Willis for a subdivision off of Ledge Road, 94/96 Blacksnake Road, Tax Map 3, Lot 4-1; continued from September 4, 2007.**

Attending: Paulo Cabral

Appearing for the Applicant: Henry Boyd, Millennium Engineering;

Boyd noted the case has had several rehearings and had been through the Superior as well as the Supreme Court. The overhand is being cut-back to meet the proper minimum set-back. The lots are about the same size. Following the Technical Review Committee, the case number and Willis as an owner were added to the title block. The drainage elevations were notated and a safety run-off was added to defuse the overflow pipe energy. A couple of catch-basins were added at the request of the DPW Manager. Garand said the existing catch basins were not working well. Boyd explained the water runs down Blacksnake Road to the same low point, but the flow is being eased at an earlier point. Foote asked if the substructure is adequate for the current system; the concern is not to blow-out the lower system. Boyd said the sewer manhole is being revised. The water system was designed with the Water superintendent, but he will address the Town Engineer's concerns. Morgan said a waiver is needed.

Evans asked about relocating the driveways. Morgan said the regulations could be waived to eliminate existing conflicts and improve safety. Boyd said that could reduce the pavement and better position the catch basins. The lot sizes comply with the zoning. Foote said if another unit is intended for lot #5, the Board should know that up-front. Boyd said there is one cut off Azor Way and no current plans for another lot.

Foote polled the Board for further questions or comments. There being none, abutters were given the opportunity to comment. Anthony George said he has issues with the "minor subdivision" designation, the major work done on the property, the running of a business, and that there are two houses already. Garand said the plans meet the regulations. George said the application was for a major subdivision; regulations don't provide for a minor subdivision within a major subdivision. Garand said this had been through the courts many times as well as looked at by the Department of Environmental Services. The living units are counted and when finalized the property would be cleaned up and the shed removed. Garand noted the regulations had changed after this application was submitted. George said this had been accepted as a major, five-lot subdivision. Foote said the regulations reference "all other subdivisions", not a "major" subdivision. The non-confirming element was looked at by the Zoning Board of Adjustment. George said he had letters written by the Town Manager in December of 2004 referencing a major subdivision. Garand said that was the then town manager's view. The Planning Board works separately from the town manager. Garand believes the "minor" subdivision provisions should be restored to help families.

George said this proposal is an injustice because he would have four homes abutting his property; more than three lots is a subdivision. How could they put more than two homes on a lot. Evans noted permission is based on the per lot size. Boyd said there are two lots, not one. George said they are merging lots and dividing into a five lot subdivision. Foote said it is a lot-line adjustment. George said he would be sorry to go to court and cited the running of a business, water flow, raised pitches, blockage, and a barrier at the wetlands. Garnad said the DES had looked at the wetlands and found no issues and took no action. George said he feels abused and would go to court again. Cabral said



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there is an overflow from the George property onto his land. Boyd said he had produced ten surveys, including Acorn Drive and Farm Lane, showing two lots conveyed into five lots as a minor subdivision within a major subdivision. The Cabrals have received abusive treatment, even after letting George use his equipment. Morgan said this is a good point to get right now. George said prior cases can't be used for rulings, and that Seabrook Counsel had argued that point. Moore said this was submitted as five lots, a variance was granted and confirmed through the courts. The prior town manager was not knowledgeable.

Foote said the case was submitted, accepted, and went to the ZBA to resolve the zoning issues; the deficiencies were corrected. Garand said the ZBA granted relief; George can't fight the battle with town monies. Foote believed the decisions on the number of lots and type of road was upheld. Garand said the town manager had the wrong references and standards. George said the Planning Board decides on minor subdivisions, not the ZBA which addressed area, depth, and frontage. The road is too small for a major subdivision. Foote said lots 1 and 5 are off Blacksnake Road; lots 2, 3, and 4 are the minor subdivision. George said sidewalks are required in subdivision regulations. Boyd said the Planning Board can waive or interpret all regulations. Garand said in 2004 this case met the minor subdivision standards. George said the public hearing was for acceptance. Morgan said the hearing was noticed and that under [RSA 676:4] the board doesn't have to take comments. Foote said the case didn't conform for lot sizes in a rural zone; there were no deliberations. Moore said the minor subdivision was defined under the old regulations. Foote said why do pavement that isn't needed for three houses.

Evans said pieces of a minor subdivision can be off a major subdivision - but not vice versa, lots 1 & 5 are in the regulation subdivision with ZBA relief. Foote said regulations changed because extra units don't have sufficient utilities for more than three units. Morgan said before going to court, it is prudent to consult with Planning Board counsel on the interpretation of a minor or major. Khan asked George if there is any compromise. George said privacy and drainage are the issues. Garand said there is an 8" pipe. George said the pipe and the pond were there when he bought his property. Without disrespect, the town didn't notice duplex or business use. George said one more house would be ok; but not four as proposed. Foote the road is still needed for frontage. Khan proposed a special meeting to discuss this issue with counsel, and to consider the draft policy and procedures changes. Foote proposed such a meeting for October 23, October 30, or November 13. Morgan asked that Kravitz contact the Planning Board counsel to make the arrangement. Foote continued Case #2004-50 to November 6, 2007 at 6:30PM at Seabrook Town Hall.

### **Case #2006-13 Harley Real Estate/85 Ledge Road re NOD/site security, continued from January 16, 2007.**

Garand is issuing a cease and desist order for violations. Foote noted no site security had been posted; the building appears abandoned. Garand said some siding has been done, but not the drainage. Morgan said to speak with counsel before considering revoking the permit. Garand will discuss the circumstances with counsel. If it is an attractive nuisance, the Town would have to step in. Morrill was asked, and agreed, to advise the applicant to attend the next meeting. Foote continued case #2006-13 to November 20, 2007 at 6:30PM at Seabrook Town Hall.



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**Case #2007-11 - Proposal by Frank H. Beckman, Jr., Bruce & Cynthia Brown, and Sunk Rock Real Estate, LLC for a 54-lot subdivision between Farm Lane and Causeway Street, Tax Map 13, Lots 50, 51, 52, 53, 54, 67, 90 & 91, continued from September 4, 2007.**

Attending: Michael Green, Attorney Steven Ells; Bruce Brown;

Appearing for the Applicant: Henry Boyd, Millennium Engineering;

Boyd said he had given comments to Jim Kerrigan of Altus Engineering and to the Department of Public Works Manager, and had communicated with the Town Engineer about a justifiable waiver. He asked if the Vanesse Traffic Study had been forwarded to the Town Engineer. He noted that the VHB peer review indicated a miscalculation for a number that was too high in the Vanesse Study. Green has sent the VHB peer review to Vanesse for comments. The engineering design deliberation is done and, so far, there are no DES issues. The transfer of conservation land is under discussion. Foote asked if the pond is a dam. Boyd said is border-line and they are looking at redesigning the outflow structure. If it is classified as a dam, it would be as a low-hazard impact dam for which the cost would be \$400 annually for the two-year inspection. A site-distance plan will be done. They need to inform Frank Beckman of progress.

Foote asked who would be responsible for the pond. It is too small for the Conservation Commission and has no public access. There is no real pond to save now, but in five years the State may call it a dam. Evans said to divide the responsibility or give it to one owner. Foote said the Town and Board of Selectmen would have to decide if it would accept any future liability. Boyd said with a 24" x 30" box culvert it would be reclassified so the Town would have the right to dredge it. Khan asked if the pond can be on one lot. Ells said they could burden two lots. Green asked about the objective. Khan said the Town doesn't want the responsibility. Green said it would be a real estate nightmare and a detriment for abutters. Boyd said there could be a double easement. Ells said responsibility could be joint and several; it is not a major economic issue. Evans said the Board looks to protect the consumer. Ells said all would be disclosed in the documentation. Foote said according to Fish & Game/DES it is too shallow to be a functioning habitat. Green said if dredged, it will be a dam.

Foote polled the Board. Garand said the final plan for the headwall is needed. Moore asked about the VHB comments on sidewalks. Boyd said the hazard is the speed of school buses, and asked if sidewalks could be handled with an impact fee. Foote estimated the potential is for about 100 walkers. Garand asked about removing the Walton Street Bridge. Green said it is not his burden to remove or replace that bridge. Foote said it is the Department of Transportation's bridge. Green said lights are not justified. Boyd said to get Farm Lane traffic to stop at Centennial Street; emergency lighting would mean land-taking.

Brown said the developer is giving land for conservation and there are fewer lots. Beckman wants to benefit and only one abutter raised questions. Brown asked the Board to support the project. Khan said to resolve the pond problem. Foote said that is an issue for the BOS. Moore said the burden is the culvert - not the impact on the road. Boyd said water flows just in storms; a 2' x 3' box culvert would eliminate the dam burden for homeowners. The Town would have the right but not the obligation to maintain. Green asked if the problem is resolved, and Ells said the town would have the



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right but not the responsibility; two lots would have the burned of maintenance. Evans said a residential development should have a recreation area. Boyd said the Town is removing playgrounds because of the liability. The developer wants to reserve as much land as possible; an observation deck and pathway has been discussed. Green noted that potential lots were given up for conservation land.

Khan said it is a good plan, but the bridge crossing needs to be resolved for safety; with homes it will be more dangerous. Boyd said it is not fair to make Green build sidewalks. Garand said the needs of the Town change. Foote asked about the archeological survey. Green said the report stated some pottery was found on lot 14 only, and added that VHB did not study sidewalks. Green said there is no precedent for off-site sidewalks. Moore noted the very hazardous intersection. Foote said the issue is at the entrance on o Causeway Street. Brown said about a third of potential students would be going to Winnacunnet high school. Garand suggested a four-way stop at Farm and Centennial Streets. Moore said the BOS can do speed limits and stop signs. Foote continued Case#2007-11 to November 6, 2007 at 6:30PM at Seabrook Town Hall.

**Case #2007-13 - Proposal by Sandra Randall, Tina Harley, and Bruce & Cynthia Brown for a lot line adjustment at 38 & 40 River Street, Tax Map 23, Lots 38 & 40, continued from September 4, 2007;**

Kravitz reported that Attorney Ganz requested a continuance. Foote continued Case#2007-13 to November 20, 2007 at 6:30PM at Seabrook Town Hall.

**Case #07-21 - Proposal by One Rocks Road LLC for an 11,000 square foot retail store at 756 Lafayette Road, Tax Map 7, Lot 98; continued from September 4, 2007;**

Attending: Fred Attalla;

Appearing for the Applicant: Henry Boyd, Millennium Engineering;

Boyd said following the Technical Review Committee meeting, the Sewer Superintendent's concerns have been addressed. The fence atop the retaining wall would be black powder-coated aluminum. The Town Engineer has asked for revised drainage, and to show the drain pipes. Foote noted that conditional approvals put pressure on the Chair to interpret technical items. Garand asked about dumpsters. Khan asked if there is a cross-connection with the hotel. Boyd said this is approved [wetlands application?]; the sidewalks are in. Foote continued Case #2007-21 to November 6, 2007 at 6:30PM at Seabrook Town Hall.

### **NEW CASES**

**Case #2007-27 - proposal by the Furmer H. Eaton Revocable Trust for a lot line removal and a five-lot subdivision at 82-84 Farm Lane, Tax Map 13, Lots 62 & 62-1.**

Attending: Jake Eaton

Appearing for the Applicant: Henry Boyd, Millennium Engineering.

Garand said this is an example of a minor subdivision. Boyd said this is a lot-line adjustment and five lots. Morgan said the case is ready for acceptance.



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<b>Second:</b>	<b>Khan</b>	<b>Approved: Unanimous</b>

### **POLICY AND PROCEDURES WORKSESSION**, continued from October 2, 2007

Foote rescheduled this Policy and Procedures Worksession for Tuesday, October 23, 2007 at 6:30PM at Seabrook Town Hall.

Foote adjourned the Public Hearing and the Public Meeting at 10:59PM.

Respectfully submitted,  
Barbara Kravitz, Secretary  
Seabrook Planning Board