



Town of Seabrook Planning Board Minutes

Tuesday, August 16, 2011
NOT OFFICIAL UNTIL APPROVED

Members Present: Donald Hawkins, Chair; Sue Foote, Vice Chair; Jason Janvrin; Dennis Sweeney; Elizabeth Thibodeau, Robert Moore, Ex-Officio; Francis Chase, Alternate; Tom Morgan, Town Planner; Barbara Kravitz, Secretary; Paul Garand, Code Enforcement Officer;

Members Absent; Robert Fowler; Paul Himmer, Alternate; Michael Lowry, Alternate;

Hawkins opened the public meeting at 6:40PM

MINUTES OF JULY 19, 2011

Hawkins asked for comments. Chase asked to be recorded as present; Janvrin was opposed to waiver on page 12; correct name of Schrempf;

MOTION:	Moore	to accept the Minutes of July 19, 2011 as corrected;
SECOND:	Hawkins	Approved: In favor - Hawkins, Moore, Sweeney, Janvrin; Abstained: Foote, Thibodeau;

MINUTES OF AUGUST 2, 2011

Hawkins asked for comments. Kravitz apologized for a number of typos, and identified them page by page. She asked if the 2011-19E stipulations were as the Board wanted them; they were.

MOTION:	Janvrin	to accept the Minutes of August 2, 2011 as corrected.
SECOND:	Foote	Approved: In favor – Foote, Moore, Janvrin, Sweeney; Abstained: Hawkins, Thibodeau;

SECURITY REDUCTIONS; EXTENSIONS

Case #2010-29 Midway Utility Contractors

Attending: Pat Ciccariello

Hawkins referenced the request by Midway Utilities Contractors for the return of all but the 10 percent maintenance amount for Case #2010-29 indicating that the work had been completed. Kravitz noted that \$5,500 of the original \$71,125 security amount had already been reduced. Hawkins noted that funds had been returned because the Board removed the sidewalks on Ledge Road. Foote asked if this were a site plan or subdivision, explaining that maintenance amounts were only needed for subdivision roadways until the road was accepted; therefore the full amount of \$65,625 (as of that day) should be returned. Janvrin asked if the signatures from department heads were in place, and asked about an as-built. Hawkins said the signatures were given. Foote said an as-built would be needed only if there were changes from what had been submitted to the Board. Hawkins asked for Morgan's view. Morgan said he would look at the plan. Hawkins said the return of funds could be contingent on whether an as-built was needed, and asked Kravitz and Morgan if anything else was needed; they did not think so.



Town of Seabrook Planning Board Minutes

Tuesday, August 16, 2011
NOT OFFICIAL UNTIL APPROVED

MOTION:	Janvrin	to release the full amount of security for Case #2010-29 contingent on the submission of an as-built - if any changes from the original plan were made during construction, and close the case.
SECOND:	Foote	Approved: Unanimous

Janvrin commented that this proposal was constructed quickly. Kravitz noted that the company's business was to install equipment for municipal utilities and large projects.

Hawkins called attention to the Circulation packet.

MAPPING WORKSESSION

Presenting: Tom Morgan

Hawkins said the Board had an initial look at the new mapping at a previous session; the objective was to finalize a new town map. Morgan projected the mapping on the wall, and explained that the process of depicting a very accurate, digitized, easier to read Seabrook Zoning Map was well underway. This is made possible with new, high resolution photography compiled through flights over the Seacoast. The Rockingham Planning Commission did their best to digitize the town's existing mapping. Morgan found that what the Board thought were the zoning boundaries and what the existing map said differed. He felt the Board should review the existing zoning to see that their intent is carried out, and approached Hawkins with this idea. Hawkins had encouraged him to make a recommendation. Morgan's methodology was to show the existing boundaries in one color, the RPC boundaries in another, and to suggest adjustments in a third color. His goal was to match up what is on the ground with what is really there to see if that was what the Board wanted, and at the same time avoid cutting through properties. When a property owner comes to the Board with a zoning line through his property, that is a problem.

Foote said that property owners cry because banks won't give mortgages because part of their property is in e.g. conservation or straddles a lot line. She thought the banking would become more difficult, and agreed that lot lines should be followed for the boundaries. Also, should lots that have obvious conservation areas have a stipulation that if they are sold the zoning line would change to encompass the non-buildable salt-march area. Morgan said there are parcels that are in the commercial zone that are actually salt marsh and won't ever be built on, so why pretend that parcel is commercial. Morgan asked for the Board's participation beginning with Zone 4, in reviewing historic boundaries and trying to keep properties in one zone. For example, Morgan asked if the Board's intent was to stick to the 200 feet, or rather to stick to the property line Hawkins noted that the recent limitation of 200 feet from the center line of Route 286 was meant to allow small businesses and avoid a large tract being assembled for commercial development. He thought that moving the line would be defeating the purpose. Foote said the in that area the businesses are mostly small and in-home or like a small auto repair shop which is perfectly legal in zone 2R. She recommended that the commercial zoning line be drawn back to South Main Street, or the sewer plant driveway, and to rezone the little island block 2R which would not negatively impact the ongoing businesses. It would prevent someone with a big wallet from buying out all the lots and having an amusement park.



Town of Seabrook Planning Board Minutes

Tuesday, August 16, 2011
NOT OFFICIAL UNTIL APPROVED

Hawkins asked how conservation was defined. Morgan said conservation and commercial come together at 1500 feet from the Blackwater, as depicted by RPC. Moore thought old maps showed 1000 feet. Janvrin asked what action Morgan wanted. Morgan wanted the Board to decide whether to maintain the 200-foot line or go down to the property line. Hawkins said the 200 said to see how they carry out the Board's intent, and possibly making certain adjustments to better reflect logical and/or existing situations.

Janvrin asked about the current 2R restrictions. Moore said it is residential or 1000 feet of commercial. Foote said the two lots that extend beyond South Main are residential only. Janvrin pointed to 4 lots and asked if they are in Zone 2. Morgan said they were but he did not expect them to be built because they are in the salt marsh. Foote said an attempt to build in the area several years ago was shot down by DES. Hawkins was concerned about just turning lots into conservation land would be outside the scope of this exercise. Perhaps DES will stop them, or maybe let them do what they want on the property. He thought lines would be tweaked so they made sense on the map, but not changing the properties. Foote said there were 4 lots to be affected toward the north; they are all salt marsh or a salt pond. The trees are shrub, scrub trees on the edge of the state right-of-way. Hawkins asked if the taxable value would change. Morgan said it would if the development rights were changed, but he and Foote were saying that that would not happen because the land is unbuildable. Foote said now these lots are in the commercial zone and would have to apply for an abatement not to be taxed at the same as Route 1 property. If in the conservation zone their rate would drop considerably.

Moore said the trailer park is being taxed as zone 2 commercial. If they are put into 2R they would be into limited commercial; the unit couldn't be sold and tax revenue would fall. Foote asked if they were not all residential; it's a condo association. Janvrin asked if Moore wanted the park left as zone 2. Moore thought it would have to remain that. Foote said only part of them were in commercial. Moore said to adjust the line so all were in commercial. Thibodeau asked if the mobile homes were owned. Janvrin said they were rented. Frontage on 2/3 of it along Route 286 was commercial; the remainder was in conservation. Foote said several people own the units, not the land. A couple of elderly people had a hard time trying to sell units because the bank wouldn't give a mortgage to new owners because the land could revert to conservation. Janvrin asked what would be most beneficial to the town and the property owner. Hawkins asked if it could become 2R. Moore said because that would only allow 1000 square feet commercial. Janvrin thought that one lot would remain in zone 2; the others would go to 2R. Foote said that would be an awkward zoning line. Janvrin thought it would be a lot easier for purchases when the whole town was digitized.

Morgan said that spot zoning had to be avoided i.e. putting one or two parcels in a zone by themselves. Foote said to draw the line back to South Main Street or take the risk with commercial. Chase asked why that area it couldn't be left as is. Foote said that now lots are bisected. Morgan pointed out lots that are in the conservation zone and cannot do much of anything. Foote recalled that a condo developer had to take a big cut in the sale price in the conservation zone. Janvrin asked if they would have to go to the ZBA for a variance or building permit. Morgan said they would for anything that expands the footprint. Foote said they should not be in the conservation zone. Moore recalled that anything that wasn't marsh in that area was just a lump in zone 2. Foote said the conservation zone was created in the mid-1990s. Moore said it was an overlay. Janvrin asked if all of the area should be in zone 2, not 2R. Hawkins pointed out the 200-foot commercial area that he thought was cut out of 2R; it used to be 300 feet. He asked if the lots being discussed were in the conservation zone. Janvrin said they were, but originally were in 2.



Town of Seabrook Planning Board Minutes

Tuesday, August 16, 2011
NOT OFFICIAL UNTIL APPROVED

Morgan said this is the problem he is highlighting and suggesting the line be moved. Moore thought that would be more logical. Hawkins suggested another adjustment. Foote agreed, but thought the problem would be with the trailer park because it is a commercial enterprise. Janvrin thought zone 2 would be best, as it is today. Hawkins cautioned that one party could buy of land and develop it as a big box. Janvrin said the Planning Board could regulate subdivisions. Foote said this could only be done per the regulations. If 4 lots were made commercial then someone with big pockets could buy them, do a lot-line consolidation, follow the then site plan regulations, and a Walgreens could not be denied.

Janvrin asked what the Master Plan would say. Hawkins said the Master Plan aimed to limit the development of commercial enterprise in that zone to the small mom and pop type operations that wouldn't go past the 200 feet. He noted that the same but bigger issues would occur further up Route 286. Moore said the biggest concern was for putting a big box mixed in with residential. The area under discussion was like a no-mans' zone. Foote said it was little and non-obtrusive as a trailer park, but there was enough acreage to put up something substantial. Hawkins was not bothered with a zone cut by the 200 commercial or the 500 commercial along Route 1. Janvrin said site plans would have to go through the Planning Board and the ZBA. Moore said if a zone cuts through a property it can be controlled either way. Foote said there would still be a problem with the 5 lots that are still in the conservation zone; less of a problem for the trailer park. Hawkins noted that is what the current map shows.

Chase suggested leaving the commercial lines where they are, and adjusting certain property lines out of conservation and into 2R. Janvrin said that would extend the 2R out around South Main Street. Janvrin and Hawkins agreed. Moore pointed out that half the parcels would be marketable in zone 2, while the other half are stuck in zone 2R. Hawkins thought that was an upgrade from conservation to 2R. Chase thought that moving some lots from conservation into zone 2R would improve their value for financing purposes. Moore said doing something different in the park would require a variance. Janvrin was concerned about those lots that couldn't do anything like adding a porch without going to ConComm, ZBA and Planning Board, and thought this would give them relief. Moore said if it were non-conforming nothing could be done. Morgan outlined the proposed 2R area and asked if the 200-foot limit should remain as 2. Hawkins said concerned about changing values. Foote thought if nothing can occur, the value would not change. But in 1962, the federal government said if her family would do nothing to a Hampton marsh area, they would build an airstrip; so Hampton Beach Marina was created even though she didn't want to build. In the 1900s they knew better than to build in the marsh. Fifty years from now, the need for buildable space might outweigh the benefit of a salt marsh.

Moore suggested that taking a line to 1000 feet of the Blackwater would probably be the appropriate delineation. Foote suggested extending the commercial zone to the end of where it is buildable. Moore thought this would be about 1400 feet; 300 feet would go just beyond the last trailer. Janvrin asked if a house right next to Blackwater were occupied. Moore said it is a farm stand; Foote said there is an apartment above; it is a lot of property. Four trailers are seasonal. Janvrin commented this is zone 4. Moore said years ago it was zone 2. Chase said he put the water meters in there. Hawkins summarized that a strip is being cut out that is ok for commercial all the way up Route 286 going through lot lines, similar to what is for Routes 1 and 107. Foote said to consider the tax rate impact on a parcel i.e. commercial is different than residential. Hawkins said all of this would have a public hearing. Janvrin suggested this be zone 2R with a limitation of 1000 square feet commercial. Foote asked if the trailer park commercial would be grandfathered. Moore said except for making a change like a deck. Foote thought they are all controlled by strict association rules.



Town of Seabrook Planning Board Minutes

Tuesday, August 16, 2011
NOT OFFICIAL UNTIL APPROVED

Chase asked if, overall, this change would be an asset. Moore said they have the option to come to the ZBA or the Planning Board; in conservation they have no out at all. Chase thought that the homeowner's question would be about any change in the tax rates. Foote said conservation would be lower than residential; commercial would be the highest. Janvrin assumed that the assessor was taxing them as 2, and thought that question should be asked. Foote agreed if part of the property was in zone 2. Morgan said the Assessor did not have as much information as the Planning Board is considering. Janvrin thought that in zone 2R, the tax rate might go down. Chase wanted to know the effect of moving the lines. Morgan commented that this could be a bad deal for the town. Foote noted a couple of lots that would be negatively affected if they are put into the commercial zone.

Morgan suggested focusing on other zones before making this decision. Hawkins said the board needed to decide what it is trying to do. He thought the objective was to digitize the zoning map and expected to run into some issues in the process. He did not think the objective was to rezone what is there overall was a whole different exercise, and was concerned that making a lot of changes would be asking for problems. Morgan should be asked to digitize the map and move the lines that the Board thought appropriate. The original intent was not to revalue based on moving lines from one zone to another. The objective was to get the town to adopt the digital version of the zoning map that has been very nebulous in terms of defining boundaries. He was hesitant about making some of the changes. Foote said if lines are to be shifted to the property lines, there would be a lot of lots that are bisected. How would the Board know what zone a lot-owner would prefer. Moore said that what is there now works e.g. the 500-foot commercial along Route 1. Hawkins said the 200-foot is the same idea. Moore said the person who owns the [split] lot now would have options.

Hawkins said that the people in the conservation area are limited. He noted that they could petition the town re a zone, which previously happened on the Beach. For example, they could identify an area in conservation that is uplands and want the same rights as others; currently they could do nothing. Moore said the town did not want to give up taxable property if there were buildable uplands. Hawkins said that Morgan was recapturing some current conservation land and increasing its value. Foote asked if there was a right to jump from conservation to the highest and best use commercial when there were two other values in between. Hawkins said the 200-foot strip had already been voted. Hawkins recommending keeping the 200-foot commercial as was voted, and also making certain conservation land go to 2R. Foote thought that people in conservation would not have a problem going to 2R; most of them have mortgages and would want to resell. She thought mortgages wouldn't be written in a conservation zone. Janvrin thought that someone taxed as commercial who wanted a deck would have a problem going to the ZBA because they were in conservation. Moore asked why certain [built] area was conservation; the trailers were built on high ground. Hawkins said that is why Morgan is proposing that what is buildable be made something else.

Janvrin wanted to see the Assessor's view. Foote said that should not affect the Board's decision. Hawkins said to say the Board is not trying to change values, only to make changes where it makes sense because of existing use. Foote said even if the trailer park is a commercial enterprise, it is residential. Moore said to pull the [conservation] line down to the river and everything else is zoned 2R. The houses never were intended to be in conservation. Thibodeau said if there were too many changes a lot of people would be unhappy, noting that zoning had been thrown out completely once, and the Board did not want that to happen. Morgan said his goal was to take a tour of zone 4 as the biggest and most challenging in town. He suggested not making decisions at this meeting. Hawkins wanted to see the rest of the conservation zone.



Town of Seabrook Planning Board Minutes

Tuesday, August 16, 2011
NOT OFFICIAL UNTIL APPROVED

Morgan scoped an area west of Route 286 for conservation because it would never get built; no property rights would be taken. Chase asked when the digital mapping was done. Morgan said in the spring of 2010. Morgan identified one house to take out of conservation, and proposed running the zoning along the back lines of the South Main properties. Chase asked if this ran along the lumber yard. Janvrin said along the back edge. Morgan said his proposal would put some back land into conservation and get other land out. Foote said some parcels that are town land had been dedicated as conservation land about two years ago. North of Route 286, Morgan would track some commercial salt marsh into conservation along some residential back property lines. Foote said the area to the east is town owned for conservation. A lot of the salt marsh was privately owned, but the woodlands strip and adjacent lots are town owned. She noted that a boundary line goes through a house being built. There are some wetlands islands but it is predominantly wetlands. Morgan asked if certain of the area should be in conservation; presently it is 2R. Moore identified the part that is buildable; it should remain in 2.

Morgan asked about the school property. Foote said technically the town owns it, but it is school property. When the Middle School wing was built a large amount of wetlands was impacted. The dredge and fill permit said that there would never be any further expansion into the woodlands and wetlands. Janvrin said it should be in conservation. Foote said it was designated to be a natural teaching area for the schools. Moore identified a lot to the left that was also town-owned. Morgan asked if that also should be in conservation. Foote thought that made sense. Hawkins asked if there might be a use in the future. Foote said they were restricted by the schools' DES permit which said the woodlands could never be impacted. Morgan commented that the town could overrule its zoning, but the State would prevail in the permit area. There was consensus on how that zoning line should be moved. Chase asked if anything like tennis courts could be in conservation. Foote said there could be no impact. Morgan pointed out a small marsh area for conservation, and a house that should remain in 2R. He showed that the Mill Creek lines were straggly, although the intent was to bring conservation along the creek. Janvrin asked if a warehouse was in conservation. Foote said part of it was. Morgan wanted to put the building outside of conservation, but keep the creek protected.

Morgan said that salt marsh was put into conservation. The purpose of this exercise was to see where the Board agreed or disagreed. Foote said for ease of designation, the conservation land should be stopped at the Spherex Bridge. To the west it would be self-limiting per terrain and permit required. She thought there would be a better chance of approval than if a narrow finger were presented. Sheppards Brook comes in to the north. Where it meets Cains Brook it becomes Mill Creek. This would be much more defensible. Foote noted the Beckman Woods area that had been designated as conservation, as determined for the Army Corps of Engineers permit. Morgan noted that was a positive factor for the Planning Board proposal. Hawkins asked who owns that property. Foote said the Beckman Woods association or the Green Brothers. Hawkins asked if the tax value had been reduced. Morgan thought the tax bill would be very little, as it wasn't buildable. Chase asked if the tax base on that land would be lowered. Morgan thought not, because the use and Army corps limitation wasn't being changed. The digital map would reflect what was on the ground.

Morgan moved north and east at Causeway Street and said the zoning line runs arbitrarily, presumably along the marsh. He thought the line should be what the aerial showed as marsh. Foote commented that there was no GIS when the conservation area was laid out. Morgan had tried to see the town's intent. Hawkins asked the purpose of changing anything in the exclusion zone. Morgan said to be consistent. Nothing could be built; he followed the creek lines. Janvrin asked if the reactor was in the conservation line. Morgan said they both were in zone 4. Foote



Town of Seabrook Planning Board Minutes

Tuesday, August 16, 2011
NOT OFFICIAL UNTIL APPROVED

said this is the only conservation zone with a nuclear reactor in it. This does cause problems when they have to get a dredge and fill permit. Morgan pointed out the marsh that is owned by the power plant which he proposed for conservation. Some of the area is owned by Dave Benoit. Janvrin said he would be approached for the rail-trail bypass. Foote said to leave this in conservation, and thought that Benoit would have no objection to having it protected in conservation.

Morgan called attention to the beach area where he thought the lines were flawed. He suggested following Tocky B's line. He went down the middle of Route 1A, but suggested the precinct line might be better. He also pointed out an area zoned conservation which Foote thought had a commercial overlay. Morgan said they had talked about this but not done it. The consensus was that would make sense. Morgan acknowledged trying not to do something radical, but pointed out that the Master Plan process, reviewing if what was done in the last ten years makes sense, was still underway. Hawkins wanted to emphasize that this process was to digitize the mapping to define more clearly where the existing boundaries currently were. For example, showing that a line on the current map did not follow what was intended, and suggesting it be moved to the nearest property line. The intention was not to change the value of people's property. He thought that where adjustments were logical, the owners should be asked their preference. Janvrin wanted to talk with the Assessor as well.

Morgan showed how he would better define the Harbor Commercial and Beach Precinct areas. Foote asked who owned the other side of the dock. Morgan's goal was to be clear that the edge of conservation was well out into the water and not on anyone's land. He went down as far as River Street. Foote noted that where the boundary might bisect a lot, it would be out into the marshland. Morgan noted that there is a question as to where the precinct boundary is, and gave his suggestion. Chase asked about River Street. Hawkins said they had petitioned to get a couple of lots out of the Precinct. Moore gave his view. Morgan said there was pretty good paperwork for what happened in 2000. He followed the conservation boundary to where it joins with the precinct. Foote said the Board had no jurisdiction to put conservation into the precinct. Morgan agreed that the Board could not cross the Precinct line in zone 4. Hawkins clarified that there is a conservation zone in the Precinct, and there are 6 individual lots on Route 1A that are residential. The Precinct wanted to clarify this as well. There had been 500 lots laid out in 2R, so that would have to change. He did not think this would be much of a problem as the Town owns most of this area.

Morgan pointed out the marsh in the Cross Beach area and followed the road. Foote suggested how the line could skirt the salt marsh. Hawkins noted the large lots that were privately owned, and noted that the RPC line was not necessarily right. Morgan said RPC drew the lines according to the existing map they were given that had been adopted by the Town. That is all anyone had. Foote said they overlaid the existing map with the aerial photos. Morgan said the information given to RPC that the town had been using for years, was very, very rough. Foote said when the conservation zone was created in the 1990s, there was no digital technology at the town level for zoning. Morgan continued to follow the property lines. Foote recalled that about a year ago a case came to the Board for a lot-line adjustment in that area. Some of that land is now town property. Morgan said at that time, the surveyor brought ambiguous property to the Board which clarified and resolved the issue. It may look messy, but it depicts the resolution. Janvrin said the boundary between the town and the precinct goes down that path. Morgan said that he and Hawkins were trying to follow the property lines, but some lots extended far out. Hawkins said the precinct map follows that road. Janvrin said historically that area was hayed. Foote said that could happen in the future. Morgan said if they couldn't follow the property line, they followed the old colonial road. Foote noted that this moved over the years.



Town of Seabrook Planning Board Minutes

Tuesday, August 16, 2011
NOT OFFICIAL UNTIL APPROVED

Hawkins said that the precinct had to discuss whether it made sense to follow the property line. He thought it did, even where it crossed some long strips, rather than go in and out; this should be proposed to the Precinct. Foote noted that some homeless people were in that area. Morgan followed the old colonial road south to Route 1A toward Sandpiper. Foote said that some of those lots run out to the Blackwater River. That is where there is a choice to follow the property line or the line between the salt marsh and uplands, and suggested going out around the sewer pump station, following the property lines, and out around the parking lot. Morgan asked Chase asked if Brown's and Markey's were zoned commercial. Morgan said they were. The adjacent conservation area was outlined.

Morgan indicated that they were done looking at zone 4. Foote said another question is whether the precinct line goes all the way to the ocean. Hawkins said the precinct line does but the town owns land in the precinct i.e. the dunes just as it owns lots in the conservation zone west of Route 1A. Moore said the state owns to the highest extreme tide line. Hawkins said the town bought the dunes at some point. Morgan read an old depiction of the tax assessed line, and asked if that also applied to the beach. Moore said they were taxed on 100 feet. Morgan said the Precinct had three zones, and suggested that the 1,2,3....designations might be changes to avoid confusion with uptown zones. Foote thought the precinct line went along the face of the eastern most houses. Morgan thought that was correct. Foote said at one point there had been designs for another east road.

Morgan said he would revise the digital mapping for zone 4 to reflect what had been agreed at this meeting. There would be some areas to look at again. Janvrin asked if they had looked at the only conservation area. Morgan said it was the only one in uptown where the Board had jurisdiction. Janvrin asked if more land could be made conservation. Foote advised not to as conservation land by state statute had far more restrictions than a town forest land e.g. with hunting and water. Moore counseled against giving the state any more jurisdiction to apply unfunded mandates. Foote said making land a town forest means that ConComm has to be invited to a meeting, but would not have any jurisdiction.

Morgan noted that there have been a lot of cars at the Hampton Falls line. Janvrin was concerned about the sewage getting into Seabrook. Foote had seen cars parked along Route 1, and said the sewerage was going into Brown's River. Moore said it took \$55 million to clean it up. Janvrin noted that the stream runs behind the DDR property and under the rail line. Foote said the culverts were rebuilt to get better water flow – a \$500,000 project for ConComm and the State.

Hawkins asked how Morgan would be dealing with the areas other than zone 4. Morgan said wanted to know that the Board was behind the methodology before going further. Hawkins asked each zone would be treated in the same manner. Morgan said that would be up to the Board. Foote thought that made sense. Hawkins wanted an end date to get to the official zoning map on line for comment. Morgan said the Board had given much direction, but some areas were undecided. He would make the changes so far and the Board would have a lot of time to think about this. Janvrin wanted to coordinate with the Assessing Department. Hawkins thought the decisions would be easier if they knew how people would be impacted. Foote said broad-brush guidance and advice was needed from assessing, but not individual lot knowledge. Hawkins said for some areas it would be important to know if they were being taxed as conservation, 2R or commercial. He assumed that if there were a house on a lot, for tax purposes it wouldn't matter if it were in conservation or not. Also, houses in the conservation zone would have all kinds of restrictions. Hawkins did not want to change the 200-foot/500-foot



Town of Seabrook Planning Board Minutes

Tuesday, August 16, 2011
NOT OFFICIAL UNTIL APPROVED

commercial zones. Foote wanted to know if a commercial zone bare lot was taxed at a higher rate than a 2R bare lot. Morgan suggested inviting the Assessor to meet with the Board.

Hawkins thought that the mapping discussion could continue at the September work session. As the next meeting is scheduled for the day after Labor Day and on the election night, Hawkins recommended moving the next regular meeting to September 13. Foote asked about the public notice. Hawkins said there was still time to make this change. It would mean meeting two weeks in a row. As there would be several cases for the 13th, it would make sense to have the worksession on the 20th when there would be Master Plan issues and other items to address. Foote said the Board was nearing the window that the state allows to address zoning issues in public hearings. A mad scramble in January should be avoided. Hawkins said as long as there would be a light schedule, as many worksessions as possible should be scheduled. Perhaps this work could be done early.

MOTION	Janvrin	to move the September 6, 2011 Planning Board meeting to September 13, 2011.
SECOND	Thibodeau	Approved

Janvrin asked if the town's CIP had been passed. Hawkins said it was waiting for the Board's section which would not change much. He and Janvrin would need to draft rail trail changes for the town manager. The overall CIP could be voted later in the year. Janvrin said the 2011-16 CIP was posted on the town website. Hawkins said they were working on 2012.

The Board continued the mapping review for Zone 4 to the close of the session.

Hawkins adjourned the meeting at 8:50PM

Respectfully submitted

Barbara Kravitz, Secretary
Seabrook Planning Board