

Planning Board Agenda 6/20/22

- 1. Case 2022-11 Proposal by Jeff Fraizer for a change of use at 380 Lafayette rd, tax map 9 lot 9-1.**
- 2. Case 2022-12 Proposal by Cardinal NH13 LLC, John Guertin for a low impact proposal at 920 Lafayette rd zone 6, tax map 7, lot 91-104.**
- 3. Case 2022-13 Proposal by Cardinal NH12 LLC, John Guertin for a low impact proposal at 920 Lafayette rd zone 6m, tax map 7, lot 91-205.**
- 4. Extension for Bruce Brown on Ashley's way.**

Seabrook Planning Board

Town Planner's Application Review Checklist

Items Required for an Application

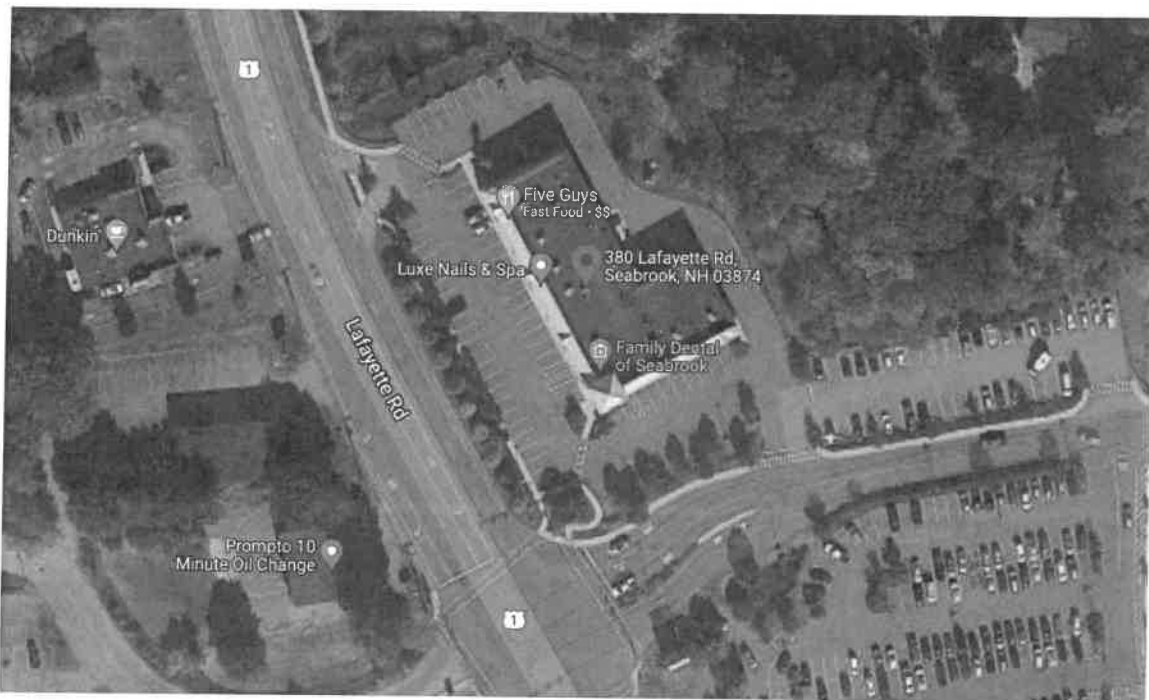
	Item	Submitted	Not Submitted	N/A	Authority in Subdivision Regs
<i>Application</i>	Completed application form with owner signature	X			Section 4
	Fees paid	X			4.200 - 4.380
	Abutters list	X			RSA 676:4
	Copy of deed	X			4.611
<i>Subdivision & Site Plan Exhibits</i>	Three 34"x 22" paper copies	X			4.501
	Electronic copy of site plan in .pdf format	X			4.501
	Scale not greater than 20' nor less than 100'	X			4.504
	Locus	X			4.502
	Title Block, with owner, in lower right corner	X			4.510
	Date				4.505
	North arrow	X			4.506
	Surveyor stamp				4.513
	Engineer stamp				4.513
	Wetlands Scientist stamp			X	4.513
	Waiver Requests in Writing				4.603
	Dimensions to hundredths of a foot	X			4.514
	Radii & bearings of prop lines, ways & easements				4.515
	Street & Utility profiles, cross sections & details				4.518
	Street name	X			4.509
	Proposed use of property	X			4.503
	Proposed public areas			X	4.520
	Permanent monuments				4.521
	Flood elevation data		X		4.522
	Sign details		X		4.523
	Lighting details		X		4.523
	Landscaping details		X		4.523
	Driveway details	X			4.524
	Wetlands, streams, ponds & creeks			X	4.530
	2-foot contours, existing & proposed			X	4.525
	Revision Block to the left of Title Block	X			4.511
	Approval signature line above Title Block				4.512
	Stormwater Drainage Analysis			X	4.609
	Stormwater Operations & Maintenance Manual			X	4.610
	Intended location of dwellings & structures	X			4.526

Case #2022-12 & 13 Cardinal NH for self-storage units at 920 Lafayette

	Item	Submitted	Not Submitted	N/A	Authority in Subdivision Regs
<i>Subdivision & Site Plan Exhibits</i>	Size and location of impermeable surfaces			X	4.527
	All appropriate setback lines			X	4.528
	Lot depth & width rectangles on building sites			X	4.529
	Lot numbers	X			4.604
	Street numbers	X			4.508
	Board of Adjustment approval with explanation	X			4.605
	Applications filed for State & Federal permits			X	4.606
	ConCom comments, if wetlands involved			X	4.607
	Wetlands Survey extending 25 feet off-site			X	4.530
	Permanent boundary markers for wetlands			X	4.530
	Stormwater Pollution plan			X	4.609
	Erosion & Sediment Control plan			X	4.531
	Water Meter installation note			X	4.533
	Draft Deed citing easements and wetlands			X	4.611
	Acreage	X			4.507
					Authority in Site Plan Regs
<i>Site Plan Exhibits</i>	Architectural elevations			X	5.020
	Lighting fixture details				5.110
	Lighting locations & hours of operation				5.120
	Maintained horizontal luminance				5.130
	Photometric grid				5.140
	Light pole foundation & pole details				5.150
	Landscape Architect Stamp				5.030
	Traffic Study			X	10
<i>Condo Conversion</i>	Certified copy of condo documents			X	12.010
	Utility plan showing shutoff valves				12.020
	Wetland delineation			X	12.040

TO Seabrook Planning Board
FROM Tom Morgan, Town Planner
RE Pet Store @ 380 Lafayette Road
Case #2022-11
DATE June 15, 2022

Jeff Frazier proposes a pet store at 380 Lafayette Road, Suites 206 & 207. The pet store would fill two vacant storefronts. The Planning Board review is triggered by a change of use, from one type of business to a dissimilar one. Market Basket constructed the plaza at 380 Lafayette in 2011 & 2012. An aerial view of the property is shown below.



I noted the following:

- 1) The applicant is proposing no changes to the building's exterior, so many of the site plan exhibit requirements are not necessary for Planning Board review, as we have a detailed site plan of the plaza on file.
- 2) Health related issues will be addressed by the Building Inspector as part of the building permit application process.
- 3) The applicant provided no details on signage.
- 4) We should confirm that no exterior lighting changes are proposed.

TO Seabrook Planning Board

FROM Tom Morgan, Town Planner

RE Self-storage units @ 920 Lafayette Road
Cases #2022-12 & 13

DATE June 15, 2022

John Guertin, representing Cardinal NH 12 & 13, proposes two self-storage facilities at 920 Lafayette Road. One proposed location is Unit 4, the former location of the Chop Shop before snow damaged the structure's roof. The other location is Unit 5, a gym. The plans were prepared by Millennium Engineering.

The Planning Board review is prompted by a change of use, from two different types of businesses to a dissimilar one. An aerial view of the property is shown below.



I noted the following:

- 1) Historically, parking has been a contentious issue at 920 Lafayette. The proposed use will certainly generate less demand for parking spaces than either the gym or the Chop Shop. Thus, the proposed use will likely reduce conflicts over parking.
- 2) The application does not indicate whether the property is situated in the new flood hazard zone that was designated in 2021.
- 3) The applicant provided no details on signage, lighting or landscaping.