

**SEABROOK PLANNING BOARD
FEBRUARY 19, 2002 – 7:00 P.M.
SELECTMEN'S MEETING ROOM**

MEMBERS PRESENT: Vice Chairman Susan Foote, Paul Garand, Philip Stockbridge, William Cox and Mark Preston. Others Present: Town Planner Thomas Morgan, CEO Robert Moore and Secretary Emily Sanborn.

MEETING OPENED: In the absence of Chairman Brown, Vice Chairman S. Foote took over the duties of the Chairman and opened the meeting at 7:00 P.M.

MINUTES: William Cox made a motion to accept the minutes of February 05, 2002 with a correction on page 2 under CIP to strike "as soon as possible" and replace it with "shortly after CIP for 2003 Town Warrant." P. Stockbridge 2nd. Vote: S. Foote abstained because she was not at the 02/05/02 meeting. Motion Carried.

#01-20 PROPOSAL BY LEDGE TWO ACRE REALTY TRUST FOR A THREE-LOT SUBDIVISION AT 11 LEDGE ROAD, TAX MAP 2, LOT 54:

Henry Boyd of Millennium Engineering presented the plans for a three-lot subdivision at 11 Ledge Road for the board's review and approval. Mr. Boyd said that the plan was revised as recommended and that the discrepancy in the lot numbers had been corrected. Mr. Morgan asked what the difference was in the lot numbering. Mr. Boyd said that the Assessing Office had renumbered the lots 1 through 3, bottom to top. S. Foote suggested that this difference could be clarified in the motion to approve. Mr. Morgan said that the minutes would reflect the change. W. Cox said that he was at the January 23, 2002 BOA meeting and that the decision reflected the variance as for a different lot number. T. Morgan assured him that the discussion on the renumbering would leave a paper trail.

Abutter Stanley Pond of Alison Drive said that his question was about the new construction of a porch. P. Garand explained to Mr. Pond that this was a replacement of an existing porch. Mr. Pond voiced his concern with lot #3 (alias lot #1) and its commercial use. S. Foote explained that this lot is a grand fathered commercial use and that the owner has a right to use it as such. Mr. Pond said that his main concern in all this was that the lady (Mrs. Kelley) could remain on lot #2 and the mess created in the neighborhood by the business on lot #3. It was noted that a Memorandum of Understanding, in regards to allowing Mrs. Kelley not to have to move her mobile home from its present location, was signed by the owner, Mr. McLaughlin, on September 18, 2001.

William Cox made a motion to approve the subdivision for Ledge Two Acre Realty Trust with the conditions subject to the Memorandum of Understanding dated 9/18/01 regarding Irene Kelley's residence on lot #2 and to re-iterate that construction material and equipment in not to be stored on lots 1 & 2 only on lot #3 grand fathered

commercial use as per BOA decision January 23, 2002.

P. Garand 2nd. Vote: U.

The Memorandum of Understanding to be recorded as directed by PB.

**#02-01 PROPOSAL BY VIRGINIA SMALL TRUST FOR A LOT LINE
ADJUSTMENT AT 44 WEARE ROAD, TAX MAP 4, LOTS 3, 3-1 & 3-2:**

Henry Boyd of Millennium Engineering presented the lot line adjustment for Virginia Small for the Board's review and approval. Mr. Boyd said that note #5 had been added to the plan in regard to the base flood elevation data. Boyd said that the assessing department had changed the lot numbers which he had revised on the plan. He explained that the lots for the previously approved subdivision have been enlarged and that it is a more complete plan. There were no abutters present for this case.

P. Stockbridge made a motion to approve the lot line adjustment for Virginia Small.

P. Garand 2nd. Vote: U.

Informal Discussion: Proposal by Lloyd Perkins for a 15-lot subdivision off of Centennial Street: H. Boyd, representing landowner Lloyd Perkins, presented an informal plan for a 15-lot subdivision off of Centennial Street for the board's input.

Mr. Boyd told the board that Mr. West, a soil scientist, has 90% of the wetland flagging completed at the site. Mr. Boyd said that there will be 15 lots by combining Mr. Perkins property with his abutter, Manny Brown. Robert Moore said that the abutting property line has a jog in it that is not shown on the plan. W. Cox could not see the street light locations on the plan. Cris York of Millennium informed him that they were on sheet 3 and that he would get in touch with the street light committee in regards to the locations.

T. Morgan asked how this project stands with its permitting. Mr. Boyd explained the time frame between now and the formal application and in answer to Morgan's question about whether this project would require site specific, Mr. Boyd said that this would be determined after Mr. West has completed his wetland mapping. Mr. Morgan asked if everything complies with zoning regulations. Mr. Boyd said that all the town's requirements have been met and that lot#1 has the required 12,000 square feet of uplands.

Cris York of Millennium Engineering said that they would be using the existing pipe drainage with the existing dry pond. W. Cox asked that the Mylar show the buildings that have to be removed. Mr. Boyd thanked the Board for their input.

Scott Mitchell had not shown up for his informal discussion on Chase Way. Acting Chairman S. Foote skipped this case and continued with the rest of the agenda items.

CORRESPONDENCE:

CIP Memo: T. Morgan presented the finished CIP memo for Municipal Staff and Members of all Boards and Committees requesting that a itemized list of capital improvements that are proposed for the period 2003 thru 2008 and whose cost will be \$5,000 or greater be submitted by Friday March 29, 2002.

S. Foote made a motion to have Chairman Brown sign the CIP Memo. W. Cox 2nd.
Vote: U.

S. Foote announced that a free educational workshop by the New Hampshire Estuaries Project on the understanding of the Comprehensive Shoreland Protection Act and the activities that require permits etc., will be held at the Seabrook Town Hall on February 27, 2002 at 6:00 P. M. (time supplied by this writer).

Driveway Permit Applications: None

Acting Chairman Foote called for a 10 minute recess.

Informal Discussion: Proposal of industrial subdivision "Chase Drive," Ledge Road, Tax Map 5, Lot 8: Scott Mitchell arrived and apologized for being late. Mr. Mitchell and Wayne Morrill of Jones & Beach presented the plans to increase the number of lots along Ledge Road to accommodate the small businesses that are looking around for land in the industrial area. The proposed lots will all be within the guidelines of the zoning requirements according to Mr. Mitchell.

William Cox voiced his displeasure with the increase of curb cuts this would produce and recommended that shared driveways be used for the lots with an easement agreement. T. Morgan asked Mr. Mitchell why this plan is being done in piece meal and what the time frame would be of putting this puzzle together. Mr. Mitchell said that the problem is that the developers do not want to do the road yet and that only big businesses can fit on this road. T. Morgan said that the Planning Board's function is to plan the future for the lot and piece meal creates problems and backs the Planning Board into a corner.

W. Cox said that the curb cuts should be no more than three as a safety issue. T. Morgan asked how much traffic this plan would generate. S. Mitchell said that these smaller lots would generate less than larger lots.

Abutter Peter Evans at 44 Border Winds Avenue said that he was a concerned citizen and that each lot was suppose to have its own drainage system. S. Foote

addressed this concern and told Mr. Evans that the drainage issue would be addressed with the site plan review for each lot. Catherine Evans read from a copy of a ZBA decision. S. Mitchell explained that this was not the final variance that was received from the ZBA.

Stanley Pond, not an abutter, but in the audience for a previous application, had concerns about the speed limit and the water situation. W. Cox said that the water situation could be helped by voting for water meters. Abutter Eric Gaudette voiced his opinion about residential being zoned next to industrial. W. Cox said that the industrial land was more valuable to the town and does not bring more children into our schools. S. Foote informed the abutters that the industrial zone was there when they purchased their homes and explained to Mr. Gaudette what types of projects are more beneficial to the town and why. E. Gaudette asked if Ledge Road was going to be widened. C. Evans also voiced her concerns with the mess on Ledge Road and the traffic. S. Foote told Evans that there were alternate routes that could be used by the residence of Beechwoods.

T. Morgan and P. Stockbridge said that they wanted to see a total traffic study for the proposed lots. Mr. Mitchell told the board that he did not know at present just what type of businesses would be on the lots and that this would be an estimate. Sidewalk issue was also discussed. Mr. Mitchell said that he would measure the road and Right of Way to do a feasibility study for the sidewalks. Mitchell said lot #5 requires its own driveway and will not be changed. He said that they will be asking for a reduction of the bond for the road.

Mr. Mitchell thanked the board members for their time and input and said they would be making a formal application right away.

MEETING ADJOURNED: Acting Chairman S. Foote closed the meeting at 9:15 P.M.

Minutes taken by Emily Sanborn, Secretary.