

**SEABROOK PLANNING BOARD
JUNE 5, 2001 – 7:00 P.M.
SELECTMEN'S MEETING ROOM**

MEMBERS PRESENT: Chairman Robert Brown, V-Chair Susan Foote, Phil Stockbridge, & William Cox. **Others Present:** CEO Robert Moore, Town Planner Thomas Morgan & Secretary Emily A. Sanborn.

MINUTES: S. Foote made a motion to accept the minutes of May 15, 2001 as written. W. Cox 2nd. P. Stockbridge was not at this meeting and abstained from the vote. Minutes accepted as written.

CASE #01-09 WILLIAM SIMMONS – 11 RAILROAD AVENUE – SITE PLAN TAX MAP 8 LOT 107 – FORMAL CONTINUANCE

Mr. Simmons presented the revised site plan for a commercial building to be placed at 11 Railroad Avenue. Chairman Brown went over the revisions that were recommended at the last meeting. He asked Mr. Simmons about the sidewalks. Mr. Simmons said that he had viewed the sidewalks at 286 and Washington Street which he noted were 5' instead of the required 4'. He said that the sidewalks will be 5'.

The board went over the drainage calculations submitted by Mr. Simmons. Mr. Simmons said that the system was designed to handle all of the roof run-off and that it goes into the storm water recharge trench. T. Morgan said that he is fairly comfortable with the calculations and also noted that it was signed by an engineer. Mr. Simmons said that the dumpster hours are noted in legend #7 and the lighting is noted in #3.

Mr. Simmons told the board that he had downsized the building to allow 23 parking spaces outside for the requirement for 5,740 square foot building and this will cover the concern of the Fire Chief. Chairman Brown asked if there were any abutters. No abutters present.

W. Cox made a motion to waive the photometric grid with the condition that only 400 watt hooded fixture on building allowed. S. Foote 2nd. Vote: unanimous.

W. Cox made a motion to approve the site plan with a performance bond in the amount of \$5,000 to cover sidewalks, drainage, lighting and any other issues. S. Foote 2nd. Vote: unanimous

SEABROOK PLANNING BOARD -2- JUNE 5, 2001

OLD BUSINESS: WAL-MART EXPANSION

CEO Robert Moore informed the board that all parking spaces are clear of retail merchandise and they have moved it to the side of the building as asked.

William Cox was concerned about the outdoor activity at the proposed Home Depot and asked if a stipulation could be put on the occupancy permit that no outside sales be allowed in the parking lot. R. Moore said that they could not and said that they are maxed out on their parking spaces which they had gotten a variance for.

POLAND SPRINGS BOND REDUCTION REQUEST: Poland Springs had requested a reduction of their bond amount because the off-site improvements, which was included in the bond, is being done under a grant from the state.

W. Cox made a motion to reduce the bond amount to \$50,000 based on the fact that the \$250,000 amount included the off-site improvements which has been received by a grant from the state.

S. Foote 2nd. Vote: unanimous

NEW BUSINESS: T. Morgan told the board that the Rockingham Planning Commission has sent their **yearly traffic count** request in preparation for the 2001 traffic counting season. He asked the board members where they would like the count to be taken on the various roads in town. The board decided on the following places: 409012 US 1 South of Lakeshore Drive; US 1 Hampton Falls Line; Rte. 107 East of on-ramp (Spur Road); and Rte. 107 West of on-ramp (Stard Road).

CORRESPONDENCE: T. Morgan distributed a letter from Attorney Saari in regards to the Spherex building on Walton Road. Mr. Saari said in his letter that the proposal for an auto parts warehousing for this site had not come about and instead a sporting goods warehouse facility was being proposed which would have less traffic then stated in Mr. Saari's May 9, 2001 letter of request for the auto parts facility.

P. Stockbridge made a motion that the board has no objections to the sporting goods warehousing facility at Spherex Property on Walton Road provided that it does not exceed the traffic stipulations proposed and outlined in Attorney Saari's letter of May 9, 2001 and May 31, 2001. S. Foote 2nd. Vote: unanimous

SEABROOK PLANNING BOARD -3- JUNE 5, 2001

T. Morgan distributed the correspondence to the members. W. Cox went over the B.O.A packet cases and their decisions.

S. Foote went over the Cains Brook project. She told the board that the contractor had said that he would dredge the pond for free because the company bidding for the job needs a lot of fill and the pond has a lot. Sue informed the company that there would be no going over the embankment with an excavator to remove the sand and that it would have to be done by pumping. She went over the conditions of and what is needed to clean up the ponds in town.

R. Moore discussed the conditions of the Hamel Damn and what is needed to correct the situation.

DRIVEWAY PERMITS: The board discussed the driveway permits for the condo-conversion at 57 Ledge Road. Chairman Brown read the remarks of Public Works Manager John Starkey. W. Cox made a motion to sign the driveway permits for 62 Ledge Road, 55, 57 Ledge Road and 24 Austins Way as recommended by J. Starkey. S. Foote 2nd. P. Stockbridge opposed. Motion carried.

OLD BUSINESS: CONDO CONVERSION – 55 & 57 LEDGE ROAD

T. Morgan said that Henry Boyd of Millennium told him that he was instructed to break down the two condo conversions, which were approved by the board, into two separate plans. T. Morgan was instructed by the board to make sure all information on the plan was identical to the original.

S. Foote made a motion to have the Chairman sign the condo conversion plans after the surveyor's stamp has been applied to the plan. W. Cox 2nd. Vote: unanimous

INFORMAL DISCUSSION: W. Cox said that he had some complaints about signs around town. He said that the temporary sign at Wendy's is on the sidewalk; Rockingham Fireworks has two additional signs on their property; the Sunoco Station has banner & flags; Market Basket South has a large temporary sign and Wireless Communications at the Ganz Plaza has numerous signs. Robert Moore said that he would investigate these businesses.

William Cox made a motion to have only one meeting for the months of July and August on the 3rd Tuesday of the month.

SEABROOK PLANNING BOARD -4- JUNE 5, 2001

S. Foote 2nd. Vote: unanimous

MEETING ADJOURNED: Chairman Brown adjourned the meeting at 8:16 P.m.

Minutes taken by Secretary Emily A. Sanborn.

Secretary's Notations: Mylar for PJD Properties was recorded on June 6, 2001, D-28989. Mylars for Poland Springs D-28935; BRN Realty Corp. D-28936; and Margaret Stard D-28937 on May 16, 20001.