

**SEABROOK PLANNING BOARD
MAY 1, 2001 - 7:00 P.M.
SELECTMEN'S MEETING ROOM**

MEMBERS PRESENT: Chairman Robert Brown, Vice Chairman Susan Foote, Philip Stockbridge, Mark Preston, Alternate Keith Fowler. Other Present: CEO Robert Moore, Town Planner Thomas Morgan, Secretary Emily Sanborn.

Members of the Economic Development Advisory Committee present for joint meeting: Chairman E. Roby, V-Chair J. Giarrusso, L. Norton, B. Brown, G. Lamott, R. Jones, G. Lane, D. Gray, P. Stockbridge, Secretary Cora Stockbridge and S. Foote representing the Conservation Committee.

MEETING OPENED: Chairman Brown opened the regular meeting at 7:01 P.M. after the meeting of the EDAC had adjourned. The Planning Board Secretary took over the recording of the minutes and the EDAC Secretary stepped down and sat in the audience.

MINUTES: P. Stockbridge made a motion to accept the minutes of April 17, 2001 as written. S. Foote 2nd. Vote: unanimous.

S. Foote made a motion to change the order of the agenda to hear Case #01-06 before the joint meeting. M. Preston 2nd. Vote: unanimous.

CASE #01-06 - MARGARET STARD - STARD ROAD - SIX LOT INDUSTRIAL SUBDIVISION - TAX MAP 4 LOT 19 - FORMAL CONTINUANCE

Wayne Morrill of Jones & Beach Engineering was present and went over the revisions for a six lot industrial subdivision off of Stard Road for the board's approval. W. Morrill told the board that a small area of wetlands was found by the NH Soil Scientist and had been depicted on the plan. W. Morrill said that there was now 6' grass strip between the pavement and the sidewalk; the stop sign was in place on the plan; when lot 4-19-60 is developed, a sidewalk along Stard Road will be required as per Planning Board requirements; and a letter from the Fire Department stating that Whitaker Way is an accepted road name.

P. Stockbridge told the members of the Economic Development Advisory Committee that this was a six lot industrial subdivision and asked if they had any questions. G. Lane asked about what was proposed for these lots. W. Morrill told him that the lots were going to be light industrial.

S. Foote made a motion to accept the Subdivision Plan as revised subject to bonding in the amount of \$150,000. M. Preston 2nd. Vote: unanimous.

Philip Stockbridge asked to discuss the Wal-Mart parking situation and their request to be heard at the next PB Meeting before the joint meeting comes to order. P. Stockbridge voiced his outrage at the continued use of the parking area for their tent sales of garden supplies. He said that he was not in favor of the meeting and would recommend site approval revocation if they did not get the stuff out of the parking lot in 24 hours. S. Foote said that the tent sales are occupying parking spaces. Ed Roby asked if this would be considered a twice a year yard sale.

T. Morgan explained that Wal-Mart's Attorney called and wanted to get on the PB Agenda. Tom gave them June 15th as a meeting date. M. Preston said that he thought it was a good idea to meet with them. P. Stockbridge said that it would be a waste of time. S. Foote said that her main concern was that if

this case went in to legal action it would take till October, which would put us right back into the same situation next time around. She suggested that prior to any meeting that the retail space be measured and calculate how many total parking spaces are required.

T. Morgan said that the best issue is safety and that would be in violation of site approval. R. Moore said that he did not think that the parking lot should be used as retail although he has not problem with sidewalk sales as long as it did not interfere with pedestrian travel. S. Foote agreed as long as they left for pedestrian safety. Board member P. Stockbridge made and withdrew his motions to deny a meeting and revocation. M. Preston and S. Foote withdrew their 2nd.

R. Moore said that all but seven of the storage containers had been removed from the site. The remaining containers are being used by the construction crew. T. Morgan said that if the board finds that Wal-Mart is not following the approved plan then they have the option to revoke their approval under RSA 676. 4A. S. Foote asked what their action would be. T. Morgan said that a letter could be sent to Wal-Mart stating that if the parking lot is not cleared in one week that the Planning Board will proceed with site plan revocation as per RSA 676 4A. P. Stockbridge made a motion as such. S. Foote 2nd. Vote: unanimous.

JOINT MEETING: Planning Board, Conservation Commission and Economic Development Advisory Committee, RE: Wetland Setbacks

It was agreed that Chairman Susan Foote of the Conservation Commission would chair this joint meeting on wetland setbacks.