

**SEABROOK PLANNING BOARD  
OCTOBER 16, 2001 – 7:00 P.M.  
SELECTMEN'S MEETING ROOM**

**MEMBERS PRESENT:** Chairman Robert Brown, V-Chair Susan Foote, Paul Garand, Philip Stockbridge, William Cox and Mark Preston.

Others Present: Town Planner Thomas Morgan, CEO Robert Moore, PB Engineer Michael Fowler & Secretary Emily Sanborn.

**MEETING OPENED:** Chairman Brown opened the meeting at 7:00 P.M.

**MINUTES:** P. Stockbridge made a motion to accept the minutes of October 2, 2001 as written. P. Garand 2<sup>nd</sup>. Motion carried. W. Cox and M. Preston abstained because they were not at the previous meeting.

**CASE #01-16 – EDWARD & DELTINA GOSS – 227 & 231A SOUTH MAIN STREET- LOT MERGER/CONDO CONVERSION – TAX MAP 16 LOTS 8 & 9 – FORMAL CONTINUANCE:**

The applicants were not present. Henry Boyd who had previously represented the Goss family said that they had a 65 day extension. T. Morgan told the board members that this will expire on December 18, 2001. There were no abutters present.

S. Foote made a motion to continue this application to November 6, 2001 at 7:00 P.M. P. Garand 2<sup>nd</sup>.  
Vote: unanimous

**CASE #01-24 – JAMES FARRELL AND RAYMOND NICKERSON – 781 LAFAYETTE ROAD – TAX MAP 7, LOTS 59 & 61 – SITE PLAN – FORMAL**

Wayne Morrill, of Jones & Beach Engineering, presented the revised plans for a motor vehicle sales facility at the former site of Hannah's Ice Cream Stand at 781 Lafayette Road. T. Morgan notified Mr. Morrill, for future reference, that revised plans are to be submitted the Friday before the scheduled meeting. The Board allowed the case to proceed.

W. Morrill told the board that the existing building had to be enlarge to 12,000 square feet which is the minimum allowed by the State for a dealership. He said that this required two variances from the BOA to allow the new proposed addition to be within the 10' wetland setback and the 50' setback from a stream. Both Variances were granted. Morrill went over the site plan and said that there would be 75 parking spaces, a snow storage area on the north side of the lot and the sign would be in the 15' setback. There will be 5' sidewalks on Rte 1 side and on the Gove Road side. He said that he is trying to keep the runoff away from the wetland and this would require a waiver because there would be a slight increase in the rate of flow from the site.

Mr. Morrill also said that he would need a waiver for the lighting because of the restrictions of the power lines going across the property. W. Morrill went over the drainage. S. Foote suggested a French drain. W. Morrill said that because this would have cars on the lot, he didn't want the runoff to go directly into the swale. S. Foote suggested a catch basin with oil absorbents or inserts. M. Fowler and T. Morgan agreed that the request for a waiver was for too small of an amount of runoff and that to avoid a precedence this could be rectified. W. Morrill withdrew his request for a waiver. W. Cox asked if they had received a driveway permit and how did they stand in regards to an easement for the road widening. W. Morrill said that they had applied for a change of use from the state and were waiting for the results. He said that there was an existing 12' easement on the property. W. Cox voiced his concern that this site was presently two lots and point being what if one lot was sold. W. Morrill said that the site plan in 1997 did not remove the internal line. T. Morgan recommended a lot line elimination plan prior to site plan approval.

Sidewalks were discussed along Gove Road with the recommendation of slope granite curbing instead of 3' grass strip. W. Cox re-addressed the lighting and recommended that Mr. Morrill meet with him on the site to go over the existing lighting. M. Fowler said that the utilities were adequate and that they should try and meet the requirement for drainage. W. Morrill withdrew his waiver for lighting until the next meeting.

Concerned resident Bill Donovan of 28 Gove Road voiced his concern with the entrance/exit on Gove Road. John Cartier also said that he had grandchildren and was concerned about the traffic this would produce on Gove Road. The board suggested that W. Morrill do away with the entrance on Gove Road by putting up a gate and cut down on the off site drainage.

P. Stockbridge made a motion to continue the site plan review to November 6, 2001 at 7:00 P.M.  
P Garand 2<sup>nd</sup>. Vote: unanimous.

**CASE #01-25 – PRESTON-DEARBORN ASSOCIATES – 851 LAFAYETTE ROAD – TAX MAP 7, LOT 45 – SITE PLAN FORMAL:** Member Mark Preston stepped down for this case. Charles Preston presented a plan to use two of his office spaces as motel rooms. R. Moore told the board that the previous site plan was for retail and that the proposed two motel units would have less impact. Mr. Preston explained that the need for these type of units and said that he was aware that the regulation for motel units was that the stay for a renter could not be more than 30 days in one year. Michael Fowler had no problem with the existing utilities. There were no abutters present. P. Stockbridge made a motion to accept the site plan as submitted. P. Garand 2<sup>nd</sup>. Vote: unanimous. M. Preston returned.

**CASE #01-26 – ARISTOTLE & CAROL MARKOS/DEBRA PERKINS – 27 NEW ZEALAND ROAD – TAX MAP 7, LOT 83 – CONDO CONVERSION:** Henry Boyd of Millennium Engineering presented the plans for a condo conversion at 27 New Zealand Road for the board's review and approval. Mr. Boyd said that the water tie that had not been put on the plan was now located as recommended by T. Morgan in his letter of review. There were no abutters present.

P. Garand made a motion to approve this plan only for the purpose of certifying that it complies with the Town of Seabrook's Condominium Conversion Regulations. P. Stockbridge 2<sup>nd</sup>.  
Vote: unanimous.

**CASE 01-27 – POLAND SPRINGS AND TCC SEABROOK LLC – 100 LEDGE ROAD – TAX MAP 6, LOTS 1, 1-2, 1-3 – LOT LINE – FORMAL:** Attorney Mary Ganz, representing Poland Springs, explained the lot line consolidation for the Board's review and approval. T. Morgan pointed out to M. Ganz that a "D" was on the line and the registry would not record it like that. H. Boyd also said that the registry would not take raised printing. T. Morgan brought to M. Ganz attention the hiring practices of employees at Poland Springs. He said that the town was getting complaints that they were not hiring as many Seabrook residents as they had suggested they would.

T. Morgan gave a copy of a letter received from abutter Bruce Brown with two concerns about the Poland Springs construction. He said that his boundary marker had been moved and that the blasting and excavating had left a very steep bank of about 20 feet in along his boundary line. He asked that his concerns be addressed.

Chairman Brown asked if there were any abutters present. There were none.

W. Cox made a motion to continue this application to November 20, 2001 at 7:00 P.M. so that the mylar can be corrected and to have a Trammell Crowe representative to come in and address Bruce Brown's concerns and their hiring practices. M. Preston 2<sup>nd</sup>. Vote: unanimous.

**CASE #01-28 – J & B CONSTRUCTION CO. INC. – 5 & 7 ELEPHANT ROCK ROAD – TAX MAP 16, LOT 11-2 – CONDO CONVERSION – FORMAL:** Henry Boyd of Millennium

Engineering presented the plans for a condo conversion of a duplex house on Elephant Rock Road for the board's review and approval. H. Boyd in response to T. Morgan's letter of review, explained that the lots on Elephant Rock Road were not intended to be duplex lots. T. Morgan in his letter of review stated that this lot did not meet the minimum upland of 24,000 square feet and only had 23,693 square feet. H. Boyd said that he had revised the plan and had the wetlands delineated by Richard Parker because the original wetlands was done by Mark West and he was not available. S. Foote said that it was very convenient that Mr. Parker found the 400 square feet of uplands that was needed.

T. Morgan said that the opinion of the board was that Mark West is a more qualified wetlands scientist than Mr. Parker. He asked why then shouldn't Mr. West' delineation stand. H. Boyd said that they were not conflicting delineations and that Mr. Parker's was a revision. He said that the first delineation by Mr. West was more conservative. H. Boyd said that Mr. Parker is qualified and is recognized by the State as such. Chairman Brown polled the board members and asked if there were any abutters present. There were none. P. Garand said that this was such a little amount of difference he had no problem with this issue. W. Cox stated that based on the applicants testimony that these would be single family homes, that no more building permits be issued. T. Morgan said that the prior subdivision approval had no conditions. H. Boyd said that he had done the site walk with Mr. Parker and that it was common practice to revise wetlands. He said that his credibility was being question and that he can define plant species.

Mark Preston made a motion to approve the condo conversion with the wordage. P. Garand 2<sup>nd</sup>. Vote: 2 in favor – Paul Garand & Mark Preston, 2 against -

Sue Foote made a motion to approve the Condo Conversion plan for J & B Construction with the conditions that "this plan is approved only for the purpose of certifying that it complies with the Town of Seabrook's Condominium Conversion Regulations", and that the wetlands monumentation shall be permanently placed on wetland line and it shall be noted in deeds to parcels that the wetlands shall not be infringed upon. Mark Preston 2<sup>nd</sup>. Vote: 3 in Favor – Paul Garand, Susan Foote, and Mark Preston. 2 Opposed - Phil Stockbridge and William Cox. Motion Carried. W. Cox gave his reason for opposing was that based upon testimony of the applicant at subdivision approval that these would be one dwelling lots, therefore I do not believe we should be allowing two dwellings on these lots.

**OTHER BUSINESS:** S. Foote presented the board with a map of the area done by Rockingham Planning. The board members look over the map. S. Foote said that the map would be given to the designated "keeper of the maps", Cora Stockbridge.

**CORRESPONDENCE & BILLS:** Chairman Brown signed the bills and T. Morgan distributed the mail.

**DRIVEWAY PERMITS:** NONE

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**HOME DEPOT:** W. Cox complained about the mess that the trucks were leaving on the road. R. Moore said that it was a State Highway and that his concerns should be addressed to them. W. Cox said that Gretchen Drive, which is a town road, was being covered with sand from the project.

**ADJOURNED MEETING:** Chairman Brown adjourned the meeting at 9:15 P.M.

Minutes taken by Emily Sanborn, Secretary.

Secretary's Notations: Mylar and Condo Docs were recorded on October 18, 2001 for Mark & Perk Condo, D-29328, Docs 9:19A.M. #79218 and J & B Construction Co. D-29329, Docs 9:19A.M. #79219.