

**SEABROOK PLANNING BOARD  
SEPTEMBER 18, 2001 - 7:00 P.M.  
SELECTMEN'S MEETING ROOM**

**MEMBERS PRESENT:** Chairman Robert Brown, V-Chair Susan Foote, Philip Stockbridge, Paul Garand, William Cox and Selectmen's Rep. Asa Knowles, Jr. Others Present: CEO Robert Moore, Town Planner Thomas Morgan, PB Engineer Michael Fowler and Secretary Emily Sanborn.

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

**MINUTES:** W. Cox made a motion to approve the minutes of August 21, 2001 as written. P. Stockbridge 2<sup>nd</sup> Chairman Brown abstained. Vote: Motion carried.

***CASE # 01-16 - EDWARD & DELTINA GOSS - LOT LINE MERGER, CONDOMINIUM CONVERSION - 227 & 231A SOUTH MAIN STREET, FORMAL CONTINUANCE***

Henry Boyd of Millennium Engineering told the board that he had not had any contact from Mr. Goss since the last meeting. Mr. Boyd asked for a continuance on behalf of the applicant.

W. Cox made a motion to continue the case to October 16, 2001 at 7:00 P.M. A. Knowles, Jr. 2<sup>nd</sup>. S. Foote abstained. Vote: Motion carried. H. Boyd was told that a 90 day waiver will have to be signed by applicant or his representative before the 29<sup>th</sup> of September.

***CASE # 01-19 - PAMELA KOPKA, D.B.A. PRIDE DEVELOPMENT - 321 RTE. 286 - TAX MAP 17, LOT 9-3 - CONDOMINIUM CONVERSION - FORMAL CONTINUANCE***

Member S. Foote removed herself from this case. Wayne Morrill of Jones & Beach Engineering asked to have this case moved to the last application on tonight's agenda because the attorney for the application had not arrived yet.

The board agreed to hear this case last.

***CASE # 01-20 - LEDGE TWO ACRE REALTY TRUST - 11 LEDGE ROAD - TAX MAP 2, LOT 54 - 3 LOT SUBDIVISION - FORMAL CONTINUANCE***

Henry Boyd of Millennium Engineering, representing owner Charles McLaughlin, explained to the board that Mr. McLaughlin had asked him to do a different variation to the plan. H. Boyd said that the notation that all buildings have to be moved within one year and that lot #3 had been reconfigured to make one of the lots conforming and that the other lot would require a waiver. H. Boyd told the board that Mr. McLaughlin had drawn up a Memorandum of Understanding because of the financial hardship the moving of one of the mobile homes would cause it's occupant/owner, Irene Kelley, who is in her 70's. The Memorandum states that the owner of the property, Charles McLaughlin agrees that upon Irene Kelley's either dying or moving that the mobile home would either be removed from the land or it will be moved so as to meet the lot line setback requirements; and Mr. McLaughlin also agrees that as long as the mobile home is in its present location, neither he nor the Trust would build anything on said lot nor sell the lot to any third party.

T. Morgan said that his concern was would these changes, that Mr. McLaughlin had in mind, cause a financial responsibly to the town somewhere down the road. Mr. Morgan said that the cleanest way to address this situation would be to go to the B.O.A. W. Cox noted that the setback from the new subdivision lot line was .06' not 6' as stated in document. Asa Knowles said that if the language was on the plan about the conditions of moving the

mobile home it would be alright with him. The other members were in agreement that this application needed to go to the B.O.A for clarification of conditions and setback requirements.

P. Stockbridge made a motion to continue the proposed subdivision to the November 6, 2001 meeting at 7:00 P.M. S. Foote 2<sup>nd</sup>. Paul Garand abstained. Motion carried.

Abutter Stanley Pond said that Mrs. Kelley was in the audience. Asa Knowles explained about the B.O.A. and P.B. procedure to Mrs. Kelley's satisfaction.

**CASE # 01-21 - VIRGINIA L. SMALL FAMILY TRUST - 44 WEARE ROAD - TAX MAP 4, LOTS 3, 3-1, & 3-2 - LOT LINE ADJUSTMENT - FORMAL**

Henry Boyd of Millennium Engineering, representing owner V. Small, presented the plan for a lot line adjustment for the board's review and approval. H. Boyd said that the purpose of the lot line adjustment was to change the square footage of the existing lots, one for Ms. Small's son and one for her daughter. The board reviewed the plan. There were no abutters present.

S. Foote made a motion to approve the lot line adjustment for Small Family Trust. P. Stockbridge 2<sup>nd</sup>. Vote: unanimous

**CASE # 01-22 - PAUL GARAND - 59 WALTON ROAD - TAX MAP 10, LOT 37 - LOT LINE ADJUSTMENT - FORMAL** (Member P. Garand stepped down for this case)

H. Boyd of Millennium Engineering presented the plans for a Lot Line Adjustment for the board's review and approval. Mr. Boyd went over the two comments made by Town Planner T. Morgan in his letter of recommendations. Chairman Brown polled the board. There were no abutters present.

P. Stockbridge made a motion to approve the Lot Line Adjustment for P. Garand. S. Foote 2<sup>nd</sup>. Vote: unanimous

**CASE # - 01-19 - PAMELA KOPKA, D.B.A. PRIDE DEVELOPMENT - TAX MAP 17, LOT 9-3 - CONDO CONVERSION - FORMAL CONTINUANCE** (Member S. Foote stepped down for this case).

Attorney Peter Saari, representing Pamela Kopka, presented the plans for a condo conversion for the board's review and approval. P. Garand asked about the proposed water and sewer services. Wayne Morrill of Jones and Beach Engineering said that they are to be shared and the responsible parties are stated in the condo documents. P. Saari said that the only change to the plan is that the buildings have been moved.

M. Fowler said that Warner Knowles wants to be notified when the pump station is moved to a more suitable location. W. Cox made reference to previous conditions of a fence and that the driveway not to be raised above its current elevation. T. Morgan said that his request had been addressed. W. Cox asked why there were two separate plans and why it could not be done all on one plan. Chairman Brown agreed. Wayne Morrill of Jones & Beach said that their plan was strictly for utilities and erosion control. W. Morrill was asked how long it would take him to re-do the plan to incorporate both plans. He answered in a day. Chairman Brown asked if there were any abutters present. There were none.

W. Cox made a motion to approve the condo conversion with the conditions that the mylar be corrected to show wetland delineation; show correct utility

locations; and corrected plan to be signed by Chairman Brown. P. Garand 2<sup>nd</sup>.  
Vote: unanimous

**OTHER BUSINESS:** DEMOLITION PERMITS: T. Morgan told the board that P. Garand, Assistant CEO, asked him to draw up some permitting for demolition, which at present the town does not require. T. Morgan, with the board's consent, said that he would work on drafting an article for a demolition permit.

**Review of Construction Sites:** W. Cox asked the board if a necessity exist for the inspection of construction sites in regards to erosion control; elevation of sites and the following of the approved plan by the contractor. He said that the construction on Rte. 1 was producing a lot of dirt on the pavement. He also noted the height of the Irving Gas Station and the erosion control at Home Depot. R. Moore said that the elevation at the Irving Oil site is according to plan and that the State is in control of the situation at Home Depot. The consensus of the board was that this was not necessary as the Code Enforcement Office is presently doing this job.

**GRAPEHILL MOBILE HOME PARK:** R. Moore gave an update of what was happening at this site. He said that the clean up and leveling of the hill had been done in five levels with grass. H. Boyd who has been working with Mr. Lago said that they have done a good job putting the site back together. M. Fowler said that it would be a hassle for fire trucks to get water to this site and recommended this situation would require calculations for ample water pressure for fire protection. Mr. Moore said that Attorney Simmons told him that if Boa and Coral Streets are developed beyond the turn-a-rounds, a letter from the town should be sent to Mr. Lago to come back to the Planning Board to address health and safety issues.

**AUSTIN'S WAY:** Michael Fowler, on behalf of his father who abutters this subdivision, said that the landscaping on the lot next to his father which has an easement for a swale, has not been done according to the approved plan. He said that his father's concern was that this lot has been sold and he was afraid that the new owner was not aware of this condition of approval and would not do the swale. R. Moore said that he would bring this to the developer, Charles Bagley, Jr., attention and remind him of his obligations.

**ROCKINGHAM PLANNING & METROPOLITAN PLANNING:** T. Morgan informed the board that two commissioners are needed on the Rockingham Planning to represent the town. He said that they did not have to be PB Members just residents of the Town of Seabrook. W. Cox said that he would rather be a representative to the MPO and volunteered for this position.

**Mr. & Mrs. Joe Daley,** residents of Pine Street, were in the audience to observe the meeting (and members) and spoke about their concerns with Route 1 and the dangers of the open trenches. The Daley's were told that this was a state highway and that they could direct their concerns and questions to the D.O.T. District 6. Asa Knowles said that he would bring this to the Board of Selectman and the Town Manager's attention.

**MEETING ADJOURNED:** Chairman Brown adjourned the meeting at 8:35 P.M.

Minutes taken by Emily A. Sanborn, Secretary.