



Town of Seabrook Planning Board

Agenda

October 7, 2008 6:30 PM

Selectmen's Meeting Room, Town Hall, 99 Lafayette Road
603 474 5605

1. Minutes of September 16, 2008
2. Requests for Security Reduction/Extension
3. Correspondence/Announcements
4. Public Hearings
5. Other Business
 - Scheduling a special meeting with Beach Representatives

PUBLIC HEARINGS

ONGOING CASES

Case #2008-13 - Proposal by Canani Realty Trust and Raman Patel to erect a convenience store at 100 Lafayette Road, Tax Map 10, Lot 23, continued from August 5, 2008;

Case #2008-17 - Proposal by John C. Tucker and David E. Tucker for a 2-lot subdivision at 136 Walton Road, Tax Map 10, Lot 93, continued from September 16, 2007;

Case #2008-16 - Proposal by EMC Realty Trust and Alfred C. Janvrin, Jr. for a 2-lot subdivision at the end of Parkersville Lane, Tax Map 16, Lot 32, continued from September 16, 2008;

PROPOSED AMENDMENTS TO ZONING, SUBDIVISION, AND SITE PLAN REVIEW REGULATIONS

- 1) Add a definition of Off-Site Improvements to Site Plan Article III.
- 2) Re-write and expand Site Plan Article XI in regards to off-site impact of development
- 3) Subdivision Article III and Site Plan Article IV - adjust application fees to reflect true costs
- 4.) Subdivision Article VII - revise road standards to conform to Town and State requirements
- 5.) Subdivision Article III section E - add legal expenses to additional fees
- 6.) Site Plan Article VII replace the word "bond" with the words "site security"



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- 7.) Amend Subdivision Article III - H conditional approvals to clarify expiration and extensions
- 8.) Amend Zoning Code Article II Definitions Family apartment to define extended family member
- 9.) Amend Zoning Code Article VII Special Exceptions B Family Apartments to expand on ownership limitations, and duration of special exception.
- 10.) Amend Site Plan Article IX Standards to include requirements for "Green Roofs"
- 11.) Amend Subdivision Article V- G Lot and street numbers to require written notice from assessor
- 12.) Amend Subdivision Article V add requirements for easements
- 13.) Amend Subdivision Article V add requirements for variances
- 14.) Amend Zoning Code Article XIV Surface Water Protection add restrictions to soil amenities, herbicides and insecticides allowed
- 15.) Amend Zoning Code Article II Definitions Accessory Building, revise definition
- 16.) Amend Zoning Code Article X General Provisions, add protection for historic Stone Walls

The complete text of the proposals are available for public inspection at the Seabrook Town Hall.

Sue Foote, Chair
Seabrook Planning Board

Secretary's Note:

1. All communications must be received by Tuesday noon, the week before a Planning Board Meeting.
2. Applications must include the Assessor's Notice with the map and lot numbers, and the street address.