



Town of Seabrook Planning Board Minutes

Tuesday, January 30, 2007

Members Present: Sue Foote, Chair Mark Preston, Vice Chair; Paul Himmer; Aboul Khan; Peter Evans; Mike Lowry; Robert Moore, Ex-Officio; Elizabeth Thibodeau, Alternate; Paul Garand, CEO; Alternate; Tom Morgan, Town Planner; Barbara Kravitz, Secretary;

Chair Foote called the meeting to order at 6:00 PM.

Motion:	Lowry	To accept the minutes of January 16, 2007 as written.
Second:	Moore	Approved: Unanimous Abstained: Preston

Case #2006-31 Proposal by Developers Diversified Realty (DDR) Seabrook LLC for a 4-lot subdivision at 700 Lafayette Road, Tax Map 8, Lot 55; continued from December 19, 2006;

Case #2006-32 Proposal by Developers Diversified Realty (DDR) Seabrook LLC to construct a 441,290 square foot shopping center at 700 Lafayette Road, Tax Map 8, Lot 55; continued from December 19, 2006.

Foote explained this special meeting was granted at DDR's request for the purpose of concentrating on traffic issues. However, the Board has now received a letter from Malcolm McNeill Jr, Attorney for DDR, asking for a postponement because they are not yet in a position to adequately address traffic issues raised in discussions with the DOT. Additionally, DDR wants more time to respond to issues raised by the Planning Board's traffic consultant. McNeill has asked if the Planning Board would be willing to reschedule a special meeting for the traffic issues on February 27.

Preston asked how many special meetings should be scheduled for this project, and also said DDR has indicated it would not proceed without a TIF. Moore asked why the meeting should not be scheduled after the public vote in March. Foote said the first Planning Board meeting after the town meeting is March 20, and noted that DDR has executed another extension until March 15. Garand said that the Planning Board has not been provided with the DDR road improvement plans thought to have been presented to the DOT. He asked that the Planning Board be given the roadway plans at least two weeks in advance of the meeting in which traffic will be on the agenda so that department heads have time for their review. Foote noted that DDR has provided a new site plan-set reflecting the changes discussed at the January 16 Planning Board meeting. Himmer suggested asking DDR to reschedule for March 20. The Board then discussed whether to schedule another special meeting, noting, in particular, that several special meetings, including this one, had already been added to the Board's schedule at DDR's request, and that the date of the extension does not fall on a Board meeting night. Preston indicated DDR could request a further extension, noting that the Board wants at least two weeks to review the plans related to traffic.



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Motion:	Preston	To continue Cases 06-31 & 06-32 to March 6, 2007..
Second:	Lowry	Approved: Unanimous

Khan said McNeill's letter seems to be asking for all special meetings, which is inappropriate. Foote said the special meetings were granted so other applicants would not have to wait through the lengthy DDR sessions.

Case #2002-48: Foote referenced the letter from Clayton Gould requesting a six-month extension for completion of the Gould's Way road.

Motion:	Foote	To grant an extension for Case #2002-48/Gould to July 17, 2007, conditional on certifying the security is valid for the same period.
Second:	Preston	Approved: Unanimous

Foote referenced a letter from the Town Manager to Florida Power & Light concerning the long delays in obtaining approval for the South Access Road driveway entrance for Hanna Foods, indicating this is a priority for the Town of Seabrook. An urgent response was requested.

NH Economic Development Association is offering educational programs on economic impact analysis for new projects at the Local Government Center on February 23. Ms Thibodeau may attend.

There being no further comments or questions,
Foote adjourned the public meeting at 6:17PM.

Respectfully submitted,
Barbara Kravitz, Secretary
Seabrook Planning Board