

TO Seabrook Planning Board

FROM Tom Morgan, Town Planner

RE **#01-6** – Proposal by Margaret Stard for a six-lot subdivision just west of the Coca Cola plant off of Stard Road, Tax Map 4, Lot 19;

#01-8 – Proposal by Dupere Corporation and Antonio Morgado for a condominium conversion at 57 & 59 Ledge Road, Tax Map 2, Lots 94-29 & 94-30;

#01-9 – Proposal by William F. Simmons and 11 Railroad Avenue Realty Trust to erect a 150' by 40' commercial building at 11 Railroad Avenue, Tax Map 8, Lot 107;

#01-10 – Proposal by BRN Realty Corp. for lot line adjustments off of Viola Circle, Tax Map 14, Lots 29-33, 29-34, 29-35, 29-39, and 29-40;

#01-11 – Proposal by PJD Properties to merge two lots and to expand an auto repair/towing business at 173 & 179 Route 107, Tax Map 5, Lots 9-1 & 10.

DATE May 1, 2001

The above referenced proposals are scheduled for review by the Planning Board in the coming weeks. In order to assist the board in its review of these plans, and also to assist the applicants in preparation for the Planning Board meetings, I offer the comments that follow.

Margaret Stard proposes a six-lot subdivision off of Stard Road just west of the Coca Cola plant. The plans were prepared by Jones & Beach and are comprised of the following: *Subdivision Plan, Existing Conditions Plan, Proposed Conditions Plan, Plan & Profile, Detail Sheet*, and a sheet for Erosion & Sediment Control entitled *Details*. The plans are dated February 28, 2001. Jones & Beach also prepared a *Drainage Analysis & Sediment and Erosion Control Plan*, dated February 28, 2001. The plans were revised on April 10 and April 23.

- 1) On April 17, the Planning Board requested the depiction of a stop sign, a six-foot vegetative buffer between the proposed street and sidewalk, documentation that a qualified wetlands scientist had examined the site for wetlands, and evidence that the Fire Department has no objection to the proposed street name. The applicant's revised plan along with correspondence from the Fire Department satisfies all of those conditions.
- 2) The applicant should submit a bond in the amount of \$150,000.
- 3) A copy of the plan should be submitted in AutoCAD 14 format.

The **Dupere Corporation** and **Antonio Morgado** propose a condominium conversion at 57 & 59 Ledge Road. The plan was prepared by Millennium Engineering, and is dated April 23, 2001. Condominium documents have been submitted to the Planning Board's legal counsel for review.

- 1) Article XI of the Site Plan Review Regulations states, in part, that "*the plan shall indicate the locations where the shutoff valves will be located for each unit.*" If the intent of the regulations is that each dwelling unit should have its own separate shutoff mechanism, then this plan does not conform with the regulations. The plan depicts one water shutoff for Units #1 & #2, and another shutoff valve for Units #3 & #4.

William F. Simmons and **11 Railroad Avenue Realty Trust** propose the construction of a 150' by 40' commercial building at 11 Railroad Avenue. The plan was prepared by Port Engineering Associates, and is dated April 16, 2001.

- 1) A locus map has not been included as required by the Site Plan Regulations.
- 2) This property is situated close to the boundary between Zone 2 and Zone 2R. The zoning district boundary should be depicted on the plan.
- 3) Note #5 states that *"recycled asphalt pavement is assumed to be pervious for open space computation."* This definition of *"open space"* is contradicted by the definition of open space in Article II of the Zoning Ordinance (page 8). The open space on this lot should be re-calculated so as exclude all manner of asphalt pavement.
- 4) The plan does not comply with the parking requirements articulated in Article IX of the Zoning Ordinance. The plan's calculations assume that the building will be 100% retail, yet a portion is marked *"office space"*. Parking requirements for office use is more stringent than for retail.
- 5) The paved area extends onto an adjoining lot.
- 6) Utilities are not depicted.
- 7) Boundary markers are not depicted.
- 8) Signs and landscaping have not been addressed.
- 9) Erosion and pollution control measures have not been depicted.
- 10) The presence or absence of wetlands has not been addressed.
- 11) The contour lines are barely visible.
- 12) Elevation views of the building, as required by Article VI of the Site Plan Review Regulations, have not been submitted.

- 13) Conformance with the lighting specifications of the Site Plan Review Regulations (Article X) has not been demonstrated.
- 14) The dumpster is proposed for a site that is less than ten feet from an abutter's property line. No screening is depicted.
- 15) A loading area has not been designated, as required by Article IX Section C of the Site Plan Review Regulations.
- 16) Details on the manner in which storm water will be handled are inadequate. In this respect, the plan does not demonstrate compliance with Article IX Section E of the Site Plan Review Regulations.
- 17) The hours of truck operations have not been indicated on the plan, as required by Article IX Section J of the Site Plan Review Regulations.
- 18) Article IX Section K of the Site Plan Review Regulations requires the construction of a sidewalk along Railroad Avenue. None is depicted.
- 19) Curbing required by Article IX Section L of the Site Plan Review Regulations is not depicted.
- 20) The proposed drive entrances onto Railroad Avenue exceed the maximum allowed by the Driveway Regulations.

BRN Realty Corporation proposes several lot line adjustments off of Viola Circle, Tax Map 14, Lots 29-33, 29-34, 29-35, 29-39, and 29-40. The plan was prepared by Millennium Engineering, and is dated April 23, 2001.

- 1) The regular shapes of the proposed lot configurations would help to minimize the possibility of boundary disputes between future homeowners. It is for that reason that I recommend approval.

PJD Properties proposes to merge two lots and to expand an auto repair and towing business at 173 & 179 Route 107, Tax Map 5, Lots 9-1 & 10. The plan was prepared by Stockton Services, and is dated April 30, 2001.

- 1) The applicant's representative informed me that the absence of an engineer's stamp and a mylar will be rectified shortly.
- 2) On December 29, 2000, the applicant was granted a variance to permit the expansion of his auto repair and towing service onto an adjacent lot, and also to permit a mixed use (business/residential) on the site. Four stipulations were attached to the approval, as detailed by Note #1 on the site plan.
- 3) The extent of the proposed stockade fence in the rear is unclear.
- 4) Compliance with Article X of the Site Plan Review Regulations (lighting) has not been demonstrated.
- 5) The proposed paving will create additional impervious surface. The applicant has not addressed the impact of the additional storm water run-off that would result.

cc: Margaret Stard, Scott Mitchell, Jones & Beach, Dupere Corporation, Antonio Morgado, Millennium Engineering, 11 Railroad Avenue Realty Trust, Port Engineering Associates, BRN Realty Corporation, PJD Properties, and Stockton Services.