



Town of Seabrook
Planning Board Minutes
Tuesday, June 20, 2017 @ 6:30pm
Seabrook Town Hall, 99 Lafayette Road
603-474-560

MEMBERS PRESENT:

Jason Janvrin, Chair, Michael Rabideau, Vice Chair, James Sanborn III, Francis Chase, Theresa Kyle, Ex-Officio, David Baxter, (alternate voting member), Thomas Morgan, Town Planner, Rick Friberg, TEC, Stephan Zalewski, Code Enforcement, Maria Brown, Planning Board Secretary

MEMBERS ABSENT:

Michael Lowry, Paul Knowles, Robert Fowler, Joseph Jones, both are alternates

Janvrin called the meeting to order at 630PM.

Motion:	Chase	To Approve June 6, 2017 minutes as written.
Second:	Rabideau	Approved: Janvrin, Rabideau, Chase, Kyle, Sanborn, Baxter

CORRESPONDENCE/ANNOUNCEMENTS/ INFORMAL HEARING

Paul Hollis, Resident of Seabrook and a Land Developer presented to the Board. The property is 12-16 Stard Road and it is 1.4 acres subdivided in to two lots with frontage on two Roads both Stard Road and Chase Road. The land owners Mr. and Mrs. Gary Dolan were also in attendance. Mr. Hollis doesn't have any projects in NH and this may be the first one. The property he is interested in is in Zone 3. Mr. Hollis shared a plan showing a building similar to what he is interested in building. He would add roof lines, landscaping, buffers, and storm water pond in the corner. Mr. Hollis stated that the use in for Industrial Condominium Units. He has marked out 17 units and they have a second floor.

He asked if he could have two buildings on one lot if he combined the lots. The applicant would like a parking space in each bay and asked if this would this be allowed. Janvrin looking at the use table this is for Zone 3. Janvrin stated that it appears that your proposing 2 uses maybe even 3, Light industrial, motor vehicle repair, and office space. The applicant would like a list of uses and he is aware it is in the aqua fore

district. Section 5 states that only one building is allowed on a lot for this Zone. The applicant would need a variance if the lots are combined. Morgan feels the applicant should keep it as one lot. Chase agrees he would have a better case. Zalewski stated they have one Building per lot.

Janvrin commented about the change in the lot line and stated it would not require a variance. Chase asked if the applicant will sprinkle the buildings and yes they will. Chase asked if they can you turn the buildings. Mr. Hollis doesn't see changing the building. He would like to combine both lots and ask for a variance. Baxter stated from a flow standpoint a right in off Stard Road and all exit on Chase Road. Morgan did state that DOT will not get involved with this. The entrance sign on Stard Road and exit on Chase would make much more sense. Janvrin how many parking spots will they need. They only have 20 spots laid out at this time. He would like 1 parking space per bay. He needs at least 40' for a travel lane. Chase asked if he needs 58 spaces. The applicant stated that he will have industrial 30 spaces and the office space will need another 28. Morgan doesn't see anything that prohibits the parking space in each bay. Morgan stated many times we end up with more vehicles than planned. Mr. Hollis would add roof lines and things to make the buildings a lot nicer. Baxter stated say he comes in and the Board grants the approval will he have to come back with each use as it is in an Aqua For area. Mr. Hollis asked if that decision would be handled through code enforcement. If anything comes in with the slightest bit of gray area they would come back to the Planning Board. Janvrin stated they have a man made pond that handles water from the lots. The storm water will have to meet engineering guidelines. Janvrin stated that the Department of Economic Development also known as DRED set up an economic revitalization zone in the State of NH and the Planning Board along with the Selectmen laid out four zones in Town and Janvrin believes this is one of the zones. Janvrin stated that the developer comes in and spends a certain amount of money to develop the property and the business's come in and offer higher paying jobs and create jobs. DRED will allow a waiver for each business on the property zero business enterprise and business profit tax for five years. DRED will confirm the use with the Planning Board Office.

Mr. Hollis stated that his proposal would add a significant increase for revenue from tax dollars for the Town. Mr. Hollis would like to make condos and have an association. Janvrin stated that in the past they have learned that each condo owner will have a written agreement on parking. Chase stated the only variance Mr. Hollis will need is a variance.

SECURITY REDUCTIONS, EXTENSIONS, ROADWAYS

Case #2004-22,23,24,25, 24, London Lane, Bulbman Holdings, LLC, Release security and close.

Friberg stated that he is still waiting for an updated As-Built.
Janvrin stated that this case will be continued until July 18, 2017

Mr. Doug Hersey, 2 & 4 Hersey Lane, Rocks Road
Attorney Mary Ganz is working on this case and requested a continuance until July 18, 2017.

Janvrin continued the case until July 18, 2017.

NEW CASES

CASE # 2017-12, Site Plan Review, Proposed Parking Improvements, 24 Batchelder Road, Chartwell Holdings, LLC, Cimarron Realty Trust, LLC, C/O Francis McDonnell, Tax Map # 5, Lot #'s 12 &13

Ian, Jones and Beach Engineering, presented the case to the Board. He is asking for the following waivers. The property is Cimarron Apartments which has 6 buildings spread out over a large lot. The building that is in front of the Board tonight is an unused recreation hall. The building is using a septic field and they have existing water service a contractor will work on that. Electric runs off of a utility pole. The Water Department does not have any record of the size of the service. The site has an 8" sewer stub not in use. The new owner would like to move the leasing office onsite. The applicant is proposing a 4 space parking area with one space being ADA compliant. They will also install a patio door to enter the office space. They will have just a standard light. All run off will enter a proposed rain garden. The paved driveway is an existing and is gravel on record with the DPW. They will have a small pump station hooked to the existing sewer stub. A new water service may need to be installed. The electric will remain over head. They have an underground oil tank that the owner would like to remove they plan on connecting the entire property to natural gas. They have asked for several waivers as follows;

- 1) Landscape Plan – they have an existing contractor that takes care of the property and they will enhance it at a later date. They will maintain as usual and loam and seed as needed.
- 2) Lighting Plan – The building will be used for the office Monday – Friday – 8:00AM – 5:00PM for leasing. The need for full mounted lights is not necessary.
- 3) Curbing – The grading onsite drops down a hill and the low point is in the middle of the parking area so run off will flow naturally to the rain garden.

Janvrin stated that he knows a lot of issues exist at Cimarron's as he use to live there and he wants to take a trip back in time to the wild wild west.

Janvrin stated in the 1970 when this property was developed we had no zoning.

Since 1972 building 114 was built we have gone through a lot changes. We have wells all over that end of Town in that area verses many years ago we only had two wells. Certain uses are absolutely prohibited as the Town adopted the Aqua For protection zone. Janvrin sees at least 7 on one page and 1 on another that are uses that are prohibited. Janvrin will publicly voice his concerns as the site has never come before the Planning Board and now your opening a whole can of worms asking for a site plan review.

On Alt 1 the Recreation Hall is still using septic on site intent is to connect to the sewer system required since 1996 and still has not been done. They are still trying to locate the water service. Janvrin asked how they fill the pool and they stated the water is trucked in. They currently use home heating oil. Janvrin stated they will need to have a DES permit to remove oil tanks. Janvrin brought up Alt 2 the road salt and sand storage area has no containment. Janvrin also cited the fuel building that houses 3 or 4 front end loaders all are leaking. Janvrin also asked about the storage shed and asked what it is there.

Janvrin also mentioned the Maintenance Office trailer that has turned out to be a residence for someone for sometime which again is non conforming use. Janvrin stated the storage area also has lubricants, oils, gas in another area. All of the uses are not allowed in the Aqua For protection area. The new owners are working on renovate all building by building renovation, plantings, and they will re-loam a lot of areas.

Janvrin stated one of the reasons our Town had to purchase a ladder platform truck was because they would have to reach 40' over cars to get to a building. Not proposing changing travel lanes or parking. Janvrin when you restripe you must have 10' x 20' space and an ADA compliant parking.

The applicants are looking to clean up the whole site. They want everything on the property including the rental office as they move along to renovate. They have met with Zaleski and Perkins who will follow up on building. They will work with water and sewer to locate existing utilities.

Ian stated that the leasing office will have a proposed sign and may be a wood carved sign. Any design and location of sign will have to be approved by Code Enforcement. Building 12 and 14 will have a free standing signs.

Chris Albert is the wet land scientist.

Janvrin stated where wetlands are involved the applicant must meet with the Conservation Commission. Rabideau asked if the asphalt is at grade and it appears to have no curb stop. They added bollards for building protection.

Chase asked how many parking spaces they are requesting. They are asking for 4 parking spaces 1 for ADA and 3 others. They have room for 20 spaces on the other side. They currently have shrubbery around the area and they would like to add more at some point. Chase what is it that you're not going to comply with.

Ian stated that the current plan is to loam and seed but any additional improvements will be done in the future. Baxter asked if it is possible to waive the landscape for now. Chase believes the Conservation Commission can meet soon on this case. Chase asked can we have them do landscaping just for this area and not for the rest of the property at this time.

Morgan stated they can ask that they do landscaping for the area of this request. Morgan sees no reason to come back to the Planning Board at this time.

Chase stated that they are going for cosmetics at this time.

Rabideau stated whatever you do in that development this is your front door. Rabideau stated that this is a very small window of this project and if we waive the landscaping part this is the last time we will see it.

Ian stated that we are only talking about the area in front of us tonight.

Rabideau asked if we can add a condition to our waiver that a future landscape plan will come back to the Planning Board. They have no real plan at this time.

Baxter would like to see a picture of the sign and have it dressed up with landscaping. Baxter stated if we give them a waiver we cannot make them do anything from that point. Chase would like to see a plan showing landscaping.

Janvrin stated they have no depiction of what plantings are there now.

Ian stated they have a large tree that is hiding the electric meter so it will need to be moved. The entrance is handicapped compliant. Janvrin stated as far as the rain garden he would love to see what species Sue Foote would like to go in there.

Janvrin asked about proposed patio. Ian stated that the patio would be for tables and chairs and they would like to put French doors. They may have leasing events. They currently have 2 bathrooms and that is what the sidewalk will lead to.

Janvrin asked if they could put down some bark mulch in the patio area.

Chase asked if he is going to use existing sewer tank. Ian stated they will be removing the old tank and hook to Town sewer. They will remove the old 2cd floor deck. They will have a 2" force main. Janvrin wants to know everything that is in the ground and he would like DES to do testing. The applicant needs to understand they are on the hook.

Chase stated they knew that when they bought it.

Janvrin stated the TRC Minutes have 4 suggestions. Janvrin stated the building may need to be sprinklered and they have a second floor.

Morgan's feels this case is more complete than most

Motion:	Chase	To Approve Case #2017-12 as Administratively Complete.
Second:	Rabideau	Approved: Janvrin, Rabideau, Chase, Kyle, Sanborn, Baxter

The applicant would love to move on this project by the summer. Chartwell Holdings will be or has purchased the property. Need to confirm size and location of water and sewer. The building may have electric baseboards. The current buildings operate off of large boilers and the new applicants would like to move toward natural gas.

Any abutters that would like to speak:

Janvrin stated that the applicant will go to the Conservation Commission and get feedback from them. Water service is not to be used to fill the pool. Removal of the underground tanks will require DES sampling. Baxter stated they will have to do testing and DES will come out and check the grounds.

Water and Sewer will work with Jones and Beach to locate everything.

The Water Department does not have any records and the applicant seemed agreeable to provide As Built information as they go. Janvrin asked if they have a backflow device. They don't have an active meter on file and no record of the service size.

Janvrin would like all issues of concern to be addressed before approval. They have a lot more utility information than they did before meeting with TRC.

Make a sheet of what is on the property area and what the sign would look like.

Rabideau asked if the sign will be lit. Ian doesn't think it will be.

Chase asked if the Planning Board can address the issues raised by Janvrin.

Ian stated that the renovation for the buildings is not on the plan tonight.

Janvrin stated the salt building has got to go. Janvrin stated if DES is onsite testing they should go over to the building that stores front loaders and test.

The gas station next door had a gas leak into the ground and they paid heavy fines.

Janvrin wants to know the intent and timelines. Janvrin wants to make sure the items of concerns go away and he is looking out for the water aqua for protection area.

Janvrin continued this case until July 18, 2017.

Janvrin break at 7:54PM until 7:58PM.

Correspondence

Mr. Dean Savastano from 16 Collins Street would like the fees from last month's hearing. Mr. Savastano was approved for a Site Plan Review for commercial property requested not to have a mixed use for residential also at the time of approval. The second case was for a conditional use permit so that he could have both a business and a residential home on the property for \$300.00 which covered the public notice for \$150.00, the abutter's notices. He was also charged an additional \$300.00 for Tom

Morgan, Town Planner's fees for the 1st case and then another \$120.00 for the 2^{cd} case. The applicant is asking for all of those fees waived also.

Janvrin stated that the Planning Board can waive the fees for the second case for \$300.00. Janvrin stated that the request for the second case came fast. Janvrin stated the applicant also got charged for Tom Morgan's fees which could be waived totaling \$420.00. Chase feels he must pay for the Town Planner fees along with the TEC fees which have not been submitted yet. Kyle stated if we have something we can give relief for we should so long as we have not spent that money for other things. Janvrin believes when an approval was given the amendment came in very quickly.

Chase cannot recollect where we have ever done this on this Board. Janvrin stated that if they have a subsequent case from the 1st one in the first year we have allowed ½ of the application fees waived. Janvrin stated that they were billed for other services such as Morgan's fees and TEC fees and those will have to be paid separate from this fee return. Rabideau feels we directed him to come back to us in a different way to use the house. Rabideau stated if he needed a change of use to come back and it saved us time having the applicant follow the direction of the Board.

Motion:	Rabideau	To waive and return the \$300.00 Application fee for Case #2017-09.
Second:	Kyle	Approved: Janvrin, Rabideau, Chase, Kyle, Sanborn, Baxter

CASE #2017-13, Site Plan Review, Proposed additional outside seating, 12 Ocean Blvd., Eli Sokorelis, Tax Map #26, Lot # 92

Eli Sokorelis owner of 12 Ocean Grill presented his case to the Board. He is requesting seating for 32 on the outside patio area. Mr. Sokorelis would like 16 seats on the lounge side and 16 seats on the other. He did research and went to the building inspector at the beach. He was referred back to the Planning Board. Mr. Sokorelis stated that the building inspector recalled seating outside in 2012, 2013, and 2014. Janvrin stated that per section 14 of the zoning ordinance states that if a use ceases more than a year it is abandoned. Janvrin stated the Beach Village district has their own zoning and voted for their own Planning Board. Janvrin stated that neither the Site Plan nor the Subdivision approval was conveyed in the Seabrook Beach Village District Planning Board vote. Janvrin contacted the Municipal Association and because they did not include Subdivision or Site Plan the Town Planning Board will have to hear these cases.

The Deputy Fire Chief found in his files that they had 20 seats outside and 70 inside. The Deputy Fire Chief also sent a letter to the Planning Board regarding his findings of

prior outdoor seating. A stopper will be added and they have a curb that is even higher than the normal ones. Janvrin is just making sure the seated patrons are safe. Mr. Sokorelis stated that each parking spaces facing seating area has a curb stop made of concrete, in addition to a concrete curb higher than that. They have 2 feet of walking space between the curb stop and the sidewalk curb. The Deputy Fire Chief came down and is ok with it. Janvrin stated that the next step when he goes to outside seating he needs the Planning Board approval and Fire Department approval. They also have a handrail between the parking lot and outside seating area. The State will come down and inspect also. The Planning Board will need to give the applicant something. They will have a divider as separate areas outside and that is the way the Liquor Commission has to have it. Mr. Sokorelis requested 32 outside seats and 90 seats inside. He stated that the Deputy Fire Chief is aware of this number. Morgan stated that Perkins had records in his files that 20 seats have been outside in the past.

The applicant has 122 total seats which require 4 seats per space so the applicant would need 31 per Janvrin. So the applicant has 38 parking spaces with an additional 10 outback of the Restaurant for employees dedicated by the neighbor. Kyle stated that he has more parking than the Castaway Restaurant. Chase asked if this lounge is outside and yes they will have parking in front. Chase asked what our ability is to request things as he would like bollards installed. Morgan stated the Deputy Fire Chief would like to make sure it is safe for seating.

Janvrin stated that at Seabrook One Stop a vehicle drove right into to building. Kyle stated that the curbing is higher than regular curbing and freak accidents cannot be anticipated. They also have poles if you went over the 1st curb you would have to go over the 2nd curb and than you would hit the concrete columns. Kyle feel very safe sitting in the outside area and it is safer now than it used to be. Janvrin asked if police have met with him and they have not. Janvrin asked if live entertainment will be onsite no will not. They have jute box with no speakers on the outside walls and air conditioner is on so the doors are closed. If he would like entertainment inside he has to go to the Selectmen. Janvrin stated some to the North have taken advantage of the live entertainment and have not followed the ordinances. Rabideau would like the Fire Chief to send a letter that he will allow 32 seats outside as opposed to 20. The liquor commission will only allow what is written. The applicant is looking to go with outside seating until the end of October.

Janvrin would like the Deputy Fire Chief to send a letter stating that 32 outside seats would be fine and the applicant will get that. The Police Department should also be notified of the outdoor seating. The Planning Board should notify the Beach Commissioners as a courtesy that the Planning Board has approved this case. The applicant will notify the Deputy Fire Chief and the Police Chief. The liquor commission

requires approval from the Planning Board and the Deputy Fire Chief. Janvrin stated that this low impact and his diagram of the seating are described well enough.

Motion:	Janvrin	To Approve Case #2017-13 as Administratively Complete.
Second:	Chase	Approved: Janvrin, Rabideau, Chase, Kyle, Sanborn, Baxter

Applicant will calculate number of seats with the Deputy Fire Chief which has been done. Employees can park in adjacent lot.

Javnrin asked if any abutters that wish to be heard.

Charlie Preston stated that Eli is a mutual friend and he runs a great operation. He probably paid more money than anyone ever has for commercial property at Seabrook Beach. It is a neighborhood friendly type business and you always see the same faces for staff.

Henry Boyd has been in several times and it is very well staffed, very busy, and the food is excellent. He has 30 TVs in the main area.

Motion:	Chase	To Approve Case #2017-13 with the following conditions; 1)A letter from the Deputy Fire Chief for the 32 outside seats, 2) The Planning Board will notify the Beach Commission of the approval, 3) Applicant will notify the Police Department about the additional outside seating.
Second:	Rabideau	Approved: Janvrin, Rabideau, Chase, Kyle, Sanborn, Baxter

CASE #2017-7, 137 & 139 Folly Mill Road LLC, Lot-Line Adjustment or Removal, 137 Henkel Corporation, 139 Folly Mill Road LLC, Rodney Paul Currie, Tax Map #9, Lot # 226-1 & 228

Mr. Henry Boyd from Millennium Engineering is presented the case this evening. This property was the KJ Quinn site originally. Currently the lot is square with an existing large building. Henkel creates good jobs here and sells their products everywhere. Janvrin asked if this need is because one company needed more space as they have

outgrown there building. Boyd stated that is why the request is before the Board. Chase asked what will happen with the land that is left over. Morgan stated they could build houses on the property. Boyd stated they would like to see it remain commercial instead of go residential and they have 10 acres of land.

The applicant is looking for a lot line adjustment.

Morgan monuments are missing. Boyd stated that in the legend it says the monuments will be placed. Morgan questioned the utility easement he couldn't figure it out.

Boyd spelled it out specifically and put a little more detail on the plan. Specifically for the utilities and access rights easements. Boyd will add the case number. Boyd will bring in new plans with Mylar.

Boyd will provide a copy of the approved variance from the Zoning Board of Adjustment.

Morgan feels that this case is administratively complete.

Mylar will not be recorded until they are absolutely ready. Boyd will supply the revised paper copies to the Planning Board Office.

Motion:	Chase	To Approve Case #2017-7 as Administratively Complete.
Second:	Rabideau	Approved: Janvrin, Rabideau, Chase, Kyle, Sanborn, Baxter

Janvrin asked if any abutters wish to speak. Boyd's stated that his clients met with all abutters that were here last time. The lot line adjustment doesn't qualify for security.

Motion:	Chase	To Approve Case #2017-7 with the following conditions; 1) Lot Line revised plan acceptable to the Town Planner and Town Engineer, 2) All invoices be paid prior to recording.
Second:	Kyle	Approved: Janvrin, Rabideau, Chase, Kyle, Sanborn, Baxter

Boyd stated that Harbor Side Park came out really nice. Boyd will do an As-Built of the park and add a concrete slab 40' x 40' for the bandstand on the plan. Starkey will be coming back as a courtesy to the Planning Board for this under correspondence.

Secretary Contract

Janvrin wanted to thank the Selectmen and Town Manager for meeting with the Planning Board last week. Janvrin stated that met in non public session and they did seal the minutes but they had a great discussion about personnel and again he thanked everyone for contributing. Kyle stated everyone is fired and Janvrin stated he is good with that. Janvrin stated that out of that meeting we have a few things we discussed in the meeting that we won't discuss publicly. Janvrin thinks that Francis Chase had a few things that he wanted to move. Chase stated yes he wanted to make a motion. Chase also asked if anyone on the Board would like to discuss the matter as everyone was not at the meeting. Janvrin stated that he will discuss it. Janvrin stated that they are bringing Maria's pay up as the Board of Selectmen did for other part time employees. Janvrin stated not contract employees but part time employees so we just made that adjustment to her pay.

Motion:	Chase	That the Planning Board Secretary will receive a 2 1/2% increase in wages raise retroactive to April 1, 2017.
Second:	Rabideau	Approved: Janvrin, Rabideau, Chase, Kyle, Sanborn, Baxter

Janvrin again asked Chase if he may have another motion. Chase isn't sure if this should be a motion or just a comment or recommendation from him or if the Planning Board needs to act on it. Chase wasn't sure if should be a motion that came out of that meeting. Chase stated to have the Planning Board Chair draft a letter and address the Planning Board's Engineer and the Building Inspector of the Town of Seabrook for notification of attendance at the Planning Board Meetings will be on a as needed basis. The Chair or the Planning Board can ask either of them to show. Janvrin stated that we can make it a policy so Chase made the motion.

Motion:	Chase	To Approve a Policy that the Town Engineer and Code Enforcement Officer will be given notice to attend the Planning Board Meetings on an as needed basis being notified from the Chair or the Planning Board.
Second:	Rabideau	Approved: Janvrin, Rabideau, Chase, Kyle, Sanborn, Baxter

Janvrin wanted to give a brief description of why although we had a non public on this. Janvrin stated that they are trying to save the taxpayer's money it is not a slant to any person. Chase stated that is exactly right. Janvrin stated when Rick is here attending which is useful in big cases but not for a lot line adjustment at his rates. Janvrin stated that is the same with the Code and Building Officer well we are not paying you but you get comp time in other places. Janvrin what we want to do is make Tom Morgan the avenue that if you have any concerns the applicant would go through the TRC through the Town Planner Tom Morgan and have it communicated to the Planning Board or through correspondence prior to the meeting. Janvrin stated if we have a DDR or Waterstone case that would change as the need arises. Janvrin stated if we are having a work session or talking about legislative things or minor stuff like a lot line adjustment we would rather save the money from the Town so that is the purpose. Janvrin stated that this is a cost saving measure, it is not to slight anybody, and we want to make sure they are providing the services for the Town. Chase stated that is a policy and he would add one more comment that came out of that meeting we came to the conclusion that we would try to have another retreat with Planning Board, Budget Committee, Selectmen, Conservation Commission, and Zoning Board of Adjustment and chat about things they may have concerns over. Janvrin reached out to the Zoning Board immediately following that meeting and asked for input on zoning changes he stated that nothing ever happened. Janvrin we made the 5 gallon limit for chemicals in the Aqua For protection zone. Janvrin would like to sit together have discussion on matters like the ones we talked about in non public and came out in public to discuss further. Janvrin would like to have open communication with no agenda moderated by somebody to keep the flow and talk about issues the town is facing. Issues like with water and the losing revenue for the Nuclear Plant devaluation. All of us elected to sit in one room and relax to have discussion. Janvrin spoke with Paula Woods about it and Jeff Brown already. Discuss in a friendly situation where we are not fighting with each other. Let's talk about CIP or water. Every member of all Boards are invited to speak and we all should understand what everyone else does. Chase how do we go about doing it. Chase getting the Planning Board and Selectmen together was great and they had good conversation during the meeting and expressed ideas. Janvrin stated that it was the most positive meeting he has had in ages. Janvrin feels if Chase agrees the Planning Board will coordinate, meet at the Library, BYOI and everyone can bring their own ideas. Light refreshments will be serviced like hot dogs. Janvrin stated this will be a Non Meeting – Retreat- no decisions being made. Kyle asked if the meetings need to posted. Janvrin stated they do not as they are non – meetings- retreats that fall under 91. Janvrin stated that for the purpose of 91 the meeting will be closed to the public. Chase stated that September may be a better time of the year to plan the meeting this is travel time for many people. The Board will form a sub-committee of 3 to find a date and a venue. The subcommittee will come back in

August with update. Sanborn, Rabideau, and Chase will be the subcommittee. Rabideau thinks this is very positive.

Route 1 update

Baxter stated that they have a meeting Thursday and he will update the Board after that.

If the State budget passes they have money for highway block grants CMAC. Whatever the town received they will have a double amount awarded for 2018 and we need to be shoveling ready. Morgan stated that he will follow up. Break out your books and see if you can think of anything for the CIP that falls under this and something we can focus on. Janvrin stated this will be something the people will not have to vote on. Chase feels Starkey should be contacted. Chase also asked if anyone in the Town reads the Municipal Association paperwork. Chase said someone in Town should be reading it.

The meeting was adjourned at 8:57PM.

**Respectfully Submitted by,
Maria Brown, Planning Board Secretary**