



Town of Seabrook
Planning Board Minutes
Tuesday, July 18, 2017 @ 6:30pm
Seabrook Town Hall, 99 Lafayette Road
603-474-5605

MEMBERS PRESENT

Michael Rabideau, Vice Chairman (acting Chairman for this evening), Paul Knowles, Theresa Kyle, Ex-Officio, James Sanborn III, Tom Morgan, Town Planner, Stephan Zalewski, Building Inspector, Maria Brown, Planning Board Secretary

MEMBERS ABSENT

Jason Janvrin, Chairman, Michael Lowry, Francis Chase, David Baxter, Robert Fowler and Joseph Jones, All three Alternates

Rabideau called the meeting to order at 6:35PM

Motion:	Sanborn	To Approve June 20, 2017 minutes as written.
Second:	Kyle	Approved: Rabideau, Kyle, Sanborn Abstain: Knowles

CORRESPONDENCE/ANNOUNCEMENTS/ INFORMAL HEARING

Henry Boyd, from Millennium Engineering is representing the Catalano Family this evening. The Beach Building Inspector has asked that this case come before this Planning Board as the Beach Planning Board is not yet established. The Catalano's lost their Business to a fire. Boyd feels the applicant complies with everything under the low impact application with the only deviation being the size of the building. The building will be a bit larger. The prior building had two legal apartments and a Convenience Store/Restaurant prior to the fire.

Morgan cited the regulations and stated that the Board has asked that Steve Zalewski or Tom Morgan make decisions regarding the low impact application. The only difference is one would go to TRC with increased

fees and the low impact would not go to TRC with decreased fees. Boyd reminded the Board that this loss was due to a fire.

Zalewski stated by Town Zoning you may rebuild within a year basically being what you had. He also asked if Beach Zoning allowed apartments above the store. Boyd stated that the applicant is well aware if they do not build back in conformity within a year they lose that right.

Boyd stated through the building permit process they will work with water, sewer, and fire. Boyd agrees that the new building will need to be sprinkled and the hydrant along with sewer is in place. Boyd feels it is unfair to make this request a full site plan. Knowles and Sanborn agreed with Boyd. Kyle stated that she feels the Catalano's have been in business for many years, they have homes, and they pay high taxes. Kyle stated that we should accept this application a low impact plan. Kyle stated the tragedy this family went through we should try and help them out. Rabideau agrees as they will be reformatting the building and providing better service to the public. Rabideau stated they will have no parking changes, work with Fire, Water, and the Beach Building Inspector. Morgan feels that one or more of the Department heads may not be comfortable about this. Boyd understands that the applicant cannot get his permit without satisfying the Department Heads.

Motion:	Kyle	To Accept the application as a low impact plan with the following conditions; 1) The applicant will meet with the Fire, Water, and Sewer Department.
Second:	Knowles	Approved: Rabideau, Kyle, Sanborn, Knowles

Rabideau stated that Cliff from RPC will have a retirement party on July 28, 2017 if anyone is interested in attending.

SECURITY REDUCTIONS, EXTENSIONS, ROADWAYS

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

Friberg has an As-Built and will get back to the Board.

Mr. Doug Hersey, 2 & 4 Hersey Lane (Rocks Road) Request for Release of Security and Close. Attorney Mary Ganz would like this case continued until August 15, 2017. The case is continued until the requested time.

ONGOING 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

Wayne Morrill, Jones and Beach Engineering represented the applicant this evening. Old recreation building is being renovated and will be used for Office Rental Space. The apartments are being sold and the gas station is not being sold.

The building is still on its own leach field and that will be converted to Town Sewer. Water shut off all winter. They will be utilizing the water and they will put in a pump station. The applicant will have 4 parking spaces, one being ADA compliant.

The applicant met with the conservation commission and they suggested that the rain garden only be mowed once per year to allow vegetation and growth. Landscape Plan has been provided, utility locations are put in, and a force main will be added. The sign detail has been added to plans and the waiver to allow the landscape plan not have a landscape stamp was submitted. Screened dumpsters, fixed parking lot, restriping will be done, will add seal coating, and the entire area will be updated. New leasing office will be away from residential area. Existing gravel driveway will be used.

Rabideau asked if the fencing in dumpster area is on asphalt. Morrill stated that the dumpsters are on asphalt. Rabideau asked about the underground fuel oil tanks onsite. Morrill stated that building 112 has been updated and they have a number of fuel oil tanks which will be removed as they move along the updating process. The tank behind dumpsters will be removed. Rabideau asked if test holes will be done around the tanks. Morrill stated test holes were done and they did not have any indications of leaking. Morrill stated that the bylaws allow the owner to keep the tanks in the ground although the new owners will be removing the 10,000 gallons tanks. Patio area will be built. Rabideau feels the applicant complied with request to go to conservation commission.

Motion:	Sanborn	To grant the waiver for the requirement of a Licensed Landscape Architect Stamp on the plans.
Second:	Kyle	Approved: Rabideau, Kyle, Sanborn, Knowles

Rabideau opened up the floor for public comment seeing none he asked if Morgan was all set. Morgan stated he is all set.

Motion:	Sanborn	To Approve Case #2017-12.
Second:	Kyle	Approved: Rabideau, Kyle, Sanborn, Knowles

NEW CASES

Case #2017-14, Cimarron Realty Trust, Michael McDonnel, 24 Batchelder Road & Ledge Road, Lot-Line Adjustment or Removal, Map #5, Lot #12 & 13

Henry Boyd from Millennium Engineering presented the case this evening. Mr. Mike McDonald wants to retain the southerly piece of his property and they will be back to talk about this in the future. The paved driveway will be on the parcel. Map 5-13 will go from 2.4 to nearly 4 acres. The Water line easement is on plan and is all set. Boyd stated they have no wetlands on this parcel. Boyd asked for a waiver for subdivision contours. The legend says overhead space and that will be removed. Monuments are to be set with new corners as part of this plan.

Motion:	Sanborn	To Approve Case # 2017-14 as Administratively Complete.
Second:	Kyle	Approved: Rabideau, Kyle, Sanborn, Knowles

Rabideau asked if any abutters wish to speak hearing none he called for a motion.

Motion:	Kyle	To grant the waiver for the topographical contours.
Second:	Knowles	Approved: Rabideau, Kyle, Sanborn, Knowles

Morgan suggests the Board move to approve and subject to both Morgan and Zalewski looking at a revised plan.

Motion:	Rabideau	To Approve Case #2017-14 with the following condition; 1 The revised plan must be approved by Morgan and Zalewski.
Second:	Sanborn	Approved: Rabideau, Kyle, Sanborn, Knowles

CIP Draft Copy will be reviewed at the next meeting and the members have the copies from last year.

Route 1 update – Rabideau believes our projects are in the top 10 and Baxter will update us at the next meeting.

Multi Board retreat will be given a date after the August Planning Board Meeting sometime in September.

Rabideau opened the floor for public comment.

Rabideau stated that Faye Santos has requested to be an alternate on the Planning Board he would like to make sure she is still interested and if so she will be appointed.

Rabideau adjourned the meeting at 7:13pm.

Respectfully Submitted,

Maria Brown, Planning Board Secretary