



[Town of Seabrook](#)
[Planning Board Minutes](#)
Tuesday, March 1, 2016
Seabrook Town Hall, 99 Lafayette Road
603-474-5605

PUBLIC HEARING

MEMBERS PRESENT

Jason Janvrin, Chairman, Donald Hawkins, Vice Chairman, David Baxter, John Kelley, Tom Morgan, Town Planner, Rick Friberg, Engineer, Theresa Kyle, Ex-Officio, James Sanborn III, Maria Brown, Planning Board Secretary

MEMBERS ABSENT

Ivan Eaton III, Michael Lowry, Francis Chase, Paula Wood, Alternate, Robert Fowler, Alternate

Janvrin opened the meeting at 6:39pm

MINUTES

February 16, 2016

Motion:	Kelley	Motion to approve Public Minutes, March 1, 2016 as written.
Second:	Hawkins	Approved: Janvrin, Kelley, Kyle, Hawkins, Baxter, Sanborn

CORRESPONDANCE and ANNOUNCEMENTS

Kane and Company

Janvrin stated that Kane and Company has outstanding invoices. A return of fees cannot be given until they pay the outstanding bill for TRC. The Planning Board had taken a vote in October of 2015 to give back 25% of the fees paid. The applicant brought up the fact that he is actually paying for the TRC review through invoicing. Janvrin asked if we wanted to consider a 50% return due to the TRC being billed seperate or if the Board would like to stick with the 25% return of fees. If the Board takes no action it will stay at the 25% return. Hawkins stated that at the time of this

application we had no TRC reference when the ordinance was written. Hawkins asked if Morgan could bring the wording of the ordinance and clarify it regarding the TRC for our next work session. The return of fees stands at 25% for Kane and Company.

The Planning Board Work session is April 5, 2016.

SECURITY REDUCTIONS, EXTENSIONS, ROADWAYS

Case #2014-30 Raven - Benoit

Janvrin went back and reviewed the case. This case had several issues that needed to be rectified on site. Janvrin believes he has met the requirements of the Water Department and that an as-built has been turned in to the Planning Board. Janvrin believed we held \$36,000.00 for security. Mr. Benoit has requested a full refund as he believes all conditions have been completed. Janvrin asked that the Planning Board release the entire security. Hawkins asked if any water or sewer work was done outside of the property. Hawkins asked if the area was a public way and Janvrin stated it was not. Friberg stated that we needed an as-built, pavement with striping is in question, and an appropriate inspection was done. Friberg state that what was built on the property doesn't meet the original plan. Even if all water issues were addressed we still have a paved area that was supposed to be a vegetative area. Hawkins stated he is not in favor of returning any security at this time if the project was not built according to the site plan. Janvrin stated that the outstanding issues are the fence area and area between sidewalk and parking lot. Hawkins asked if the vegetative area is paved and striped. Friberg stated that the vegetative area is paved and striped. Baxter stated the applicant has some work to do. Janvrin stated that this case will be tabled.

ONGOING CASES

NEW CASES

OTHER

Morgan introduced the group that was working in the sand dunes from UNH. The group presentation was presented by Alyson Eberhardt, Cat Ashcraft, and Greg Moore. The group is from the University of NH and is working through the Sea Grant. The group has been working for about a year in Hampton and Seabrook. The goal is to increase resilience of the sand dune system. The majority of the sand dunes are in Seabrook. Seabrook beach grass was used to create a common garden in Hampton and 80% of that garden was planted by Seabrook Middle School fifth graders. Harborside Park is being studied and 5 common walk areas have been identified. The group hopes to fill in the other walk areas in the park with beach grass. The group took a very small amount of Seabrook beach grass. The beach grass in Seabrook is really robust. Hampton and

Salisbury are dealing with many die off areas. The beach grass die off is caused by a root fouling nematode worm and or pathogenic fungus. The group would like to use other species that will kill off the worm. They are working on four steps to stop die off. They will identify the problem, contact UNH team, map and collect samples to determine most likely cause, and plant with other native species for now that will combat the direct cause. The group touched on how to understand whether there is a set of interested parties that would like to work together on a plan for the future and he touched on the process. The process will be to identify stakeholder groups, prioritize concerns, summarize points of agreement and disagreement, identify questions for further research, look at barriers, and incentives to a collaborative effort. They will share outcomes, hold workshop to bring everyone together, brainstorm ideas for next steps, and provide a written summary shared with all. This project is going to focus on the ocean front and so far they are only seeing small patches of die off. Hawkins stated we have adopted a beach management plan and the money could be used for these types of projects. Hawkins stated that The Beach Civic Association is always looking for speakers and this seems to be a perfect topic. Hawkins asked if any work being done on ways to kill the parasite. Mr. Moore stated that we are trying to define the die off area, find the causes of it, and eventually we can have the cocktail to kill off those parasites. Kyle stated that when she listened to the presentation prior to this evening the group had mentioned planting in the walk ways on the ocean side. Kyle asked the group if they will be planting in walk ways. The group stated that some areas in Harborside Park will get plantings within the walkways and they have not proposed to plant in any walk ways within the ocean front area. Kyle stated that back in the day when they came out with the beach management plan the property owners were given rights for the existing walk ways to the water. The rights of the people need to be checked in to before anything is done on the ocean side walk ways. *Please see the power point attached to the minutes for full details.

Janvrin recessed the meeting for a 5 minute recess at 7:34.

Janvrin opened the meeting at 7:40pm.

Rail Trail Forum

Janvrin stated that the Rail Trail is part of the Master Plan and they are looking to update it. Scott Vougal from Rockingham Planning Commission is here to give us an update. Helen Lalime will present the power point to the Planning Board. In 2010 They created The Friends of the Rail Trail group. Suzanne and Derik Griggs organized several bike swaps and donated all the money to the Rail Trail. If this is going to get done it has be a Town Project. Almost all rail trails are built with Federal and State money. All local businesses should be asked to help fund this project. Seabrook, Hampton Falls, and part of Hampton that will be the only Towns left to connect the Rail

Trail. The group would like the voters to support the Rail Trail warrant article. Windham has handled the bulk of maintenance with volunteers and low cost to the Towns. Jerry stated that mowing on the trails are done by volunteers. They also have adopted a trail marker every 1/10th of a mile. Police were concerned they had emergencies on the trail which was helped with 1/10th of mile markers. They have offered local businesses to adopt each section and have collected about \$6,000.00 per year. They also sell benches at a cost of \$1,500.00 to help fundraise and it gives the Rail Trail \$700.00 profit for each bench adopted. They have two volunteer days a year and they have one DPW staff help. The Rail Trail has helped with night drinking and ATV issues. The group has not had to do anything significant to the dirt trails. The group hired a guy to mow the ditches this past year. The typical cost is a million per mile. Hawkins asked what the sources for the grants are. The group received two \$50,000.00 Federal Grants. In NH the next grant window will be coming up this spring with the work TEC (Rick Friberg) has been doing for Seabrook we would be well prepared for the grants. Kyle asked who owns the rail trails. The Rail Trail is owned by the State. The town of Hampton will never own the Rail Trail. Kyle asked if Seabrook will ever own the trails. The Rail Trail is a viable corridor space and the state can put a stop to using it at anytime. Kyle asked if the Federal Government could take the property back. Scott from Rockingham Planning Commission stated that the potential is there and legally the state and federal government would retain the right to take back the Rail property. The latest draft has changed regarding the rail road ties. They can be kept on the Trail property and stacked. Kyle asked if the grants are guaranteed. Scott stated that The Recreational Commission takes an approach to give smaller grants. The million dollar grants are harder to get due to higher competition. Rail Trail groups are forming in Hampton Falls and Hampton as well. Kyle understands Hampton didn't like the agreement. Scott stated that most of the Communities were ok but not Hampton. The State wants to see a single agreement but it has never been done. Each community has an agreement by town. Janvrin stated that the consensus from the meeting was that Seabrook and Hampton had issues with the language regarding maintenance. The DOT has federal money to buy this corridor and they don't have money to maintenance on a daily basis. They want the municipality to take care of the maintenance. Salisbury had wash outs and the town took care of it but FEMA paid them back. Janvrin stated that the Seabrook selectmen could delegate who maintains the property. Kyle asked if the Town of Rye was on board with adopting the Rail Trail. They have not done a presentation to Rye or Greenland. They will do further outreach in those communities. Julie Lebranch will be working with Greenland Conservation regarding the trail plan for them. Janvrin is working with Julie Lebranch about the coastal hazards area that are at risk in Seabrook. The dam could spill over and cause serious flood damage. Janvrin stated the dam was identified early on. The group working on this project has shared concerns regarding the dam. If the soil was to dry out to a certain point the arch could

collapse. This all ties in with the coastal hazards part of it and it ties into the Rail Trail Project. Scott stated that funding includes many pieces of many grants pooled together. Regional projects tend to do well with grants. The missing link is from Hampton to Salisbury. The Rail Trail project from Hampton to Portsmouth is in the 10 year plan. Jerry stated that we have a bridge issue but other than that it looks pretty easy. Jerry was worried about the Rail Road wanting to come back but feels there is a really small chance of that happening. Kyle feels when someone turns over a deed and puts restriction on it she has a duty to the people look out for the best interest of the taxpayers and the liability to the Town. Janvrin stated that he is hoping instead of waiting to the end to update the Master Plan that we would update chapters as needed. He hopes that the ground work is done ahead of time. Mr. Benoit gave a letter to the town to show that he will give an easement. Hawkins and Janvrin met with the Board of Selectmen to talk about having a Committee. In the Town of Seabrook granting is lacking. Janvrin noted that in regards to the Management Agreement he spoke on behalf of the Town and the Town Manager would not sign due to language issues. Kyle asked if we have had a lawyer look at the agreement. Janvrin will put it to council before bringing it to the Selectmen. Diana LaBrecque Chapman a resident of Seabrook spoke and finds it interesting that for 3 years they cannot seem to move forward with the Rail Trail. She stated that is very frustrating that the Town cannot get a Management Agreement signed. People are using the trail now without the Management Agreement and she feels that there should not be anyone on the trail. The Rail Trail has a tree across the road and she wants to stop the stalling and get something done. Kyle explained again that she has a responsibility as a Selectman to look out for the taxpayers and the liability of the Town of Seabrook. *Please see attached power point for full details of the Rail Trail.

Janvrin adjourned the meeting at 9:07pm.

Respectfully Submitted

Maria Brown, Planning Board Secretary