



**Town of Seabrook**  
**Planning Board Minutes**  
**Tuesday, May 2, 2017 @ 6:30pm**  
**Seabrook Town Hall, 99 Lafayette Road**  
**603-474-5605**

**MEMBERS PRESENT**

Jason Janvrin, Chairman, Michael Rabideau, Vice Chair, Ella Brown, Ex-Officio, James Sanborn, Paul Knowles, Francis Chase, Michael Lowry, Tom Morgan, Town Planner, Rick Friberg, TEC, David Baxter, Alternate ( is a voting member tonight and later will excuse himself from voting on a case), Kelsey Brown, Planning Board Clerk

**MEMBERS ABSENT**

Robert Fowler, Alternate,

**Janvrin called the meeting to order at 6:36PM.**

The Board would like to wish Ex-Officio Member Theresa Kyle a quick recovery. We are praying for you and if you need to take the time don't hesitate to do that. Get yourself well and with that said Ella Brown, Selectwoman is the alternate on the Board and she will be sitting in this evening.

**MINUTES**

<b>Motion:</b>	<b>Chase</b>	<b>To Approve April 18, 2017 minutes as written.</b>
<b>Second:</b>	<b>Janvrin</b>	<b>Approved: Janvrin, Rabideau, Chase, Baxter, Lowry, Sanborn</b> <b>Abstain: Brown</b>

May 16, 2017, Coastal Hazardous conference

Janvrin, Rabideau, Chase attended the Spring Conference last Saturday and they all attended different classes so they have a lot of new information to share at our next work session.

**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 was representing this case tonight. He has asked that it be continued until June 20, 2017. A Representative from Henkel is unavailable this evening and they wanted to attend. Janvrin stated that the Board has not accepted the application so the 65 days will not start yet. Boyd stated that Morgan's comments were very little and the case should be simple.

Janvrin continued case until June 20, 2017.

**Route 1 light coordination, Waterstone**

Mr. Doug Richardson and Arleigh Green were in attendance.

- Installing new cabinets will take about 3 weeks to arrive.
- DOT has not updated information with other lights while the road work is taking place. The road work is expected to take 4 – 6 weeks.

**Janvrin recessed the meeting at 7:15PM until 7:33PM.**

**CASE #2017-6, 549 Lafayette Road and 2A Smalls Avenue, Site Plan Review, To construct a 2,886 SF restaurant, existing structures will be removed from both lots, Amaral Revite, Morzia Real Estate, LLC, SN Rental Nominee Trust, Furmer H. Souther III, TTEE, Map # 8, Lot #11 & 12-1**

Wayne Morrill from Jones and Beach Engineering presented the case on behalf of the applicant this evening. Morrill did an overview of the concerns from the last meeting and the things that have been updated as follows;

- Parking spaces
- Stop bars
- Edge of paving will have stone on the back side
- Height of the sign will meet Town codes
- Slope will be granite stone
- Restricted truck delivery times
- Add Plantings and tall abbreviates along the abutters fence with granite curb
- Ramp detail will be worked out with TEC
- Waterline is still being worked on along with the hydrant
- Grease trap noted on sheet C2
- Existing

- Lightening has been lowered and will have down shields and no trespass.

Chase asked if we had any abutters here. Janvrin asked if they have addressed the abutter concerns and they believe they have.

<b>Motion:</b>	<b>Janvrin</b>	<b>To grant the waiver for section 804.</b>
<b>Second:</b>	<b>Chase</b>	<b>Approved: Janvrin, Rabideau, Chase, Knowles, Lowry, Brown, Sanborn</b>

**Janvrin continued Case #2017-7 until the May 16, 2017 meeting.**

**Lowry excused himself at 8:25PM.**

**CASE #2017-8, 6-14 Collins Street, Ann’s Route 286, Inc, Low Impact Proposal, proposed use for the 16’ x 24’ existing building for a commercial carpet Business, Ann Westervelt, Daniel Gleason, Tax Map#15, Lot #1**

The applicant Daniel Gleason represented himself this evening. The following information was provided;

- Business will be closed Sundays
- Will be opened Monday – Saturday 9:00AM – 5:00PM
- Hours may expand 7:00AM – 7:00PM
- No change in the lighting
- Will go through Building and Health for the sign
- They will take each job ruminants to the dump. If a dumpster is needed the applicant will have to work with code enforcement.

<b>Motion:</b>	<b>Janvrin</b>	<b>To Approve Case #2017-8 with the following conditions; 1) Security set at zero, 2) Hours of operation 7:00AM – 7:00PM, 3) Sign installed will meet Town requirements, 4) Lighting will meet Town ordinances.</b>
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<b>Second:</b>	<b>Knowles</b>	<b>Approved: Janvrin, Rabideau, Chase, Knowles, Lowry, Brown, Sanborn</b>
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Janvrin stated that his understanding the Board of Selectmen had it on their agenda to discuss part time raises that were passed at Town Meeting. Janvrin asked Brown if they made a decision of the raise to give it to the part time staff and she said yes. Based upon the fact that the part time people are going to receive a raise he has already directed Maria Brown to post a non-public meeting of the Planning Board to meet in non-public session on May 16, 2017. Janvrin stated we will convene in public and move into non-public he assuming for the purpose of discussing personnel matters and come out of non-public session to either seal minutes or announce the results of what was discussed in the non-public session and adjourn until 6:30PM to open up the actual Planning Board meeting. Janvrin stated we will all need to be here at 5:30PM on the 16<sup>th</sup> open in public have a motion to go into non-public to discuss personnel matters and come out of that meeting and go into public meeting. Janvrin has informed Maria that she will not be at that meeting unless the majority of the Board invites her to come to the non-public meeting. Janvrin stated they will be discussing personnel matters. At that meeting Janvrin will need one of the members to take minutes and act as a clerk, who wants to volunteer. Rabideau offered to be the clerk of the non-public session. Janvrin stated the clerk will take the minutes so that there are no surprises to anybody and hopefully we will take care of that issue, well it is not an issue. Janvrin stated that we need to follow what the Town is doing.

Janvrin stated the Rockingham Registry of Deeds expected a check within 30 days. The Planning Board would get the bill and do the PO and he is not blaming anybody but the Town wasn't able to remit that check within the 30 days. Janvrin thanked Maria Brown and Carrie Fowler for revising the application and setting a new procedure for the way funds will be collected. They have been trying to make sure that the applicant's conditions are met. Maria and Carrie worked very hard to take care of this matter. Janvrin explained that they literally had security not collected from 2014, Mylar was not recorded and this was taken care of and updated by the office recently.

<b>Motion:</b>	<b>Janvrin</b>	<b>To Approve the recording at the Registry of Deeds to be recorded at the time, the checks from the applicant will be made payable to Rockingham Registry of Deeds.</b>
<b>Second:</b>	<b>Knowles</b>	<b>Approved: Janvrin, Rabideau, Chase, Knowles, Lowry, Brown, Sanborn</b>

Janvrin stated that the application will be on the next agenda.

**Janvrin adjourned the meeting 8:50PM.**

**Respectfully Submitted,**

**Kelsey Brown, Planning Board Clerk**