



Town of Seabrook
Planning Board Minutes
Tuesday, September 5, 2017 @ 6:30pm
Seabrook Town Hall, 99 Lafayette Road
603-474-5605

MEMBERS PRESENT

Jason Janvrin, Chairman, Michael Rabideau, Vice Chairman, David Baxter, Alternate(voting member tonight), Michael Lowry, Francis Chase, Theresa Kyle, Ex-Officio, James Sanborn III, Stephan Zalewski, Building Inspector, Maria Brown, Planning Board Secretary

MEMBERS ABSENT

Mike Rabideau, Michael Lowry, Paul Knowles, Robert Fowler, Faye Santos, and Joseph Jones, All three Alternates

Janvrin called the meeting to order at 6:37PM

Motion:	Chase	To Approve August 1, 2017 and August 15, 2017 minutes as written.
Second:	Kyle	Approved: Chase, Kyle, Janvrin Abstain: Baxter, Sanborn

CORRESPONDENCE/ANNOUNCEMENTS/ INFORMAL HEARING

Mr. Henry Boyd took a moment to thank everyone who came out for the fundraiser to help fight the opioid crisis. Another fundraiser will be planned for October 27, 2017 and will be held at the Blue Ocean from 7:00PM – 11:00PM.

SECURITY REDUCTIONS, EXTENSIONS, ROADWAYS

Case #2004-22,23,24,25, 24 London Lane, Bulbman Holdings LLC, Request for Security Reduction, Janvrin continued this request until the October 3, 2017 meeting pending approval from Rick Friberg, TEC.

Case #2003-23, 4 Hersey Lane, Mr. Doug Hersey, Request for Security reduction, Janvrin continued until October 3, 2017.

Case # 2014-17, Mr. Scott Mitchell, 652 Lafayette Road, Requesting an extension as the current approval expires October 7, 2017.

Mr. Mitchell also commented on the vacant building space in Seabrook. Janvrin thanked Mr. Mitchell for the report showing all vacant buildings. Mr. Mitchell is meeting tomorrow with a medical type tenant. Morgan also commented that we have a lot of empty buildings. Chase asked if anything would stop the granting of an extension and if it has to be substantially complete. Morgan stated no it is up to the Planning Board. The Town of Seabrook has 187,000 sq ft of vacant buildings at this time.

Motion:	Chase	To Approve a 1 year extension for Case #2014-17, to expire on October 7, 2018.
Second:	Baxter	Approved: Chase, Kyle, Janvrin, Baxter, Sanborn

Case # 2016-12, 603 Lafayette Road, Seabrook Emergency Room, Requesting Security Reduction

Janvrin asked that a formal request be utilized from the Board Packet, checklist be used by applicant, and refer to Friberg.

Boyd was asked by the Zoning Board of Adjustment if he is needed. The meeting was for Board Members and the Chair may rule different according to Janvrin. The meeting is open under RSA 91-A however if at a point Boyd is needed he can be questioned. Chase stated no school board issues will be discussed.

Case #2017-17, Virginia Small Family Trust-Peter & Jennifer Talas, 44 & 46 Weare Road, Lot-Line Adjustment, Map #4, Lot #3 & 3-2

Mr. Henry Boyd from Millennium Engineering presented this case to the Board. Also present was applicants Mrs. Virginia Small and Mrs. Jennifer Talas. The request is to have a lot line adjustment. One parcel is 1.19 acres will be 4.26 acres owner Mrs. Talas and the other parcel will be 4.07 which is Mrs. Small's. They have a large area of wetlands the iron stakes have been set. The wet land delineation has been completed. The water shut offs have not been located. Chase asked what if they are not found.

1. The barring lane has been adjusted and he added a different barring.
2. The water services have been in for a long time. The Water Department will mark it in the field on the plan and will show the location.
3. Added note 4 for the wetland delineation.

4. Topographical Contours are not depicted and the plan doesn't have a wetland scientist stamp. Boyd presented a waiver for the Topographical Contours and he will have his wetland scientist stamp the revised plan.

Morgan stated that it looks like measurement has been added. Chase asked if water service is marked on the plan. Morgan stated that technically the water service should be located and on the plan. Chase asked what if they cannot find it. Morgan stated usually when this is not on the plan the applicant is having trouble locating the services. Morgan would just leave the water service alone as it already exists. Boyd will ask that the service be painting. Janvrin suggested to be depicted on the plan or add a note that water service was not found.

Motion:	Chase	To Approve Case #2017-17 as administratively complete.
Second:	Sanborn	Approved: Chase, Kyle, Janvrin, Baxter, Sanborn

Motion:	Chase	To waive 4.525 Subdivision Regulation for topographical contours.
Second:	Baxter	Approved: Chase, Kyle, Janvrin, Baxter, Sanborn

Janvrin asked if any abutters wish to be heard hearing none he called for a motion.

Motion:	Chase	To Approve Case #2017-17 with the following conditions; 1) If Water Service is not found a note will be added to the plan noted the service was not found in the field , 2) Final Plan set will have a wetland scientist stamp on it, 3) Security set at zero.
Second:	Baxter	Approved: Chase, Kyle, Janvrin, Baxter, Sanborn

CIP

Janvrin stated that he met with the Town Manager and shared his concerns in regards to the next two years. Janvrin stated that Mr. Manzi is going to meet with the Department Heads and see what they can do to help the intent of the CIP. Janvrin stated that so much is packed into the first two years and the intent was to spread the request out over the next 6 years to reduce the impact on the taxpayers. Janvrin would like to discuss the CIP at the Joint Board Meeting on September 13, 2017. Chase will meet with Rick Friberg from TRC to see if the numbers in the CIP are correct amounts. Janvrin thanked Shaylia Marquis for having the CIP drafts ready so soon.

Janvrin stated that Carrie Fowler forwarded the Budget updates. Janvrin will meet with Mr. Manzi, Town Manager. Chase asked that the Budget be brought back to the Planning Board for review at the next meeting.

ROUTE 1 UPDATE

Baxter stated that we should get a pretty substantial amount of exaction fees from the new project off of Route 107. The 88,000 sq ft building has a very serious tenant. The property has a lot of water and at this point is a right out only approval from DOT. This project is in back of 603 Lafayette Road. Janvrin stated the traffic flow should go through Provident Way as an entrance. Signage from the State would be great in the Route 107 and Route 1 area. Morgan will make the call to the State for this request.

Baxter also updated everyone that the Gasette Hearing will be held soon. Janvrin stated it will be at the Shell on Ocotober16, 2017 at 7:00PM. Janvrin will reach out to Russell Prescott regarding this matter. Baxter will attend the hearing. Janvrin stated Seabrook is the only Town putting in exaction money. Chase asked that the Planning Board get an update on exactly how much money they have in exaction fees.

Motion:	Chase	To Approve Mr. David Baxter and Mike Rabideau to meet with the Selectmen on September 18, 2017 to discuss the Route 1 widening and exaction fees use.
Second:	Janvrin	Approved: Chase, Kyle, Janvrin, Baxter, Sanborn

Brown will notify the Town Manager's Office. Baxter stated any time is fine even afternoon.

Janvrin suggested a meeting with Russell Prescott and he will follow up on this.

Janvrin announced that the Planning Board will be holding a special meeting on September 13, 2017 @ 5:00PM at the Seabrook Library. Kyle stated the purpose of the meeting is to help us all work together and get along. The social media comments are really not good for our Town. The meeting will be an open workshop. Mr. Boyd stated that he was asked to attend the meeting just in case he could be of any help. Janvrin thought that was a good idea.

Janvrin stated that on September 14, 2017 a public hearing will be held to reclassify the water supply on the West side of Town.

Chase reminded the Board that the RPC will be meeting on September 13, 2017 at 7:00PM in Plaistow.

Janvrin stated the Coastal Adaptation will be holding a couple things in October.

Janvrin also stated that September 9, 2017 Odeon Point will have a 25 year Anniversary celebration open to the public for free

Morgan will follow up on the CMACK grant. Chase and Baxter will attend the conference.

Janvrin stated that the Seabrook Village Co-op President Mr. Terry Bragg has asked to put a gate up off of Perkins Ave and wonders who he needs to contact. Morgan stated that it does not qualify for a Site Plan Review. Janvrin stated that it is private property. Chase thought that area was for Ambulance and Police to have easy access. Morgan will follow up with Mr. Bob Moore and get back to Mr. Bragg.

Brown took a moment to thank everyone who attended the Vigil on August 31 in conjunction with the Inter-National overdose awareness day. It was well attended and very touching. Thank you to Pastor Everett and Pastor Minarella, Mr. Charles Rosa, and Mr. Doug Griffin. Also thank you to all three of the Selectmen who attended along with the Town Manager. Kyle thanked Brown for all her help with this event.

CIMARRON UPDATE

Chase feels that people are still left in the dark. Chase feels another letter for the Town Manager may help. Chase suggested another letter be sent from the Town Manager. All are very concerned about our residents but we have to remain mindful not to do anything to stop the sale.

Janvrin adjourned the meeting at 8:15PM.

Respectfully Submitted, Maria Brown, Planning Board Secretary