



**Town of Seabrook**  
**Planning Board Minutes**  
**Tuesday, October 17, 2017 @ 6:30pm**  
**Seabrook Town Hall, 99 Lafayette Road**  
**603-474-5605**

**MEMBERS PRESENT**

**Jason Janvrin, Chairman, Michael Rabideau, Vice Chairman, James Sanborn, Teresa Kyle, Ex-Officio, Francis Chase, Faye Santos, Alternate (voting member tonight), Stephen Zalewski, Building Inspector, Rick Friberg, TEC, Tom Morgan, Town Planner, Maria Brown, Planning Board Secretary**

**MEMBERS ABSENT**

**Michael Lowry, Paul Knowles**

**Janvrin called the meeting to order at 6:30PM**

**CORRESPONDENCE/ANNOUNCEMENTS/ INFORMAL HEARING**

Janvrin announced the upcoming event held by Unitil.

Seminar Series on current issues of subdivisions and cost is \$349.00 per member.

POW ceremony will be held at the Seabrook Town Hall on October 26, 2017 at 5:00PM

**SECURITY REDUCTIONS, EXTENSIONS, ROADWAYS**

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

Friberg received the as built from Jones and Beach. He is suggesting that the Board release the security.

<b>Motion:</b>	<b>Chase</b>	<b>To release the entire security for Case #2004- 24, London Lane, Bulbman Holdings, LLC.</b>
<b>Second:</b>	<b>Kyle</b>	<b>Approved: Chase, Kyle, Janvrin, Rabideau, Santos, Sanborn</b>

Janvrin stated that the Board will vote to close the case at the next meeting.

**Case #2016-12**, 603 Lafayette Road, Seabrook Emergency Room, Waterstone, Requesting a security reduction  
Friberg is waiting on the as built. Janvrin continued this case until the November 7, 2017 Planning Board Meeting.

**Letter from Code Enforcement regarding the sidewalk for 11 New Zealand Road**

Zalewski stated the sidewalk that went out to New Zealand is gone. Friberg stated that a minor change is administrative and a major change they would need to come back for a site plan review. Friberg felt this is a minor field change.

<b>Motion:</b>	<b>Chase</b>	<b>To Approve the change at 11 New Zealand Road as a minor field change. The change will be noted on the As Built.</b>
<b>Second:</b>	<b>Santos</b>	<b>Approved: Chase, Kyle, Janvrin, Rabideau, Sanborn, Santos</b>

**Case #2017-18, 203 New Zealand Road (Route 107), Blouin Properties, LLC, Site Plan Review, 9,600 square foot addition to existing use, existing use is Sheet Metal Fabrication and HVAC Manufacturing Facility, Map #5, Lot # 8-2**

Wayne Morrill presented this case to the Board. The applicant will move the domestic water line to the outside of the building. Friberg questioned drainage and the applicant will be doing test pits. Discharge from pond goes into leach field and the discharge point would be right at the property owner's trailers. Water treated to meet the MS4 requirement which it is not treated at this time. The applicant moved rain garden so they would not push snow directly into it. They will add wetlands boundary markers. Requesting a waiver for the curbing and will not be doing anything out at the Road. Morrill stated that sheet C2 will be cleaned up and recorded.

Janvrin stated that it seems when the rain garden fills and starts to spill off it goes across the back of the building. Morrill stated that the swale will catch the water. Janvrin asked if the drainage goes out to the road. Morrill stated that Route 107 actually drains off into the swale. The treatment is a lot better with the new plan compared to before. The applicant tested the discharge for a 2, 10, and 50 year storm. Morrill stated that the only change may be that the garden may get larger but shallower. They will go over the test results with Friberg to make sure the pond is the right size. The snow melt will also be treated with the new plan.

The dumpsters are on the most easterly side well away from residential area. The additional area will allow us to get the trucks out and already loaded inside the building.

Friberg stated that the major topic was mostly storm water related, they pulled the swale back and made room for the snow shelf, and they added a green road to be stable enough for fire access. Friberg stated the applicant has met all the standards and he would like to see the test pit done soon. If it comes back with 2" of ground water it is good to go if not they will have to reconfigure.

Friberg stated that the outlet pipe to the swale is 18" and he can see why a flooding issue may occur. Janvrin stated that this area is a candidate for the use of exaction fees. Rabideau asked how long the 18" pipe is. Friberg stated that we don't know.

Friberg recommend that the test pit be conducted in the rain garden and that TEC witness this testing while it is open. Friberg stated that they did a good job tuning this all around in 7 days. Morrill would like to perform test pits within the next week or so and he will work with Friberg to meet for this.

<b>Motion:</b>	<b>Rabideau</b>	<b>To Approve the waiver for the exclusion of curbing at the site.</b>
<b>Second:</b>	<b>Chase</b>	<b>Approved: Chase, Kyle, Janvrin, Rabideau, Sanborn, Santos</b>

Chase asked about the leach field and if it would be removed. Morrill stated that it would not be removed and it has been properly shut down. The test pits will be coordinated this coming week with TEC

Janvrin asked if any abutters wish to be heard. The abutters present had no comments and they are happy as they have already seen some changes. Janvrin was very happy to hear that. Janvrin asked if the applicant had a hydrant onsite. The entire building is sprinklered at this time and they will have a connection for the Fire Department on the outside of the building.

<b>Motion:</b>	<b>Chase</b>	<b>To Approve Case #2017-18 with the following conditions; 1) Test pits be viewed by TEC, 2) Security to be set at \$50,000.00 (\$20,000.00 for Loam and Seed, \$30,000.00 for storm water infrastructure), 3) All invoices must be paid prior to OC, 4) The applicant has 180 days to meet the conditions of approval.</b>
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<b>Second:</b>	<b>Santos</b>	<b>Approved: Chase, Kyle, Janvrin, Rabideau, Santos, Sanborn</b>
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## **Budget**

Janvrin stated that the Budget was prepared by Carrie Fowler with the updates from the Board, approved by the Town Manager, and going before the Board of Selectmen in the next few weeks. Chase what is the \$2000.00 for newspaper ads used for. Janvrin stated that it is a historical average and it is used for legal ads which cannot be \$1.00. Chase sees other people's books and they do not look like the ones from the Town. Zalewski stated you need to appropriate the money before you can spend it. Chase disagrees and stated that when he fills out an application he pays for public notices and mailings.

Janvrin stated that the Planning Board Budget increased by 1%.

Janvrin attended the GASEK hearing last night. The DOT commissioner was in attendance and Councilor Russ Prescott. He had a great presentation for the 10 year plan. Also RPC present the 4 priorities that Baxter and Morgan fought so hard for. The 3 State Representatives from Hampton attended, they had some discussion about the rail trail and how it works for the Hampton and Portsmouth area which was a very spirited conversation. The mess of the traffic was caused by the Department of Transportation and we will continue to fight for a 4 lane subsections and not a 5 lane.

Market Basket has a potential client and part of the exaction fee for Route 1 would come from them. Councilor Prescott was very happy that the background that was given by Janvrin. Janvrin stated that he is not saying he is on our side but he understands what we are trying to do. Tony was present from TEC and spoke very well about the rail trail and the bridge issue.

Janvrin stated that a deal made in concord 8-10 years ago has caused the issues we face today with our bridges. We only 3 historical lift bridges left in NH. The red list of bridges went from 184 to 200. Morgan if anyone was absent that we need to talk to. Baxter is in touch with Mike Dugas.

## **CIP**

Continue to the November 7, 2017 meeting.

Morgan stated that zoning season is upon us. Zalewski has picked up on a few internal glitches that need to be reviewed. Public hearing will be held for the November 7, 2017

Planning Board Meeting. Janvrin stated that the Zoning Board would like to meet with us on zoning changes. Zone 6M has no residential use allowed only mixed use.

Invite the Zoning Board of Adjustments to join us at the November 7, 2017 Planning Board Meeting.

Morgan cited pages 22 and 23 as needing some updates.

Motor Vehicle repair is flat out prohibited on one page but it shows up as a mixed use on another page under residential. If you change the residential prohibition it would open things up to an apartment building. Morgan stated one row is not consistent with the other.

**Janvrin set a Public Hearing for November 7, 2017 with Board of Adjustment attending also.**

## **Zoning**

Bill before the legislator would have required every ZBA under the 5 criteria rule in order to grant a variance. Some vote without going through the 5 criteria and the bill was vetoed. If we do not override the veto we can consider putting the 5 criteria in our Zoning Ordinances. Morgan feels the legislators are in charge of changing one of the criteria and if they do all the towns in NH will have to go back and change all the criteria's. Chase if this doesn't get overturned it will come back up again. They had so many people for this not sure why it is vetoed. The Governor stated he would not sign in to law anything unnecessary. Morgan would also like to discuss mixed use with no more than 5 dwelling units permitted in 6M. Conditional use is permitted in 6R, 2, 2R.

Morgan stated we have to decide one way or another it cannot be both ways. Chase would like to scratch the mixed use line.

RPC stated that UNH students would be putting monitors on Seabrook beach to keep track of beach erosion. The Seabrook Middle School is going to plant sea grass in the morning with UNH.

Rabideau mentioned restoration for sea grass when will the work actual start. Chase feels like it is a ways out. Janvrin stated they will be looking for grants and will start in 2019 or 2020. Kyle stated that Seabrook is in an excellent condition, sea grass and dunes are good but we are losing large pieces of beach. Janvrin hopes dredging will be done soon and we are at 3 years and it is really bad. Kyle stated that we have the waste water pipes from Hampton coming out of the ground and the Selectmen have asked the Town Manager to work out a plan with Hampton. If a pipe burst it will affects our clamming beds and Seabrook Beach. The area is in Sun Valley and the pipes are on both sides of the bridge. The electric conduits had to be cut off as they were coming

out of the ground. Santos stated that this would affect Seabrook in many ways as we fish and catch green crabs. Kyle stated that we have our own issues under black water bridge with the outflow pipes.

The total budgeted amount increase is \$839.00.

#### **Minutes**

<b>Motion:</b>	<b>Chase</b>	<b>To Approve October 5, 2017 Minutes as written.</b>
<b>Second:</b>	<b>Santos</b>	<b>Approved: Chase, Kyle, Janvrin, Sanborn, Santos</b> <b>Abstain: Rabideau</b>

**Janvrin adjourned the meeting at 8:02PM.**

**Respectfully Submitted,**

**Maria Brown, Seabrook Planning Board Secretary**