



Town of Seabrook
Planning Board Minutes
Tuesday, December 19, 2017 @ 6:30pm
Seabrook Town Hall, 99 Lafayette Road
603-474-5605

PUBLIC HEARING

MEMBERS PRESENT

Jason Janvrin, Chairman, Michael Rabideau, Vice Chairman, James Sanborn III, Aboul Khan, Ex-Officio, Francis Chase, Rick Friberg, TEC, Tom Morgan, Town Planner, Stephen Zalewski, Code Enforcement, Maria Brown, Planning Board Secretary

MEMBERS ABSENT

Paul Knowles, Michael Lowry

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

Janvrin moved the Public Hearing on zoning amendments to the end of the Agenda.

Motion:	Chase	To Approve the December 5, 2017 minutes.
Second:	Janvrin	Approved: Janvrin, Sanborn, Chase Abstain: Rabideau, Khan

Chase explained you don't have to be present to approve minutes.

CORRESPONDENCE/ANNOUNCEMENTS/ INFORMAL HEARING

Update Case #2017-15 Catalano's Store

Morgan needed the board to clarify that the Mylar needs to be recorded or not. Rabideau thought the final plan needed to be recorded. Janvrin stated the Board needs an updated as built and the applicant does not to record the Mylar. The Board is expecting an Easement for the Town to access the fire hydrant.

Motion:	Chase	To that the applicant is not required to record a Mylar.
Second:	Janvrin	Approved: Janvrin, Sanborn, Chase, Rabideau, Khan

SECURITY REDUCTIONS, EXTENSIONS, ROADWAYS

Case #2016-14, Mr. Ken Sweet , 72 New Zealand Road, Request Security Reduction

Friberg will review the plan with the Department Heads for feedback; he will inspect the site, and review the As Built. Friberg will report back to the Board regarding the release of security.

Case #2016-12, 603 Lafayette Road, Seabrook Emergency Room, Waterstone, Requesting a security reduction

Friberg is working on this case and will report back to the Board.

Case #2010-24, 6 Lot Subdivision, 33 Gove Road/Jean Drive

Khan explained that the Board of Selectmen requesting the security for Jean Drive be returned and they are asking for Planning Board input. Friberg explained that the As Built for Jean Drive is being reviewed by him. Friberg has made several visits to the site. The Planning Board recommended to the Selectmen to cease the bond and do the work that needs to be done. Janvrin stated that this case was put in the Selectmen’s hands. Friberg has no issues and everything was done as it should have been. Khan commented that Morgan worked really hard for a long time on this case. Friberg stated that an electronic copy of the As Built needs to be forwarded.

Zoning Amendments

The Planning Board met with Zoning Board of Adjustment. Morgan the ZBA was fine with what we had drafted. Janvrin stated that the industrial zone is on top of our water supply and that was a concern. Janvrin stated that we could move industry to zone 4. Janvrin stated that the Town worked hard to change its water aqua for zones. Kensington walked away and was not part of the agreement. Morgan stated we have an aqua for protection zone but everyone knows it is not the accurate boundary for the aqua for. We should check on maps and data to clarify and redraw the aqua for

protection to reflect the proper boundaries. Khan stated they have a new company working on the water. The person that serves on RPC is from Kensington she has a lot of knowledge about the water issues.

- 1) Define Motor Vehicle repair, leave as is.
- 2) Mixed use made verbiage more constant in all areas.
- 3) Cargo Trailers, Zoning will regulate trailers. Chase asked if we have defined trailers yet. Morgan stated that we have defined travel trailers but not the kind that Zalewski is referring to. Chase feels we need to further define the trailers we are talking about. Chase stated he has 5 trailers all registered and he moves them from site to site. Janvrin suggested unregistered trailers. Zalewski feels maybe add something that hasn't moved for six months. Janvrin feels that if someone is building in a temporary situation it will be on the permit. Rabideau stated we have house trailers that are used for storage. Zalewski feels that falls under manufactured housing being used a storage trailer. Morgan feels we should not go forward without a definition and he will look at timing for the second meeting in January. Chase would ask that we not move forward with this without a clear definition. Morgan will draft the definition. Khan asked if someone uses a trailer for advertising for a new business coming in is that ok. Chase stated it is temporary. Zalewski feels it may be an issue and Morgan shared that it is prohibited. Page 22 shows the table that regulates trailers. Chase feels we need to be careful due to tractor trailers drivers they keep their trailers in there yard. Defer #3 until January 3, 2017. Janvrin stated that January 5, 2018 is the last day to get the zoning done. Morgan will get the new verbiage posted for the next meeting. Chase would like to table this section but did not make a motion.
- 4) Safety Feature for Fences, Concern about fences blocking view this amendment is to pull fence back 15 for safety reasons.
- 5) Foot note has been moved to the right place
- 6) Amendment for subdivision regulations for timely payment of invoices.

Motion:	Chase	To Adopt the change to 4.380 Subdivision Regulations
Second:	Sanborn	Approved: Chase, Kyle, Janvrin, Sanborn, Baxter

Khan asked to hear a little more from Zalewski. Zalewski stated a lot of people are putting up fences everywhere for privacy. The issue comes when the none see through fences are out to the street and it is dangerous. Khan asked if the people putting up fence need a permit. Zalewski stated that they do need a permit. Khan stated this was

a very big safety issue. Janvrin also stated that the Board of Selectmen needs to address shrubs blocking views. Zalewski borrowed the words from the sign ordinance and he feels 15' is reasonable. It can be closer to the street but it must be see through. Rabideau also stated if the fence is right up to the road the DPW can hit them when they are plowing. Zalewski stated that if the wing hits the fence when plowing it is the homeowners who are responsible. Janvrin stated that if we table item 3 we would have less items to put forward to the voters. This will be the year that we use the abbreviated version for the ballot with zoning amendments.

Janvrin asked if anyone from the public would like to speak. Hearing none he called for a motion. Chase will make a motion for 1, 2, 4, and five. He will leave out item 3.

Motion:	Chase	To Adopt zoning amendments for item's numbers 1, 2, 4, 5.
Second:	Rabideau	Approved: Chase, Khan, Janvrin, Rabideau, Sanborn

Chase stated the loading dock not the dumpster needs fencing removed. Janvrin will draft a letter and email to the Secretary to send out.

Others

Route 1

Janvrin shared that the proposal to increase the rate for tolls would accelerate some of the things in the 10 year plan. We may not hold our spot on the 10 year plan. They will either leave it the way it was or change the order of projects. January 10, 2018 they will have it on the agenda for discussion with the DOT. Public comment section is open and Mr. Bill Watson may be contacted. Market Basket north is negotiating with a tenant and it is looking good. The 603 Lafayette Road will be coming back in.

Master Plan

Janvrin asked Morgan to update the Board on a cost estimate from RPC. Khan stated that the Board is working on some of the warrant articles. Janvrin will sit with the Town Manager with a warrant article to do a small update to the Master Plan. Our Master Plan stops at 2020 per Janvrin. Our Master Plan needs to be updated to coincide with the CIP. Morgan stated that we are looking at Town facilities. Janvrin would like to see historic resources looked at. Khan would like us to look at the sewer treatment plan that needs a lot of improvement. Khan would like to have us adopt something for sewer treatment plant. Janvrin stated that the sewer department keeps getting deferred

maintenance and updates. Chase asked where we are heading. Janvrin would like the sewer plant to meet with the Planning Board.

CIP

Chase asked what we think we are going to accomplish tonight. Janvrin 60% of expenditures are in the first 2 years and he feels it is a dead document. Janvrin doesn't care what we do to that document it is not going to reflect the 6 year plan we had. Chase stated that it is recommended that the CIP be reviewed every 3 years. Chase asked what the benefit of a vote tonight and is going to change the Selectmen's decisions. Khan stated he had a discussion with the Town Manager and they would like to know what the Planning Board will do tonight. Khan stated that the issues raised by the Planning Board were well taking by the Selectmen and Town Managers Office. They agree we have issues to work on within the CIP and we are in a time sensitive situation. Khan stated the tax increase is a piece of concern, along with the power plant outcome, and the fact that many things in the CIP may have to go away. The residents cannot afford it. Chase stated that he had a meeting with Slayton. Chase feels that the \$50,000 item should be put in his budget and not in the CIP. We should not be putting in so many warrant articles. Friberg heard many good things meeting with the Department Heads and a lot of good ideas came about regarding what belongs in the CIP and what belongs in the budgets. Friberg agrees a fresh start after March to review together with the Town Manager, Selectmen, and Department Heads is a good idea moving forward. Janvrin stated the CIP glared out that it did not do what it should have done. He is thankful to have the document early but the CIP needed more attention from the Planning Board and they have the time now to review it. The Planning Board is responsible for this document. Friberg feels the Department Heads do a great job and wear a lot of hats and they welcome the help. Chase stated that Mr. Manzi did a great job on the explanation of the CIP expenditures. Chase feels with everything gathered they will have a great tool to work with. Rabideau a problem he sees with CIP that we are crossing the line. Janvrin is going back to the days on the Budget Committee and he would look through it and wonder what is this and what is that. Chase stated that the swimming pool should be taken out of the CIP. Chase stated that a warrant article should be dissected and really looked at it with cost broken down. Chase stated that the Department Heads could be asked to come before the Planning Board to present the warrant article and what it is needed for. Chase feels he has more knowledge in construction and we have an engineer. Khan stated that we can have a joint meeting with Department Heads and Selectmen after the elections in March. Janvrin stated that we have met a few times jointly and that was productive. Janvrin stated some policy changes may need to take place. More communication with all boards can only make things better. Khan stated that when we talk the focus goes somewhere else we need to stick to the matter at the meeting. We cannot veer off

which would be a very big improvement. Khan will propose to the Selectmen a meeting following Town Meeting with the Planning Board. Khan didn't know until a short time ago that the new radios for the Police Department will be 500,000. Chase and Friberg will continue to work with the CIP. Friberg doesn't think it is like reinventing the wheel but looking at what other communities doing. Morgan stated the CIP needs to be put to bed by September. Chase stated that there is no statutory requirement or process to approve the CIP.

Motion:	Khan	To Approve a joint meeting after March Town Meeting between the Planning Board, Town Manager, Selectmen, and Department Heads to improve the CIP process.
Second:	Chase	Approved: Chase, Khan, Janvrin, Rabideau, Sanborn

Rabideau shared an update on the gate off of Perkins Ave. Rabideau stated that they have installed and closed the rear gate. They will add more signage for where to come in on Perkins Ave. Each residence has two gate remote controls to open the gates.

RSA 91-A: 3(e) Non Public Session

Motion:	Janvrin	To move into non public at 7:48PM RSA 91-A, 3(e)
Second:	Khan	Roll Call, Rabideau-Yes, Khan-Yes, Janvrin-Yes, Sanborn-Yes, Chase-Yes.

Janvrin adjourned the regular meeting at 8:02PM

Respectfully Submitted

Maria Brown, Planning Board Secretary



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Non Public

The Board discussed outstanding invoices and how to deal with them moving forward. The Board will wait until the next meeting to take action on any further outstanding accounts.

Motion:	Janvrin	To come out of non public at 8:02PM RSA 91-A, 3(E)
Second:	Khan	Roll Call, Rabideau-Yes, Khan-Yes, Janvrin-Yes, Sanborn-Yes, Chase-Yes.