

**SEABROOK BEACH VILLAGE DISTRICT
ANNUAL MEETING MINUTES
April 25, 2017**

PRESENT: Richard Maguire, Joe Giuffre, Don Hawkins – Commissioners
Mike Rurak - Treasurer
Jack Lannan - Auditor
Gene Geary – SBVD Attorney
Steve Keaney – Building Inspector
Paul Kelley – Acting Moderator

ABSENT: Theresa Kyle - Moderator.

Bruce Brown, Supervisor of the Check List for the Town of Seabrook announced that Paul Kelley had been sworn in as Acting Moderator for this meeting replacing Theresa Kyle who could not attend the meeting.

The meeting was called to order at 7:00 PM. Paul Kelley led the meeting in the Pledge of Allegiance. The SBVD commissioners and officers were introduced to the meeting attendees. Paul Kelley explained the rules of order to the meeting attendees and asked that the non-voters in the meeting sit in the designated area to make counting votes easier.

DISTRICT WARRANT FOR 2017 - (Attached)

The Moderator introduced the district warrant articles and read each in its entirety before discussion started and votes were taken. The Warrant had been posted at the SBVD building, O’Keefe’s Market, Ida Mae’s Sandwich Shop, and noticed in the Daily News and on the Seabrook web site.

ARTICLE 1: Elect a commissioner for a term of three years.

Jimmy George nominated and seconded by district voters.

Dick Maguire was nominated and seconded by district voters.

There were no other nominations.

Both candidates made statements why they were interested in being elected District Commissioner.

The vote was taken by secret ballot.

Dick Maguire was elected Commissioner by a vote of 87 for Maguire to 81 for George.

ARTICLE 2: Elect a clerk for a term of one year.

Don Hawkins was nominated and seconded by district voters.

There were no other nominations.

Don Hawkins was elected by hand vote.

**ARTICLE 3: Elect a moderator for a term of one year.
Theresa Kyle nominated and seconded by district voters.
There were no other nominations.
Theresa Kyle was elected by hand vote.**

**ARTICLE 4: Elect a treasurer for the term of one year.
Mike Rurak nominated and seconded by district voters.
There were no other nominations.
Mike Rurak was elected by hand vote.**

**ARTICLE 5: Elect an auditor for a term of one year.
Jack Lannan nominated and seconded by district voters.
There were no other nominations.
Jack Lannan was elected by hand vote.**

**ARTICLE 6: Raise and appropriate eighty three thousand seven hundred fifty dollars (\$83,750) to be used for general expenses and legal fees for the District.
Motion to approve Article 6 was made by a district voter.
The motion was seconded by another district voter.**

Dick Maguire reviewed the 2016 financial statements and compared the 2016 actual spending to the 2017 proposed budget. (Handouts attached) Maguire answered several questions pertaining to the 2016 spending and the 2017 budget.

**The Moderator called for a vote on article 6:
Article 6 passed by a hand vote.**

ARTICLE 7: To see if the Seabrook Beach Village District will establish a five (5) Member Planning Board with up to five (5) alternate members and authorize the Planning Board to regulate the subdivision of land and approve or disapprove Site Plans for the development or change or expansion of use of tracts of non-residential uses or for multi-family dwelling units pursuant to RSA 674:43.

Don Hawkins explained the purpose and the duties of the Planning Board and that the activity level of the new Planning Board would likely be very light due to the small amount of commercial property and undeveloped residential property in the district. Hawkins answered several questions about the board's purpose and future activities.

**The Moderator called for a vote on Article 7.
Article 7 passed by a hand vote.**

ARTICLE 8: Are you in favor of the adoption of Amendment #1 to the Seabrook Beach Village District Zoning Ordinance in regards to Accessory Dwelling Units (ADU):

Authority:

This section is enacted in accordance with the provisions of RSA 674:71 – 73 and RSA 674:21.

Definition:

An “Accessory Dwelling Unit” (ADU) means a residential living unit that is within or attached to a single family dwelling and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.

Purpose:

The purposes of the ADU ordinance are to:

- **Increase the supply of affordable housing without the need for more infrastructure or further land development.**
- **Provide flexible housing options for residents and their families.**
- **Integrate affordable housing into the community with minimal negative impact.**
- **Provide elderly citizens with the opportunity to retain their homes and age in place.**
- **The purpose is not to provide short term daily or weekly vacation rental space.**

Criteria for Approval:

All of the following criteria must be met in order for the building inspector to approve the construction of an ADU:

- **An ADU application is required addressing all the criteria of an approved ADU.**
- **A building permit shall be required for an ADU**
- **A maximum of one (1) ADU per lot may be permitted in zoning districts that allow single-family dwellings.**
- **An ADU may not be detached from the single family dwelling unit.**
- **An interior door shall be provided between the principal dwelling unit and the ADU.**
- **The ADU shall have an independent means of ingress and egress.**

- All municipal regulations applicable to a single-family dwelling shall apply to the single family dwelling and ADU combination.
- Two off street parking spaces shall be provided for each of the principal dwelling unit and the ADU.
- Either the single family dwelling unit or the ADU shall be owner occupied.
- An ADU shall not be converted to a condominium.
- ADUs shall maintain an aesthetic continuity with the principal dwelling unit.
- The ADU may not be larger than 750 square feet.
- The ADU shall have no more than 2 bedrooms.
- An ADU shall not be used for short term daily or weekly vacation rental space.
- An occupancy permit is required before an ADU can be occupied.

Don Hawkins explained the NH Legislature’s purpose in establishing the ADU law in 2016 and its implementation date in June 2017. He reviewed the Authority, Definition, Purpose and the Criteria for Approval in the SBVD and answered several questions pertinent to how the ADU ordinance will affect individual situations.

**The Moderator called for a vote on Article 7.
Article 7 passed by a hand vote.**

ARTICLE 9: Upon the petition of Glen C. Coletti and more than twenty-five other legal voters in the Seabrook Beach Village District, are you in favor of amending Section IV, paragraph C of the current zoning ordinance entitled SET BACK AND SIDELINE by deleting the current language of the sixth paragraph of said Section C (which currently reads, “Storage of and /or parking of boats, watercraft, unregistered and/or non inspected vehicles, recreational vehicles, and camper trailers are not permitted in the front lot line set back of if a corner lot, front and side line setback adjacent to a roadway”) and replacing it with the following language:

“Storage of and/or parking of unregistered and/or non-inspected vehicles, recreational vehicles, and camper trailers are not permitted in the front lot line set back or if a corner lot, front and side line setback adjacent to a roadway.”

Glen Coletti introduced Article 9 and spoke in favor of the article outlining his reasons for supporting the article and encouraging other voters in the district to also support the article. Several other district residents spoke in favor of the article and one Commissioner spoke against.

A district resident offered an amendment to Article 9 that failed by hand vote.

The Moderator called for a vote on Article 9 by secret ballot. Article 9 passed by a vote of 85 votes for vs. 84 votes against.

ARTICLE 10: Shall the Seabrook Beach Village District accept the provision of RSA 33:7 providing that any village district at an annual meeting may adopt an article authorizing indefinitely, until specific rescission of such authority, the commissioners to issue tax anticipation notes?

Dick Maguire explained that Article 10 has been modified slightly from prior years at the recommendation of the NH DOR. He said this article will eliminate the need for the Commissioners to annually request authorization to issue tax anticipation notes if ever needed. He explained the District has not needed to tax the property owners in the district since 1999 and there is very little likelihood of any tax in the foreseeable future. Several audience members expressed concern about the existing high tax rate and asked questions under what circumstances the district would issue a tax. Maguire explained a tax would be issued only when district expenses exceeded district revenue plus the existing reserve fund balance. That has not happened since 1999. A lengthy discussion followed.

The moderator called for a vote on Article 10. Article 10 was defeated by hand vote.

ARTICLE 11: To transact any and all business that may legally come before the meeting. No new business came before the meeting.

Meeting was adjourned.

Submitted by:

Donald Hawkins, SBVD Acting Clerk

Minutes of SBVD Annual Meeting Approved by:

Richard Maguire, Chairman

Joe Giuffre, Commissioner

Donald Hawkins, Commissioner