

**SEABROOK BEACH VILLAGE DISTRICT  
MEETING MINUTES  
April 10, 2017**

**PRESENT** Dick Maguire, Joe Giuffre, Don Hawkins, Steve Keaney,

**ABSENT** Mike Rurak

The meeting was called to order at 7:00 PM. Dick Maguire led the meeting in the Pledge of Allegiance.

**SECRETARY'S REPORT**

Minutes of the January 9, 2017 meeting were distributed and reviewed. Dick Maguire asked for two changes to the 1/9/17 minutes under Old Business Paragraph B. The Annual Meeting Date should have been 4/25/17 rather than 4/26/17. The final date to post the warrant should be 3/10/17 rather than 3/11/17.

**Motion to accept Secretary's Report with corrections:**

**Joe Giuffre**

**Motion seconded:**

**Dick Maguire**

**Motion passed by voice vote.**

The Minutes from the March 13, 2017 were not available for review.

**TREASURER'S REPORT**

Dick Maguire reported the March 2017 current period, YTD and PY financial figures.

2017	March	YTD	Prior YTD
Total Income	\$ 8,460	\$ 13,177	\$ 14,255
Total Expenses	3,070	10,072	10,212
Net Ordinary Income	5,390	3,105	4,043
Total Interest Income	53	141	91
Net Income	5,443	3,246	4,134

Total cash in the SBVD checking and saving accounts was \$259,476 at the end of March 2017 vs. \$247,511 at the end of December 2016.

- March revenues were \$8,460 with expenses of \$3,070 and interest income of \$53 resulting in a Net Income of \$5,443.
- YTD revenues are \$13,177 with expenses of \$10,072 and interest income of \$141 resulting in a Net Income of \$3,246 for the year compared to the Prior YTD Net Income of \$4,134.

- The commissioners were given the monthly disbursement approval forms and bank statements for their review and approval.
- Dick Maguire told the audience the financial reports were available for review after the meeting.

**Motion to accept Treasurer’s Report:**  
**Motion seconded:**  
**Motion passed unanimously by voice vote**

**Don Hawkins**  
**Joe Giuffre**

**BUILDING INSPECTOR’S REPORT**

Steve Keaney reported:

- The winter months have been busier than anticipated. There are currently 80 active building permits open. A new house is being built on the last open lot on Groveland Street. It is unusual for new houses being started at this time of year. Steve anticipated another new house or major renovation on the west side of Ocean Blvd. Dick Maguire asked about the design of the house. Steve said it will be very modern with glass panel walls and a living roof. The home owner may be building the house himself.
- Rental inspections are proceeding as scheduled with less apprehension on the part of the property owners.
- The cause of the fire that burned down Catalano’s Market has not been officially determined. A possible cause is a boiler located on the second floor of the building. Sam Catalano does want to rebuild as soon as he can. He does own the lot behind the market and could possibly use that land to expand the market. That lot is outside the SBVD and may have to be merged with the front lot if he builds across the property lines. Steve responded to a question about building height stating the new building will be subject to the 30 ft building height.
- Steve was asked to clarify the regulation relating to un-registered RVs. He said there can be one un-registered RV on the property but not in the front set-back. The question of having any RVs on the property came up in 2003 and the voters voted to allow RVs on the property even if they are parked right near the property line.

**Motion to accept Building Inspector’s Report:**  
**Motion seconded:**  
**Motion passed unanimously by voice vote**

**Don Hawkins**  
**Joe Giuffre**

**OLD BUSINESS**

**A. Preparations for SBVD Annual Meeting and Review of 2017 Warrant.**

Dick Maguire stated the SBVD Annual Meeting would be held on Tuesday, April 25, starting at 7 PM in the Seabrook Rec. Center. He then reviewed each Warrant Article and asked for questions or comments.

- The first five articles are to elect SBVD officers for 2017.
- Article 6 is to approve the 2017 SBVD Budget for \$83,750. There were no questions.

- Article 7 is to establish a Planning Board for the SBVD. After reading the Article Dick said The SBVD has not had a PB since its inception but the District is allowed to create a board if the voters agree to do so. Some residents have expressed concern over the years that the district has not sought the approval of the Seabrook Planning Board for zoning changes. Dick said the Commissioners have requested legal opinions on this subject several times over the years including an opinion from a judge in a recent law suit. Each time they were told the Commissioners were not required to seek approval from the Seabrook PB. The Commissioners have followed the advice of their legal counsel. Don Hawkins pointed out that the PB will only review lot line changes, commercial site plans and new sub-divisions. The PB will not review construction proposals on individual residential lots. That is the responsibility of the building inspector. Based on the build out in the district there is little likelihood of a new sub-division and there are only a few commercial properties where site plan reviews would be required. Joe Giuffre said if the warrant passes the district will be looking for volunteers to serve on the planning board.
- Dick Maguire read Article 9, a citizen's petition to allow boats to be parked in the front setback adjacent to a roadway. Maguire stated that he understood the petitioner and others think the commissioners are in opposition to this article. He disagreed with that saying the commissioners will support whatever decision the voters make. Dick stated the commissioners had not gone to the Seabrook PB for approval on this or any other of the warrant articles and reiterated the commissioners' reasons as stated earlier. Dick was asked if this article was going to be recommended by the Seabrook Planning Board or the Commissioners. Dick said it would not, that it will appear just as it was posted. Anthony Coletti spoke passionately for several minutes in support of Article 9 pointing out that the only change to the current zoning was one word. The word "boats" has been removed from the list of vehicles not allowed to be stored or parked in the front lot line setback adjacent to a roadway. David Delorey asked if there was going to be a public hearing on the article. Dick said it had taken place at the last meeting on March 13<sup>th</sup>. A long discussion pursued about whether the public hearing was noticed correctly and whether the PB or the commissioners were required to make a recommendation on the Warrant about the article. The two sides each made several points supporting their arguments but nothing was resolved.
- Dick Maguire asked Don Hawkins to review Article 8 regarding Accessory Dwelling Units. Hawkins reviewed the history of the ADU legislation passed by the NH Legislature and signed by the Governor in 2016. He went over the Definition and Purpose of the zoning change and spent most of the time reviewing the Criteria for Approval of an ADU. Hawkins answered several questions to clarify the Criteria for an ADU including; maximum size allowed, the owner occupied requirement, single family houses only and that ADUs are not allowed for weekly vacation rentals.
- Dick Maguire read Article 10 relating to tax anticipation notes.

**B. Plover season 2017**

Joe Giuffre said the plover season has started, the yellow symbolic fences are up and we should begin seeing plovers shortly. He reminded everyone to respect the area around the symbolic fences and the new nests when built. The season should be over by early July when the fences will come down and normal beach activity resumes.

**NEW BUSINESS** –

**A. Rental of the “middle” section of the District Building**

Joe Giuffre said he had a new two year lease to sign with the Scooter Rental Store. He also has a new tenant ready to sign a lease for the middle portion of the District Building. The new tenant will be opening a convenience store and is trying to open by mid May. They have plans and have applied for a building permit. Hours of operation will be 6 AM to 11 PM. Joe said he has been discussing this rental with the tenant for over a year but was waiting for the town to decide whether they wanted the space for a remote Police or Fire Station. The timing of this lease has nothing to do with the recent fire at Catalano’s Market. The deal was finalized the Monday before the fire. There will be no outside sales. Joe was asked about parking. He said during SBCA meeting he would try to make an arrangement with the SBPD not to ticket people parking in the town lot and coming to the meeting.

**B. Request for use of District Building in 2017**

The Commissioners reviewed and approved dates requested for the Seabrook Beach Association Meetings and for the Seabrook Woman’s club meetings for 2017.

**OTHER BUSINESS** –

- Carol Howley noted what a great job the Town’s contractor did clearing the sand off the beach pathways. She also said the warrant article for swings in Harborside Park did not pass and asked how it might move forward in the future. Maguire said she could get 25 signatures on a citizen’s petition and it could go on the 2018 Warrant. It is too late to get on the 2017 Warrant.
- An audience member asked about the status of repairing the fishing pier. Giuffre said the warrant article for \$1.2 million did pass so the wall can be fixed. Theresa Kyle said cars are not allowed to the end of the pier because it had been hit by a barge and also that the wall was deteriorating and could not hold the weight of a car.

The meeting was adjourned.

Submitted by,

Don Hawkins