



**Town of Seabrook  
Planning Board Minutes  
Tuesday, April 17, 2018  
Seabrook Town Hall, 99 Lafayette Road  
603-474-5605**

**MEMBERS PRESENT**

Roll Call; Chairman, Michael Rabideau, Vice Chairman, Francis Chase, James Sanborn III, Aboul Khan, Max Abramson, Alternate George Dow, Jason Janvrin, Code Officer Stephan Zalewski, Town Planner Tom Morgan, PB Engineer, Rick Friberg, Acting Secretary Emily Sanborn.

**Chairman Rabideau opened the meeting at 6:33PM with the Pledge of Allegiance.**

**MINUTES**

April 3, 2018 Meeting : The Board discussed the postponing of the approval of the previous minutes until further review.

<b>Motion:</b>	<b>Chase</b>	<b>To Postpone the approval of the April 3, 2018 minutes until the next meeting.</b>
<b>Second:</b>	<b>Khan</b>	<b>Approved: Unanimous</b>

**Annual Spring Planning and Zoning Conference**

Chairman Rabideau reminded the members of the up-coming conference being held Saturday, April 28, 2018. Francis Chase verified that it was worth it to go to this conference.

**SECURITY REDUCTIONS, EXTENSIONS, ROADWAYS**

**Case #2016-14 Ken Sweet, 72 New Zealand Road:** PB Engineer, Rick Friberg said this application had received 90% reduction in their security and that at the May meeting they would discuss the release of the 10% remaining if everything is in order per plan.

**Case 2003-48 Tony Rizzio 443 Route Rte 286;** Rick said that this needs an as-built and that Henry Boyd is working on it. A drive by was done and everything seems to be in place.

**Case 2017-01 F.W. Webb Co, 147 Lafayette Road;** This application has received 90% reduction in their security and that at the May meeting they would discuss the release of the 10% remaining if everything is in order per plan.

**Case #2011-22 Dry Air Systems, 99 Ledge Road;** Rick there is a \$5,000 security in place to do the sidewalk along the front that has not been installed. He said that he will get in touch with the applicant to go over his intentions and that an as-built is also needed. The Board members discussed the vegetation along the sidewalk. Max said that he would like to see the vegetation on the sketch of the sidewalk. Mike said this will depend on whether the Planning Board wants a sidewalk. Wayne Morrill, project engineer, previously stated that it would be a tight squeeze.

**Case #2015-02 Len Boddy, 11 Groveland St;** Rick explained that this was a 3 lot subdivision with 3 sewer and water services and all that is needed is an as-built and it will be all set. Tom Morgan stated that nine of the stipulations on his review of that subdivision have been addressed. He said that fees should be checked on to see if there are any outstanding bills.

## **NEW CASE**

**CASE #2018-05 – 44 New Zealand Road #97, Low Impact Proposal, Park Place Village LP, Jeffrey Libert, owner, Forest Properties, Sonia Byrnes, Property Manager, Proposed 6 additional residential parking spaces and applicant will add asphalt and stripes in current grassy area next to #73, Map 7, Lot 74:**

Sonia Byrnes, the property manager, was present to go over this proposed project. Chairman Rabideau described the application. Jim Sanborn said that he went by the site and there were some 8 inch plastic pipe on the site. Sonia Byrnes told the Board that the apartment building had been built in 1970 and that now most families have two cars and this is the need for added parking spaces. Chairman Rabideau asked what this area was before and noted that it looked like it had been a parking lot.

Rick Freberg asked the applicant if it was going to be a stone parking lot or paved. He said if it was stone there would be no problem with the drainage but if it was paved it would need a gravel sub-base. Chairman Rabideau told Sonia, the property manager, that she should bring to the Paving Company the Board's concerns about the drainage and the need for a sub-base of gravel. Sonia will get in touch with New England Paving

to go over further plans. This will be subject to final approval by consulting with the PB Engineer. Rick said that paving would require some kind of drainage.

<b>Motion:</b>	<b>Chase</b>	<b>To accept the application as Administratively Complete.</b>
<b>Second</b>	<b>Khan</b>	<b>APPROVED: Unanimous</b>

<b>Motion:</b>	<b>Chase</b>	<b>To approve conditional on a final approval by PB Engineer Rick Friberg with a submittal of sketch.</b>
<b>Second:</b>	<b>Khan</b>	<b>APPROVED: Unanimous</b>

**SIGNS; Rte 107 and Rte 1**

The board members discussed the signage needed on Rte 107 for the proposed mall off of Perkins Avenue and the approval by the D.O.T. Francis Chase said it would probably be best to ask for a little bit at a time and to start with the Mall sign first.

The members went over the existing signage. Jason said a picture should be taken of what's there now and photo crop of what we want. The board also discussed directional signage. And more signage needed for the hospital. Mike asked Rick & Tom to draft a letterform PB to the D.O.T in regards to signage and also a letter from the B.O.S. should be sent. Aboul said that we need signs to address the u-turn problem along the island in front of the hospital, also the gridlock should be addressed. Chase voiced his dismay with the sitting through 3 light changes to get to New Zealand Road. Max went over how a Dutch round-about would work. Jason said that he had requested on numerous occasions the need for cross-connections on sites.

Tom informed the board that Waterstone had proposed a round-about on Chevy Chase Road but the Power Plant objected to his proposal. Max explained that the Power Plant

was against them because of the big containers that they have to move and that this would be very difficult.

Rick said that he will try to have the letter ready by the next meeting. Mike said they needed sooner. Rick said it will be ready a week from tonight. Mike also wanted a follow-up to see if it was received.

### **CAPTIAL IMPROVEMENT AGENDA**

The Board discussed the CIP. The members agreed that Rick Friberg and Francis Chase would be the committee for this project. Rick told the members that he would do a case study and provide a model of what they would like to look at. This would consist of a sketch with a cost estimate and the board members would be able to draw on it to put in stuff or take it out. Chairman Rabideau said that we need a process of how we get from here to there and get out to the voters why this plan is needed. Chase said that education to the public is the most important thing in getting the CIP approved.

The Board discussed ways to educate voters. Jason suggested a joint meeting at the library to go over the reasons why a proposed Zoning Article and the adoption of CIP would be good for the town. Mike suggested a short session once a month to talk about any amendments to zoning, etc. Tom Morgan said that some of the things to be discussed would be storm water and solar panel regulations. Jason gave his view on solar panels. Max went over his knowledge of municipality solar panels. Members, Max Jim and Mike will be going to the solar session spring sign-up.

Chairman Rabideau presented the public notice from Salisbury MA, about creating a new zoning bylaw entitled Marijuana Overlay District. Jason and Tom Morgan will attend the meeting. Tom said that he would call Lisa and ask her how this will affect the Town of Seabrook.

### **PB SECRETARY REPLACEMENT**

Chairman Rabideau said that a committee of 3 should be formed to go over the Secretary Replacement.

<b>Motion:</b>	<b>Chase</b>	<b>To evaluate Secretary Position and Contract.</b>
<b>Second:</b>	<b>Sanborn</b>	<b>Approved: Sanborn, Chase, Khan, Dow G, Rabideau</b> <b>Abstain: Janvrin</b> <b>Opposed: Abramson</b>

Jason discussed the procedure used by him and said that it was not written down it was all in his head. Francis suggested some kind of Planning Board Hand Book on a format of Procedure be ordered.

<b>Motion:</b>	<b>Chase</b>	<b>To review procedures and By-Laws.</b>
<b>Second:</b>	<b>Abramson</b>	<b>Vote: Unanimous</b>

The Board went over the right way to forward an e-mail to a group of people. They said that if you get a group e-mail to reply to sender only not to all.

<b>Motion:</b>	<b>Khan</b>	<b>To Adjourn the meeting at 8:20PM</b>
<b>Second:</b>	<b>Chase</b>	<b>Vote: Unanimous</b>

DRAFT