



**Town of Seabrook
Planning Board Minutes
Tuesday, May 15, 2018
Seabrook Town Hall, 99 Lafayette Road
603-474-5605**

MEMBERS PRESENT

Roll Call; Vice Chairman, Francis Chase, Aboul Khan, Max Abramson, Forrest Dow, George Dow, David Baxter, Jason Janvrin, Acting Secretary Kelsey Lindgren-Bosco

Vice Chairman Chase opened the meeting at 6:30pm with the Pledge of the Allegiance.

Minutes

Chase requested to postpone April 3, 17 and May 1, 2018 minutes until next meeting.

Correspondence

Bill Millansen came in front of the board to discuss Fees regarding a 5 Acre solar panel farm to be located on Stard Road. Gentleman asked the board to lower or waive fees as he voiced that they were very high. Board recommends he presented something reasonable at next meet for June 5th; Khan would like to see other town fees and documentation for similar projects that this company has done in other local towns. Board recommended that he should get a zoning variance done before coming to the board again so they don't waste money of fees/application fees if it can't be done.

Motion:	Janvrin	To be allowed to submit application for site plan review and not pay for impacted areas, that fee will be negotiated at a later date.
Second:	Dow/Baxter	Approved: Unanimous

CASE 2016-27 Warehouse Properties LLC is re-submitting a proposal to construct a 10,147 square foot building at 18 Stard Road, Tax Map 4, Lot 17

Ambit Engineering present to resubmit case 2016-27, as the last application expired, they are asking for fees to be waived as they are 179 days past expiration date. Board discussed that there needs to be some sort of expenses to be paid. Ambit presented the changes they have made including the storage for leaks and spills from loading/unloading trucks, storm water are recorded, added sewer man hole and the lighting trespass. Board discussed that TEC needs to confirm the security amount is correct, and all of TRC recommendations are met and approved.

Motion:	Abramson	Accept as Administrative complete
Second:	Janvrin	Approved: Unanimous

Motion:	Janvrin	To set the fee at one half which would be \$150 administrative fee, public notice and abutter notification fees only.
Second:	Abramson	Approved: Unanimous

Motion:	Janvrin	To have sight security approved by TEC and to have all condition approved by TRC
Second:	Khan	Approved: Unanimous

CASE 2016-4 Paul Lepere proposes revisions to the recently approved 3 lot subdivision at 85 Foggs Lane, Tax Map 7, Lot 3

On March 20, 2018 board approved 3 lot sub division, Lepere presented that originally he was going to put up arborvitae trees but now would like to put up a Vinyl fence, due to the noise traveling on 95. At last meeting regarding this case abutters talked about having trees rather than a fence. Lepere voiced that it takes awhile for arborvitae trees to grow with his experience and that a fence would look a lot better.

Motion:	Khan	To get three signatures from abutters that they approve a fence to be placed instead of arborvitae and to present the signatures at the next meeting on June 5th, 2018.
Second:	Dow, Forrest	Approved: Unanimous

CASE 2018-6 Proposal by Radiation Safety & Control Services for more parking at 93 Ledge Road, Tax Map 7, Lot 3

Bruce Scamman from Emanuel Engineering presented to add an additional 10 parking spaces, due to the lack of parking spaces that are provided at the location. Scamman showed an example from Google images of the lot, as people had to park on side of the road. On site plan he presented that they would move dumpster, add a pond and drywell under the parking spots and to have them be angled and the drywell will be in place for pre treatment to help break down large debris before entering the pond.

Board also discussed the requirement for vertical curbing, as Bruce presented that angle parking works good with the water flow. Bruce Scamman told board he will write up and bring in waiver for the vertical curbing.

Motion:	Abramson	Administrative Complete
Second:	Dow, George	Approved: Unanimous

Motion:	Janvrin	Waive requirement for vertical curbing.
Second:	Abramson	Approved: Unanimous

Motion:	Janvrin	Approval with conditions, parking of the northern spots to pitch towards the drywell, TRC recommendations, TEC set security nothing less than \$5,000.
Second:	Khan	Approved: Unanimous

CASE 2018-7 Proposal by Istar LLC to establish medical offices at 652 Lafayette Road, Tax Map 8, Lot 49

Jim Mitchell from Istar LLC and Wayne Morrill from Jones and Beach presented nothing has changed to site plan but would like to change the use of space to a Medical office instead of Retail as they have a client that is interested in location. The drainage system is new due to the reduction of the water shed. Mitchell discussed there is an agreement between Istar and DDR to do a land swap that should be settled within the next month.

Motion	Janvrin	Waive requirement and close all cases on the lot and allow case 2014-17 to conjoin with new case number 2018-7
Second:	Abramson	Approved: Unanimous

Motion:	Janvrin	Administrative Complete
Second:	Abramson	Approved: Unanimous

Motion:	Janvrin	Planning board will bind the applicant for all conditions present and all waivers from case 2014-17 will apply to case 2018-7, copy of approval from DDR and Istar LLC for land swap, calculation for the exaction will be determined by the chairman, sight security be recalculated by TEC and be bond to TRC's requirements.
Second:	Dow, George	Approved: Unanimous

CASE 2018-8 Proposal by F.W. Webb to construct a showroom at 115 Lafayette Road, Tax Map 9, Lot 156

Cory Belden from Atlus Engineering presented the site plan to board which included taking out 25 ft of pavement to create greenway, storm water treatment plan, 24ft area for fire truck to turn, sidewalk agreement is in good standing, planting elm and arborvitae trees, back lot will have catch basin and a storm water plan. Morgan requested record of the storm water plan. Architect representative presented the look of the building including brick for exterior, awnings, bars on windows, flat roof, lighting and using historic colors for exterior signs, building and awnings. The Sign Representative presented they have changed the building letters so they will light from behind, therefore it will upscale on the brick, as for the sign on the roadside they added lighting and the address. Board discussed what will happen to the building out back on parcel, they are planning to keep buildings and clean them up such as repaint and redo roofing.

Motion:	Janvrin	Administrative Complete
Second:	Abramson	Approved: Unanimous

Cory Belden discussed two new waivers which include; Waiver #4 street and internal access road landscape strip and waiver #5 Interior parking areas. Board and Belden discussed past three waivers that included the 28ft fire truck turn, parking and doing sloped curbing instead of vertical curbing. Baxter and Chase discussed that they could move building and work around it so the parking could be out back and change the entrance to the rear.

Motion:	Janvrin	Grant all 5 waivers.
Second:	Abramson	Approved: Khan, George Dow, Forrest Dow Against: Chase and Baxter

Motion:	Janvrin	Approve Case 2018-8, only condition that sight security is set by TEC, not to be less than \$5,000 and to go with the color scheme that was presented.
Second:	Abramson	Approved: Unanimous Abstain: Chase

Other Business

Motion:	Janvrin	That the planning board authorizes the chairman to utilize \$100 out of the new equipment line out of the budget for a gavel and sounding block with the town seal, the words 250 anniversary and the dates 6/3/1968-6/3/2018
Second:	Khan	Approved: Unanimous

Motion:	Chase	Ask the board selectman and town manager to hire a clerk to take the minutes of the planning board, zoning board, TRC and budget committee.
Second:	Janvrin	Approved: Baxter, Dow F, Dow G, Janvrin, Chase Abstain: Khan Against: Abramson

Board member discussed pros and cons of hiring a clerk to take the minutes of planning board, zoning board, TRC and budget committee. Janvrin voiced that it might be possible in planning board budget to make it work. Chase said he spoke to town manager before making the motion and said the town manager can work out the details required. Khan discussed how the Board of Selectman took action for a hiring freeze and if this would be a full time position it would not pass, Janvrin said it would be about 10 hours a week between all the boards. Abramson voiced his concerns that this may exceed over 30 hours as there are many boards and meetings can run late and minutes can take long to prepare. This motion would have to be discussed with town manager and budget committee.

Motion:	Chase	For David Baxter to remain on planning board as a TAC member.
Second:	Janvrin	Approved: Unanimous

Motion:	Khan	Adjourn meeting at 10:14pm.
Second:	Abramson	Approved: Unanimous