



Town of Seabrook
Planning Board Minutes
Tuesday June 5, 2018
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605

MEMBERS PRESENT

Roll Call; Chairman, Michael Rabideau, Vice Chairman Francis Chase, Max Abramson, George Dow, Aboul Khan, Acting Secretary Kelsey Lindgren-Bosco

ABSENT MEMBERS

Forrest Dow Jr. and Jason Janvrin

Chair Rabideau opened the meeting at 6:32pm with the Pledge of Allegiance.

Minutes

Chairman Rabideau handed out April 3rd, April 17th, May 1st and May 15th minutes to board members for review and will discuss at the June 19, 2018 meeting. Rabideau expressed that he has reviewed and edited minutes during office hours and they are ready for board members to review.

High Water Mark Initiative

Julie Labranche from the Rockingham Planning Commission was at the meeting to present the High Water Mark Initiative Project which is grated by NOAA. Julie explained this is a way to bench mark flood elevations for the seacoast of New Hampshire and looking at bench marking the flood elevation for the current 100 year storm event and the change of sea level in different communities. RPC has decided to put a sign in certain locations with medallions that indicate different sea levels including 2ft, 4ft and 6ft. Julie informed the board that RPC is also putting up signs in Portsmouth, Rye, Hampton and Seabrook. In Seabrook there will be two sign; one located in the Brown's Lobster Pound parking lot and the second one will be located at the Town's boat launch on River Street. They have arranged Dig Safe to check out the locations where the signs will be placed. The signs will be 30X22, 5 to 6 feet high and constructed with

similar materials to signs in a National Park. The sign will have a hash tag with the phrase “high water mark NH”, so the public can take a picture with it and post it on their social media with the hash tag phrase. Julie said there will also be a case study for the town which will summarize all activities for the community related to coastal flooding issues. There will also be a climate study checklist; this is for regulations, activities and public planning for flooding. Rabideau asked if she would need a permit for the sign as it is going to be located on Brown’s property. Steve Zalewski, Building Inspector voiced that they need to have Brown’s apply for a sign permit and would talk about the details at a later time. Chase voiced he is worried that the public won’t know about these signs. Julie expressed that it will be posted on the town website to inform where the signs will be located. Julie said she will have the draft of the climate checklist for next meeting and the signs will be delivered within the next couple weeks.

OLD BUSINESS

Case #2016-4 – Paul Lepere proposes revisions to the recently approved 3-lot subdivision at 85 Fogg’s Lane, Tax Map 7, Lot 3

Paul Lepere returned to the Planning Board to present his three signatures from the abutters that are directly across the street that showed up for the previous March 20th meeting. Chase asked where the fence will be located, as there was a concern that it will be in a different location from the arborvitae trees as approved. Lepere said yes it’s going to be in a different location as approved and will be parallel to the road. The Board had two concerns that include; will the future home owners maintain the fence and is there a chance they could take down the fence. Lepere said he will put on the Mylar and Deed that the owners need to maintain and keep the fence. Rabideau read the letter out loud to the public and Board stating that they are okay with a fence being placed rather than arborvitae trees. The three abutters include Joann Moore, Gail Magoon and Richard & Mary Lou Ayers. Lepere voiced that there will be a new plan with the fence on it and note that the owner will maintain the fence and will be recorded at the Rockingham County Registry of Deeds.

Motion:	Chase	The plan will reflect a maintenance clause by the lot owners of each individual lot to maintain the fence that is being erected in place of the arborvitaes trees as approved by this planning board and agreement of the three abutters, Joann Moore, Gail Magoon and Richard & Mary Lou Ayers dated 5/29/2018.
Second:	Dow	Unanimous

Case #2018-9 – Proposal by Waterstone Retail Development to construct a 400 square foot gas kiosk and gas pump station at 570 Lafayette Road, Tax Map 8, Lot 90-4

Wayne Morrill from Jones and Beach Engineering presented the newly sub divided lot adjacent to Hobby Lobby located 570 Lafayette Rd that was approved back in December. He is proposing to put a 400 ft kiosk building with a canopy and 6 pump stations with 12 fueling positions. This lot does have zoning board and sub division approval. The lot itself has been graveled, the front parking spaces have been paved and the site already has utilities and a drainage system. It's a one way circulation through the pumps and works in a counter clockwise system with one exit. There will be 4 parking spots for the building. Town Planner Tom Morgan did send Wayne comments for proposal, Wayne presented copies to the board of responses related to the issues Tom had concerns about. Rabideau asked if the traffic study is realistic, as the PB received the traffic study the day of meeting. Morgan briefly went over it and said this is something TRC and TEC need to definitely look at. Board members had concerns on why it could not be in the same lot as BJ's, Morgan expressed that it can't be because of the 1000 ft from another gas station regulation and the aquifer protection district.

Motion:	Chase	Administrative Complete
Second:	Abramson	Unanimous

Case #2018-11 – Proposal by RGS Marble & Granite and RNG Properties to construct an 8,400 square foot light industrial building at 24 Whitaker Way, Tax Map 4, Lot 19-40

Wayne Morrill from Jones and Beach Engineering presented a 8,400 square ft building for RGS Marble & Granite who are located in Haverhill, MA but would like to relocate to Seabrook. The building will be gray and light gray, will have a steel frame and have a prefab look and it will run parallel to Whitaker Way. Jones and Beach went to the site to check the wetlands, which were updated on plan. Wayne went over how there will be a loading dock 8 ft wide, product will be stored outside in the back, 3 rain gardens, mounted exterior lights on the sides of building and the landscaping plans. Morgan questioned who would be maintaining the area; Wayne said RGS will be doing the maintenance. Wayne asked for approval of two waivers which include; for Jones and Beach to design the landscaping and the second one was to do Cape Cod berms instead of vertical curbing. **No action taken.** Khan asked how many employees are employed by RGS and will be any more job opportunities, RGS said there are 10 employees and may hire an additional 2 as the company is expanding. Rabideau asked what the noise is going to be like. RGS explained that they work inside, they use recycled water through their own filtered pump for their machinery to cut the product. Some members had some questions about the filtered water and will it interfere with our town's water. RGS said they only use the town's water to fill their pump up, but it does not interfere with the towns. There will be trenches around the shop that will catch the water which will be filtered and reused. RGS also said they have a septic Company come out every 2-3 months that cleans out the pump/pit and tank. Some of the Planning Board members recommended getting the manual book of the filtered machine for TRC and some pictures of what the shop in Haverhill looks like so the Planning Board has a better idea of what the inside will look like.

Motion:	Chase	Administrative Complete
Second:	Abramson	Unanimous

OTHER BUSINESS

Abramson voiced that maybe instead of having a meeting every 1st and 3rd Tuesday to have a meeting every Tuesday night for work sessions. Rabideau had concerns that other board members including himself have other meetings and that 4 meetings a month is a lot and not enough members will show up to make the quorum. Rabideau expressed that sub committees of 1-2 individuals will work out better if they have a specific subject to focus on and then go over it at the Planning Board meeting. Rabideau also invited everyone to come into the office to go over office procedures, minutes, NOD and to see the everyday operations so everyone can get familiar with office.

Chairman Michael Rabideau adjourned the meeting at 8:17pm.

Respectfully Submitted by Kelsey Lindgren-Bosco