

**Town of Seabrook**

**Planning Board Minutes**

**Tuesday August 21, 2018**

**Seabrook Town Hall, 99 Lafayette Road**

**Seabrook, NH 03874**

**603-474-5605**

**Member Present**

Roll Call; Chairman, Michael Rabideau, Vice Chairman, Francis Chase, James Sanborn, Max Abramson, Town Planner, Tom Morgan, Secretary, Kelsey Lindgren-Bosco

**Absent Members**

Forrest Dow & Aboul Khan

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

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| **Motion:** | **Sanborn** | **To approve the minutes of August 7th meeting.** |
| **Second:** | **Chase** | **Abstain: Abramson**  **Yes: Chase, Rabideau and Sanborn** |

**Old Business**

**CASE #2017-6, 549 Lafayette Road and 2A Smalls Avenue, Site Plan Review, To construct a 2,886 SF restaurant, existing structures will be removed from both lots, Amaral Revite, Morzia Real Estate, LLC, SN Rental Nominee Trust, Furmer H. Souther III, TTEE, Map # 8,**

**Lot #11 & 12-1**

Rick Friberg from TEC, voiced that the remaining security should be released. Rick stated that John Starkey, DPW supervisor approves the new paved road for Smalls Ave and Curtis Slayton, Water supervisor has also signed off for approval. One issue was raised about light trespass which was an issue that was sent directly to the planning board and they have installed a shield for the light and there are no further complaints.

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| **Motion:** | **Chase** | **To release the remaining security plus interest for case 2017-6.** |
| **Second:** | **Sanborn** | **Yes: Sanborn, Rabideau and Chase**  **Apposed: Abramson** |

**New Business**

**Case #2018-14 – Proposal by SN Rental Nominee Trust for a 2-lot subdivision at 71 Foggs Lane, Tax Map 7, Lot 3-60**

Henry Boyd from Millennium Engineering presented the recent 6 lot sub division which lot 6 is the lot which will be divided. Henry stated he did get a variance from the ZBA for frontage for lot 6A and that he did submit a waiver for topographic contours not knowing where the dwelling will be going. The 6 lot sub division already went through TRC review process, Henry states that in his opinion it does not need to go through TRC review again, Tom Morgan agrees. Henry voiced there needs to be a couple small revisions made that include the case numbers be put on plans, spelling errors and the owner of lot 5 not documented that were all requested from Town Morgan. Henry complied that they will be all fixed.

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| **Motion:** | **Chase** | **To accept case 2018-14 as administratively complete.** |
| **Second:** | **Abramson** | **Unanimous** |

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| **Motion:** | **Chase** | **To accept the waiver for topographic contours for case 2018-14.** |
| **Second:** | **Abramson** | **Unanimous** |

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| **Motion:** | **Chase** | **To approve case 2018-14 with the revisions that meets the Town Planners requirements.** |
| **Second:** | **Abramson** | **Unanimous** |

**Other Business**

Henry Boyd submitted new plans for 106 Ledge Road, Midway Utility Contractors are currently there, and when they purchased the lot they also purchased the lot behind them. They got a variance to merge the lots together, but expired and are going in front of the ZBA again to get a variance again. They are planning to use it as a lay down area, to store trailers and steel beams. Henry voiced that the fee for the planning board would be about $11,000 for just earth work, as there will be no building there. They are look to reduce it to the submitted check for about $5,400 as they are just looking to regrade the area to make it flat.

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| **Motion:** | **Chase** | **To put the application in process but subject to reevaluate the application in the future.** |
| **Second:** | **Sanborn** | **Unanimous** |

**CIP**

Rick Friberg presented how the town shapes the CIP, which lists all the projects the town has had and how we can prepare the information differently for it to be better understood. On paper it’s hard to understand in a spreadsheet form, Rick presented that there should have one spread sheet with all the projects and then each line item will be link to a cut sheet. The cut sheet will have all the details on that one sheet which include; project name, a picture of the project, a detailed paragraph of the project, the breakdown of the spending and the fiscal spending. Rick stated there not looking to redo the CIP, but just add more detail that is easier to understand. Chase recommended doing this process for the bigger projects for people to understand the details and spending went to the project. Board members discussed that time is running out for this year, and rick recommend to do the top 10 projects which will take about a week to contrast. Tom Morgan added that the tax rate should be included on the sheet so the citizens can relate to it. Rick recommended that at the next TRC meeting for September 11, to sit down with the department heads and come up with 10 or so projects to try this format with. Chairman Rabideau stated he needs to get clarification from the Town Manager where the money is coming from for the CIP as it will be $200 per a sheet.

**Other Business**

Chairman Rabideau voiced that the Planning Board is looking for Alternates and to email or reach out to the Seabrook Planning Board if interested.

Rabideau voiced to move the September 4th meeting as it is the day after Labor Day and some people will be out of town.

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| **Motion:** | **Chase** | **To move September 4th meeting to September 18th.** |
| **Second:** | **Abramson** | **Unanimous** |

**Rabideau went into non public meeting under RSA 91A.**

**Rabideau opened the meeting back up at 7:54pm and announced the hiring of the new secretary, Kelsey Lindgren-Bosco.**

**Rabideau adjourned meeting at 7:56pm.**