

**Town of Seabrook**

**Planning Board Minutes**

**Tuesday September 18, 2018**

**Seabrook Town Hall, 99 Lafayette Road**

**Seabrook, NH 03874**

**603-474-5605**

**Members Present**

Roll Call; Chairman, Michael Rabideau, James Sanborn, Max Abramson, Aboul Khan, George Dow, Mike Lowry, Secretary, Kelsey Lindgren-Bosco

**Absent Members**

Forrest Dow and Jason Janvrin

**Chairman Rabideau opened the meeting at 6:34pm with the Pledge of Allegiance.**

|  |  |  |
| --- | --- | --- |
| **Motion:** | **Sanborn** | **To approve the minutes of August 21th meeting.** |
| **Second:** | **Dow** | **Abstain: Khan and Dow** |

**Alternate Members**

Chairman Rabideau discussed that Mike Lowry is interested in being an alternate member for the Planning Board. Khan and Sanborn agreed and expressed that he is very qualified, knowledgeable and experienced.

|  |  |  |
| --- | --- | --- |
| **Motion:** | **Khan** | **To approve the request for Mike Lowry to become an Alternate Member of the Planning Board.**  |
| **Second:** | **Sanborn**  | **Unanimous**  |

**Mike Lowry was sworn in as an alternate member by Aboul Khan.**

Chairman Rabideau introduced Stephanie Gardner, a UNH Grad in community and environmental planning. He expressed that she is looking to work with the board to gain experience. The board members agreed that Stephanie would be a great help for the board.

|  |  |  |
| --- | --- | --- |
| **Motion:** | **Lowry** | **To allow Stephanie help and learn the operations of the Planning Board.** |
| **Second:** | **Sanborn**  |  **Unanimous**  |

**Old Business**

**Case 2002-37**

Paul Lepere submitted a letter requesting the amount of $17,000 for a maintenance bound for Irenes Way that was never released. Rick Friberg, TEC sent an email to the Planning Board recommending that the board releases the money as the roadway looks up to standards. Chairman Rabideau requested that we receive an AutoCad file to have on file in the Planning Board.

|  |  |  |
| --- | --- | --- |
| **Motion:** | **Aboul** | **To release the remaining $17,000 plus interest for case 2002-37.** |
| **Second:** | **Abramson**  |  **Unanimous**  |

|  |  |  |
| --- | --- | --- |
| **Motion:** | **Sanborn** | **To close case 2002-37.** |
| **Second:** | **Dow** |  **Unanimous** |

**Requesting for a 90 day extension for Case #2017-26, Waterstone Retail Development, Seabrook Development Association, LLC, Sherry Cadell, 603 Lafayette Road and 20 Perkins Ave, Site Plan, The intent of the Plan is to construct a 89,770 S.F. retail building & future 200 seat restaurant, Tax Map #8, Lot # 1 & 8.**

Arleigh Green stated that he submitted a letter to the Planning Board for a 90 day extension. He explained that he is waiting for the DES to approve and issue the water quality permit. Arleigh said that they did get the DOT permit and they are aiming for the end of the month for the DES permit. Morgan asked when they think they will break ground, Arleigh stated when they gather everything they need including the permits than they will be ready to pull a construction permit and have a sit down with Building Inspector Paul Himmer.

|  |  |  |
| --- | --- | --- |
| **Motion:** | **Dow** | **To accept the request for a 90 day extension for case 2017-26.**  |
| **Second:** | **Sanborn**  |  **Abstain: Mike Lowry** **Yes: Rabideau, Dow, Sanborn, Abramson and Khan**  |

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

Brandon Purrington submitted an email requesting to change the color of the awning color from an aged copper which they were approved for by the board to a blue/gray. Brandon stated in the email that they got some physical samples and the color came out more like a mint green rather than aged copper. Khan expressed that he would like a more detailed presentation of the colors, as this is in Smithtown and requested that they come in and show the colors in front of the board.

|  |  |  |
| --- | --- | --- |
| **Motion:** | **Khan** | **To table the request until next meeting held on October 2, 2018, to have a presentation in front of the board on the color they are requesting for change.** |
| **Second:** | **Sanborn**  |  **Unanimous**  |

**New Business**

**Case #2018-15 – Proposal by Stan Saracy for a Lot Line Adjustment at 123 & 127 South Main Street, Tax Map 15, Lots 142 and 142-1.**

Bill Edwards from Edwards Survey and Design presented to the board a lot adjustment for 123 & 127 South Main Street. Edwards went through Tom Morgans comments that included utilities to be added onto plan, home owners will be in charge to take of the water meters and add the tree line on the east side of the parcel. Edwards submitted a waiver request for Topographical Contours, Morgan stated that he would need a waiver for the degree of the lot line adjustment. Rabideau stated that on the plans there is a neighbors shed encroaching onto Stan Saracy parcel, Saracy stated that he is aware and the shed is fine where it is.

|  |  |  |
| --- | --- | --- |
| **Motion:** | **Abramson** | **To accept case 2018-15 as administratively complete.**  |
| **Second:** | **Dow**  |  **Unanimous**  |

|  |  |  |
| --- | --- | --- |
| **Motion:** | **Khan** | **To approve waiver per subdivision rule 4.603, section 4.525 requiring the depiction of the topographical contours.**  |
| **Second:** | **Lowry**  |  **Unanimous** |

|  |  |  |
| --- | --- | --- |
| **Motion:** | **Dow** | **Submit and approve a waiver request for the variance from the normal 90 degree lot line corner.**  |
| **Second:** | **Sanborn**  |  **Unanimous**  |

|  |  |  |
| --- | --- | --- |
| **Motion:** | **Sanborn** | **Approve case 2018-15 with the condition that Town Planner, Tom Morgan reviews the revised plans when they are submitted.**  |
| **Second:** | **Lowry**  |  **Unanimous**  |

**Case #2018-16 – Proposal by ROBPAT Associates LLC to merge vacant lot with Midway Utility Contractors LLC. at 106 Ledge Road, Tax Map 6, Lots 7 and 8.**

Chairman Rabideau stated that Henry Boyd from Millennium Engineering submitted an email requesting that case 2018-16 be heard on October 2nd as he is out of town and is doing some final revisions to plans that were discussed at TRC meeting.

|  |  |  |
| --- | --- | --- |
| **Motion:** | **Lowry** | **To continue case 2018-16 to October 2, 2018.** |
| **Second:** | **Abramson**  |  **Unanimous**  |

**Case #2018-17 – Proposal by William McClellan for a Condominium Conversion at 188 Walton Road, Tax Map 14, Lot 22**

Mary Ganz presented to the board the plans for the condominium conversion for 188 Walton Road. She addressed Tom Moragns comments that were emailed to her, she expressed that there are two water shut valves as the second one is not on the plans and Henry Boyd needs to add the second one to final set. Another concern was there is not boundary monument on the property southwest corner; Ganz said that Henry will also have to ask that. The last comment from Morgan was the existing gravel driveway, as there is only one driveway and not two, Ganz stated.

|  |  |  |
| --- | --- | --- |
| **Motion:** | **Lowry** | **To accept case 2018-17 as administratively complete.** |
| **Second:** | **Sanborn**  |  **Unanimous**  |

Chairman Rabideau asked about the vegetation and if there are trees on the lot, William McClellan said there are trees the east of the property and there is a fence on the west. Morgan suggested to Ganz that Henry sketch in the trees onto plan.

|  |  |  |
| --- | --- | --- |
| **Motion:** | **Lowry** | **To approve case 2018-17 with following conditions;**1. **Add boundary monument to southwest corner.**
2. **Removal of gravel driveway on plans.**
3. **Add the second water shut off.**
4. **Add existing vegetation, tree line on east side of property**
 |
| **Second:** | **Sanborn**  |  **Unanimous**  |

**Other Business**

Paul Himmer, Building Inspector spoke to the zoning ordinance about non conforming structures and the replacement of existing mobile homes and trailers. In present process, if a home owner wants to replace their mobile home, they go in front of the Zoning Board and ask for a variance. The board discussed about the topic with Himmer, and all the board members agreed that if the a home owner is looking to replace their mobile home footprint to footprint they should have to go in front of the Zoning Board. Morgan explained that if a home owner wants to replace their mobile home for a double wide or a bigger mobile home, than they need to go in front of the Zoning Board for a variance. Another concern that was raised about the ordinances was that the wording for what a guest house or bed and breakfast referring if breakfast and lunch needs to be served needs to be more clarified. Morgan said he will come up with some new language for the ordinance and present it at the next meeting.

Chairman Rabideau announced to the board that member Francis Chase handed in his letter of resignation. Rabideau expressed that the Planning Board is still looking for alternate members.

**Chairman Rabideau adjourned meeting at 8:11pm.**