

**Town of Seabrook**

**Planning Board Minutes**

**Tuesday October 16, 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, Town Planner, Tom Morgan, Secretary, Kelsey Lindgren-Bosco

**Absent Members**

Forrest Dow and Jason Janvrin

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

**Minutes**

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| **Motion:** | **Sanborn** | **Approve the minutes from October 2, 2018.** |
| **Second:** | **Dow, G** | **Unanimous** |

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| **Motion:** | **Sanborn** | **Approve the minutes from September 18, 2018.** |
| **Second:** | **Dow, G** | **Sanborn, Rabideau, Dow and Khan**  **Absain: Abramson** |

**Case #2018-19- Proposal by PS Renewables and GRA Real Estate Holding LLC. to construct a Solar Farm at 27 Stard Road, Tax Map 4, Lot 9.**

Chairman Rabideau announced that the applicants submitted a request via email asking for an extension until November 13th, as they are going in front of the RPC on November 12th and want to have all the information the Planning Board needs.

**Correspondence**

Dave Walker, Assistant Director for the Rockingham Planning Commission spoke on behalf of the 10 year plan regarding the transportation for Route 1. Tom Morgan, Town Planner asked about the expansion of Route 1 North of Sunoco. Walker said the engineering for the expansion will start in 2019 and the construction will start in 2021. Morgan asked how many lanes there will be, walker said the number of lanes haven’t been determined. Morgan asked how much will the expansion cost, walked stated it will be about 2.8 million dollars and the town is responsible for half of the cost. Rabideau had concerns about how the traffic will feed in and out at the Hampton Falls line, as it turns into a one lane road. Morgan explained that there is only a budget of 2.8 million dollars in the 10 year plan and asked Walker if the DOT wanted Route 1 to expand into 5 lanes where would the rest of the money come from. Walker stated they would have to push the expansion out further until they come up with more money. Aboul Khan asked Walker about the Route 1 quarter study, Walker explained spoke about quarter 4 which would be the last expansion for Route 1, from Home Depot to the Salisbury line and maybe a new intersection or roundabout at the town hall. George Dow asked if there was to be 5 lanes, how would it impact the businesses and would one of the lanes be on their property. Walker said yes, but the DOT is coming up with the best solution to minimize the right away impact and adjusting the curvature of the road. Rabideau asked if there were any other outstanding questions or comments.

**Case #2018-18- Proposal by Michael and Nicole Firmani for a lot Line Adjustment at 432A and 432B New Zealand Road, Tax Map 1, Lots 17-100 and 17-110.**

Henry Boyd from Millennium Engineering presented the lot line adjustment for 432A and 432B New Zealand. Morgan had questions about the frontage. Boyd explained that back in 2003 Charlie Brown use to own the entire piece of property and ZBA granted the previous variances due to the limited access highway which the state would not allow any access points besides the ones that were granted. Boyd stated that there are some minor details he needs to put on the final plans which is the current case number and the old subdivision case number from 2003.

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| **Motion:** | **Sanborn** | **Accept case 2018-18 as administratively complete.** |
| **Second:** | **Abramson** | **Unanimous** |

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| **Motion:** | **Aboul** | **Approve case 2018-18 for a lot line adjustment at 432A and 432B New Zealand Road.** |
| **Second:** | **Abramson** | **Unanimous** |

**Other Business**

Curtis Slayton, Water Department Superintendent spoke on behalf of the three wells that are on the parcel next to the anticipated solar farm on Stard Road. Slayton explained that the DES wants 400 ft sanitary radius around each well, the concern is one of radiuses encroaches on the anticipated solar farm. Slayton is going to request an easement from property owner Arleigh Greene. DES requirements are that the invertors or transformers for the solar panels, refueling and hazardous material all be outside the 400 ft radius. Slayton explained that they can still continue with the project but it just needs to meet all of DES requirements.

Chairman Rabideau asked the board members if they all took time to look at the CIP, Rabideau explained the CIP is much easier to read and the format looks great. Sanborn and Khan said they liked the new look of the CIP.

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| **Motion:** | **Khan** | **To adopt the CIP for 2019-2024.** |
| **Second:** | **Sanborn** | **Unanimous** |

**Chairman Rabideau opened a public hearing at 7:50 for the proposed Zoning Amendments.**

1. Add the following definition to Section 2: “**Solar Farm**: A photovoltaic power station.”
2. Amended the definition of open space in Section 2 of the Zoning Ordinance, as follows: “**Open Space**- Land area not covered by pavement or buildings. Solar panels are not subjected to open space restrictions.”
3. Add Solar Farms as a use in Section 6, and designate solar farms as a permitted use in zone 2&3, permitted as a conditional use in Zone 1, and prohibited in all other zones.
4. Amend Sections 2 & 6 of the Zoning Ordinance in regards to Motor Vehicle Repair: **Motor Vehicle Repair** – Change Motor Vehicle repair in Zone 3 from Conditional use to prohibited; and define Motor Vehicle Repair as follows: “A business, service, or industry involving the maintenance, repair, servicing, or painting of motor vehicles.
5. In Section 6 of the Zoning Ordinance, change Mixed Use in Zones 2R & 6R from conditional use to prohibited; and change residential mixed use with no more than 5 dwelling units in Zone 2 from prohibited to conditional use.
6. In Section 7 of the Zoning Ordinance regarding lots of record, move footnote #6 as follows:

**Minimum Lot Area** (in thousands of sq ft)

**Single Family Dwelling**

**Single Family Dwelling + ADU**

**Two Attached Primary Dwelling Units**

**Non-Residential Buildings**

1. In Section 2, amend the definition of structure, as follows: “Any structure constructed or erected by human means, whether on land or water, the use of which requires location on the ground or bed of water or which requires attachment to something have location on the ground or water. Fences, stonewalls, retaining walls, driveways and steps, porches, and piazzas smaller than 24 square feet are not to be construed as “structures” for purposes of side line and setback requirement, however for safety reasons, opaque fences shall be set back a minimum of 15 feet from street pavement.”
2. Add the following: Section 14.400 **Mobile Homes**: A non-conforming mobile home may be replaced with a new mobile home at the same locations.

Tom Morgan went over the Zoning Amendments listed above for a discussion with the board members. Paul Himmer, Building Inspector had comments regard letter H, and if it should be worded that the mobile homes being replaced are foot print to foot print and anything bigger needs to go in front of the ZBA.

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| **Motion:** | **Sanborn** | **To adopt the proposed Zoning Amendments A-H and send them to the Town Meeting.** |
| **Second:** | **Dow** | **Yes: Rabideau, Sanborn, Dow and Khan**  **Appose: Abramson** |

**Chairman Rabideau closed the public hearing for the proposed Zoning Amendments at 8:10pm, Rabideau proceeded to open a public hearing at 8:10pm for revisions regarding Subdivision Regulations.**

A.)

7.010 Design Storm: The rate that storm water flows from the applicants property onto an abutters property after development shall not exceed the pre-development rate for the 2 year, 10 year, and 50 year **and 100 year** design storms.

Tom Morgan discussed the above revision and that over the past couple years the storms are getting worse and the purpose of this is that the pipe will be big enough to cover a 100 year storm.

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| **Motion:** | **Sanborn** | **To adopt the revision to add “100 Year” to the Subdivision Regulations “Section 7.010 Design Storm”** |
| **Second:** | **Abramson** | **Unanimous** |

**Rabideau closed the public hearing at 8:13pm for the revisions regarding Subdivision Regulations.**

**Chairman Rabideau recessed the meeting at 8:15pm and opened the meeting back up at 8:27pm.**

**GIS Presentation**

Jamie McDonald, GIS Coordinator presented to the board how the town utilizes the GIS system. Jamie showed the members how to use GIS and how the Planning Board could really benefit from it. She explained that you can access residents and business building permits, ones that were issued, pending and denied. She also presented that there is access to see sewer and water lines, and anyone can click on the line to see the description on how big it is and what’s it made of. Jamie said that the Planning Board has their own tab, where they can take a case and upload the application, documents, AutoCads and site plans all into the system. Rabideau asked if anyone had anyone had questions, boards members were satisfied with the presentation.

**Chairman Rabideau adjourned the meeting at 9:00pm.**