

**Town of Seabrook**

**Planning Board Minutes**

**Tuesday October 2, 2018**

**Seabrook Town Hall, 99 Lafayette Road**

**Seabrook, NH 03874**

**603-474-5605**

**Members Present**

Roll Call; Chairman, Michael Rabideau, James Sanborn, George Dow, 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 6:30pm with the Pledge of Allegiance.**

**Minutes**

Khan requested that the Planning Board wait until October 16th to approve the minutes for September 18th.

**Correspondence**

Michael Montville from Northeast Sports Performance LLC presented his waiver to waive jurisdiction for an on site plan review for 920 Lafayette Rd, Unit 103. Montville went into detail his business, the unit will be divided into two sections, and the main part will be 5 cages broken down into 3 for batting and 2 for pitching. The second half will be for group training and team practices which included 3-4 teams but will not all be practicing together. Rabideau asked the hours of operation, Montville said normal hours will be 3pm-9pm on weekdays, 9pm-4pm on weekends and in the summer he would like to do morning hours during the weekdays. Khan asked about the parking and how many employees will be taking up the parking, Montville said there will 3-5 employees depending on the day and time. He stated that the biggest team they have is 18 kids and 3 couches but is going to ask the parents of the teams that they drop their kids off due to the parking and to provide a better environment for the practices. Tom Morgan, Town Planner recommends waiving jurisdiction. Khan asked about the noise and if there is going to be any music, Montville said they do play music like a gym but noise won’t exceed the sound limit.

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| **Motion:** | **Abramson** | **To approve to waive jurisdiction for Northeast Sports Performance LLC. at 920 Lafayette Rd, Unit 103.** |
| **Second:** | **Sanborn**  |  **Unanimous**  |

**Rockingham Planning Commission**

Rabideau announced that dues for the Rockingham Planning Commission are due for the year of 2019, the amount is $8,860 which the Planning Board pays a portion of.

**Appeal**

Tom Morgan explained to the board that on August 7th meeting there was a proposal for a gas station next to Hobby Lobby and there were a number of opponents in the audience, the opponents have filed an appeal with the Rockingham Superior Court and Attorney Keri Roman will be defending the Planning Board. Concurrent with the lawsuit the plaintiffs have also filed an administrative appeal with the Board of Adjustment stating the Planning Board made an error on August 7th and will be going in front of the ZBA on October 24th. Rabideau asked for no further conversations regarding the active lawsuit.

**CIP**

Rabideau announced the CIP is out for review and asked the board members to take the next two weeks to look it over it and hold a discussion and take a vote for the meeting of October 16th.

**New Business**

**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.**

Henry Boyd from Millennium Engineering representing Midway Utility Contractors expressed that when they purchased lot 7 they also purchased lot 8. They went in front of the ZBA for a variance, which expired and had to get a new one. Henry explained he needs to submit a lot merger documents that lists the deeds for each parcel along with each map and lot. With the variance they got approved from the ZBA they are allowed to place a second dwelling on the second lot. Henry said most of the site will be graded at an 8% grade for materials to be stock piled. Henry explained that he has already had a meeting the TRC members and they requested berm should be placed to keep the detention pond from silting up. Henry said that he will be taping into the existing water line for both domestic and fire services and will have two shut offs. He also stated that they will be taping of the existing sewer line and will be a new man hole. Henry expressed that he isn’t sure what the building is going to look like yet and but when they come up with the style he will submit a waiver to the Planning Board file.

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| **Motion:** | **Aboul** | **To accept case 2018-16 as administrative complete.** |
| **Second:** | **Abramson**  |  **Unanimous**  |

Henry explained that the applicants submitted a check for the square feet for the building and pavement, but owes a check for the drainage facility located in the back of the lot. Rick Friberg for TEC spoke on the project and said that everything looks good including the note about no hazardous material, the berm was added to protect detention pond and erosion control placed. Friberg recommended sight security be set at $20,000 broken down too $10,000 for loam/seed and $10,000 for storm water.

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| **Motion:** | **Dow** | **To accept the waiver for not requiring the elevations due to the fact that it’s an industrial building that will complement the existing building already there.**  |
| **Second:** | **Sanborn**  |  **Unanimous**  |

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| **Motion:** | **Khan** | **To approve case 2018-16 with the following conditions;**1. **The chairman decides the remaining amount of dollars based on the percentage of square ft.**
2. **Site Security set at $20,000, $10,000 for loam/seed and $10,000 for storm water.**
3. **Submit a Recordable Mylar, As Built and AutoCAD**
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| **Second:** | **Dow**  |  **Unanimous**  |

**Case #2018-8 Proposal by F.W. Webb to construct a showroom at 115 Lafayette Road, Tax Map 9, Lot 156, has requested to change the color**

Brandon Purrington from Green Leaf Construction presented the proposed change of the awning color, which originally was approved for Aged Copper but now would like to change it too Slate Blue. Purrington explained that the Aged Copper, a similar color from the Benjamin Moore Historic Pallet came out more like a mint green. Fred Matuszewski from CMK Architect stated that in the Benjamin Moore Historic Pallet the Buckland Blue is a match to the proposed color Slate Blue. Khan asked Tom Morgan, Town Planner if this color would be appropriate for Smithtown, Morgan said the color was appropriate because it matches the Benjamin Moore Historic Pallet.

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| **Motion:** | **Dow** | **To approve the color Slate Blue for awnings for the F.W. Webb Showroom at 115 Lafayette Rd.**  |
| **Second:** | **Sanborn**  |  **Unanimous**  |

**Proposed Zoning Amendments**

Tom Morgan presented to the Planning Board the revisions to the zoning ordinance that would clarify certain regulations, restrict opaque fences near streets and permit the establishment of solar farms. Morgan requested at the next meeting held on October 16th to have a discussion on the final wording and to vote on the proposed zoning ordinances. There was a discussion between the members if there could be pictures available to the public on the proposed zoning amendments so they could physically see what they are voting on for the warrant articles. Morgan explained that the Planning Board can post the proposed amendments with pictures on the town website before the election in March.

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| **Motion:** | **Aboul** | **To file waiver for jurisdiction for Northeast Sports Performance LLC. at 920 Lafayette Rd, Unit 103 with the Planning Board minutes of 10/2/2018.**  |
| **Second:** | **Sanborn**  |  **Unanimous**  |

**Chairman Rabideau adjourned the meeting at 8:19pm.**