



Town of Seabrook
Planning Board Minutes
Tuesday January 08, 2019
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present

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

Absent Members

Forrest Dow and Jason Janvrin

Motion:	Sanborn	Approve the meeting Minutes from December 18, 2018
Second:	Dow, G	Yes: Abramson, Sanborn, Dow, Rabideau Abstain: Kyle, T

Zone Maps and Economic Revitalization Zoning (ERZ)

Tom Morgan, Town Planner presented to the board new maps for the purpose of the Economic Revitalization Zones. This is an adjustment so more property owners can take advantage of the ERZ credit which is a tax break from the state for commercial and industrial zones, which they're total of 23 zones in the state and Seabrook is one of the. Most of Seabrook's applicants and property owners aren't aware of the ERZ credit and the board members discussed that we need to promote and educate the town more regarding this program. In Seabrook, Industrial Zone 3, Commercial Zone 2 excluding Route 286 and Zone 6M excluding Smithtown would benefit the most from this credit. The board held a discussion regarding the pros and cons excluding Smithtown and Route 286, and came to the conclusion that it would be better off excluding them.

Motion:	Abramson, M	To Recommend the ERZ Credit to the Board of Selectmen, which includes; Industrial Zone 3 Commercial Zone 2 excluding Route 286 Zone 6M excluding Smithtown
Second:	Dow, G	Unanimous

Minimum Parking Requirement

Tom Morgan presented to the board, the revisions he made to the minimum parking requirement for the Planning Board to review. Abramson asked if shall could be changed to should, Kyle stated that the word shall is clean and is very black and white. Morgan agreed with Kyle and explained that changing it to should could lead to legal issues and is not recommended to have the word should in a towns ordinance. Morgan stated that changing this requirement will allow the contractors/engineers figure out how many parking spots they need rather than having too many, which is currently the issue within the town.

Motion:	Abramson	To adopt the changed made by Tom Morgan to Site Plan Regulation 11.010.
Second:	Dow, G	Unanimous

Chairman Rabideau stated the next meeting will be held on February 12th as there is no new business and the first meeting in February is the deliberative, so furthermore it had to be changed to February 12th.

Rabideau adjourned the meeting at 9:00PM.