

**Town of Seabrook**

**Planning Board Minutes**

**Tuesday December 4, 2018**

**Seabrook Town Hall, 99 Lafayette Road**

**Seabrook, NH 03874**

**603-474-5605**

**Members Present**

Roll Call; Michael Rabideau, Chairman, James Sanborn, Max Abramson, Jason Janvrin, Aboul Khan, Forrest Dow, George Dow, Tom Morgan, Town Planner and Kelsey Lindgren-Bosco, Secretary

**Chairman Rabideau opened the meeting at 6:35PM with the Pledge of Allegiance**

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| **Motion:** | **Sanborn** | **Approve the meeting Minutes from November 13, 2018** |
| **Second:** | **Dow, G** | **Yes: Rabideau, Khan, Sanborn and Dow, G**  **Abstain: Janvrin, Dow, F and Abramson** |

**Case 2016-14- Request to release the remaining 10% of security at 72 New Zealand Road.**

Henry Boyd from Millennium Engineering said the status of the site is that they fixed and the side walls for the infiltration basins due to the heavy rain, it has created some scour. Henry stated they also have fixed the pavement. Chris Raymond from TEC said that the site is all set and they don’t need to go back. Chairman Rabideau said that the remaining 10% will be released.

**Case #2018-21-Proposal by David Fyrberg from Little Neck Clambake Co. LLC. to establish a catering business at 27 Collins Street, Tax Map 10, Lot 66.**

David Fyrberg owner of Little Neck Clambake Company presented to the board that he is the process of purchasing the property at 27 Collins Street for his catering business. He explained what his catering business entails which is catering offsite events which include weddings, reunions and corporate outings. Fyrberg said that there operations are seasonal and happen through the months of May-December. He stated that the business is currently located at 6 Collins Street but looking to relocate to 27 Collins Street, and is asking for permission to use the property as mixed use. Fyrberg said that the food is prepared and items would be stored at the property and the food will be brought to the event where it will be cooked. Tom Morgan, Town Planner sees no issues with the facility relocating and changing the use. Aboul Khan asked what other businesses are next to the property; Fyrberg said the Patterson’s who run New England Paving are next store.

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| **Motion:** | **Sanborn** | **To accept case 2018-21 as administratively complete.** |
| **Second:** | **Abramson** | **Unanimous** |

Abutter Tom Willwerth that abuts the immediately to the right of the property raised some concerns regarding that he would like to see a more detailed plan, especially regarding the drive way and putting a privacy fence due to the fact that the current use is residential and there will be a lot of cars coming in and out the location. He also raised concerns that 10 feet behind the house drops off about 25ft and if vehicles plan on parking out back, then it needs to be leveled off and doesn’t know how it’s going to work concerning with his property. T Willwerth also expressed the concerns with the busy road and that he got into an accident right there and that the yellow flashing light needs to be fixed. Aboul said that DOT wants the light out but the selectman wants the light to stay put and operate and that they are on top of the issue at hand. Abutter Lynn Willwerth said that if there was a fence to be put up, it needs to be low enough at the driveway so they can see the road to pull out of the driveway. Fyrberg stated he has no problem putting a fence up. Jason Janvrin stated that on the plan there needs to be dumpster location, delivery hours, light overlay, parking area, topographical structures, fire code sprinklers, set back and fence being erected, therefore Janvrin recommended there be a site plan constructed and presented to the board and be brought to TRC. Fyrberg said he has been to wastewater and the fire department has been at the location. He stated that he is trying to get the change of use and get feedback from the board of additional steps he needs to take after getting the change of use. Fyrberg said that he will come back to the board after meeting with TRC and back to the planning board for a site plan review.

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| **Motion:** | **Abramson** | **To change the use to mixed use, residential/commercial.** |
| **Second:** | **Janvrin** | **Unanimous** |

**Case 2018-20- Proposal by Andrew Hoekstra for boat sales and service at 12 Stard Road, Tax Map 4, Lot 15**

Henry Boyd presented that the building is existing and the drainage is already installed. He explained that this is an acquirer protection zone. Henry met with Curtis Slayton, Water Dept. Head and Curtis would like to see a note on the plan that there will be a spill kit on site and all minor work be done in contained area. Henry also said they met with Koko Perkins, Deputy Fire Chief and that there needs to be an alarm system installed. Henry stated there will be a 10 gallon waste oils and fluid container, Tom Morgan said there is a regulation that only allows 5 gallon containers.

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| **Motion:** | **Janvrin** | **Approve case 2018-20 with the change of 5 gallon per a container instead of 10 gallons, with a spill kit on site. Site Security set a $0.** |
| **Second:** | **Khan** | **Unanimous** |

**Presentation by Mary Ganz and Forrest Properties**

Mary Ganz asked the board for direction regarding the presentation regarding adding more units at Parks Place from last meeting. Khan said he requested last meeting on November 13th that we continue the meeting as the whole board wasn’t there and that if there were to be a public hearing, all members should be present. Morgan passed an example of a map and what the new zoning would look like for the area. Khan said that this is not the best idea for Seabrook, Tax payers, and schools. Janvrin stated that December 12th is the last day to submit a citizen’s petition and that it is clear in the towns master plan there be no more multifamily housing. Khan stated that this project is not affording housing that Seabrook needs, as it would be about $1,800 for rent. Dan Sterner from Forrest Properties said that this is housing for the average income based in town. Janvrin said that this will be more cost for the tax payers regarding water supply, fire, police, etc. and it is not economical feasible for the town. Abramson stated that he won’t support multifamily housing without knowing the size of zone.

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| **Motion:** | **Abramson** | **Continue this matter to the next meeting with the intent of putting this proposal on the March Ballot.** |
| **Second:** | **No Second** | **Motion Failed** |

Sterner vocalized that they are going to bring this forward as citizens petition.

**Chairman Rabideau recessed the meeting at 8:25pm and opened it at 8:35pm**

**239 Walton Road**

Chairman Rabideau expressed that Premier Recycling has been very productive and has come up with very good ideas to reduce the noise that is happening with PRE and went over all the changes. Khan stated that PRE has done remarkable work and is still finding ways to improve. Rabideau said that Helen Burns from 8 Halls Way spoke to Secretary Amy Davis and that the noise is still horrible. Henry Boyd explained that the vibrations that the abutters are feeling are coming from steel sheets that are being places on a steel wheel skid and being dragged 175 feet across the pavement to the delivery door causing rumbling and vibration. PRE has taken action of this issue and now the raw steel will be placed on the steel wheeled skid right at the delivery door. PRE is now building a rubber wheeled skid for a smoother way to transport the raw steel. Henry stated that they have altered the way they transfer the finished containers, as before it was just a one man job and the fork truck would lift the end of the container and push it along the pavement to the destination. PRE has changed there process as of now, it is a two person job with two fork trucks; the container is brought over with both fork truck on the new even pavement and gently put down on timber. Mike Panciocco, Manager stated that they are still logging times and days of when accidents do happen. Gloria Titone from 10 Coleman Court stated she is one of the closes abutter to PRE and that the noise has significantly reduced and thanks PRE for all the changes that have been made and still making to reduce the noise level. Henry Boyd requested that abutters email Tom Morgan their logs, so something can be done by PRE if it is something that keeps continuing on a regular schedule. Rabideau stated that PRE is still on the 90 trials and the Noise Task Force will meet again after 90 days are up and will come back to the Planning Board with final thoughts.

**Rail Trail**

Chairman Rabideau announced to the Planning Board he withdrew the request of the $15,000 for the rail trail from Board of Selectman as it wasn’t a good time. Aboul added that the money proposed was going to be spent on private property.

**Chairman Rabideau adjourned the meeting at 8:56pm.**