



**Town of Seabrook**  
**Planning Board Minutes**  
**Tuesday March 19, 2019**  
**Seabrook Town Hall, 99 Lafayette Road**  
**Seabrook, NH 03874**  
**603-474-5605**

**Members Present**

Roll Call; James Sanborn, Aboul Khan, Max Abramson, Francis Chase, George Dow, Tom Morgan, Town Planner, Kelsey Lindgren-Bosco, Secretary

**Absent Members**

Forrest Dow

**James Sanborn opened the meeting at 6:30PM with the Pledge of Allegiance.**

James Sanborn, asked to take nominations for chairman and vice chairman.

<b>Motion:</b>	<b>Khan</b>	<b>To make Francis Chase as Chairman.</b>
<b>Second:</b>	<b>Dow, G</b>	<b>Yes: Khan, Dow, G, Sanborn</b> <b>Abstain: Chase</b>

<b>Motion:</b>	<b>Khan</b>	<b>To make James Sanborn as Vice Chairman.</b>
<b>Second:</b>	<b>Dow, G</b>	<b>Yes: Khan, Dow, G, Chase</b> <b>Abstain: Sanborn</b>

**Case #2019-2 – Proposal by Bruce & Cynthia Brown to construct a self storage facility at Batchelder Road, Tax Map 5, Lot 13-1.**

Chris York from Millennium Engineering presented case 2019-2 to construct a self storage facility, explained to the board that they have already met with TRC and added note of variance, added boundary monuments, added note of elevations and wetland stamp will be added on final plan. York stated that he still has to add a note stating the sign will meet all of the Town of Seabrook regulations and once approved the assessor will assign the property a street number. Chairman Francis Chase asked if this has gone in front of the Conservation Committee yet, York said it has not. Chase would like them to go in front of the conservation and submit new plans before April 2<sup>nd</sup>, as there are some items missing and may be more comments and requests from the Conservation Committee.

**Case #2019-3 – Proposal by Tullson Reality LLC to merge 2 vacant lots and construct a 10,800 square foot building at 8 & 10 Chase Park Road, Tax Map 4, Lots 16 & 16-1.**

Chris York, Millennium Engineering presented case 2019-3 to the board to construct a 10,800 square foot building for Nick Tully to use one half for his electrical business and the other half will have 3 units to be leased for similar businesses. Khan raised concerns what other business will be going into the units as they in the aquifer protection zone. Tom Morgan recommended that when there is an interested client to lease the unit, Nick Tully and the Client will have a walk through with the Deputy Fire Chief, Water Superintendent and Building Inspector. Khan requested the client comes in front of the planning board and explain what type of business they would have there. Morgan doesn't feel necessary for them to go back in front of the Planning Board when they can have a walk through with the Water Superintendent, Deputy Fire Chief and Build Inspector. Discussion was held amongst Morgan and members and was inconclusive for a decision regarding the process of filling the units. York stated that most of Morgan's comments were addressed, landscape added, added a note stating the sign will meet all of the Town of Seabrook regulations, waivers are requested and 100 year storm plan was added. Chase asked Morgan and TEC is they have received the plans and looked over them especially the landscaping as it was just added. Morgan and Chris Raymond, TEC stated they have not fully looked at the new update plans as they have not received until the day of the meeting. Chris Raymond would like to look at the drainage plan more in depth to make sure everything checks out and that they need to submit an elevation waiver to the Planning Board. Case 2019-3 will be continued to April 2<sup>nd</sup>.

**Case #2019-4 – Proposal by Matthew Kraft for a change of use, for a Physical Therapy Office at 325 Lafayette Road, Tax Map 9, Lot 240**

Thomas Trykowski from Silverman Trylowski Associates presented to the board a change a use for a physical therapy that was previously a Sleepy’s Mattress store. Trykowski stated that there is no need to increase the water or utilities and to keep it as is. Matthew Craft from Professional Physical Therapy explained his business as a basic physical therapy place with light cardio. Khan asked how many employees will be working at the Seabrook location; craft said about 3 therapists and a receptionist and they have 44 locations throughout New Hampshire and Massachusetts. Morgan stated to the board that he brought this case up at the last TRC meeting and all department heads were satisfied.

<b>Motion:</b>	<b>Sanborn</b>	<b>To approve the change of use for a physical therapy facility at 325 Lafayette Road, case #2019-4.</b>
<b>Second:</b>	<b>Dow, G</b>	<b>Unanimous</b>

**Francis Chase removed himself from the meeting.**

Francis Chase owner of the building at 14 New Zealand Road is requesting a juridical waiver request, as he has had an empty unit for over a year and he has an interested client. The client that is interested is a yoga instructed that is currently out of Hampton but would like to relocate to Seabrook. She would be running very small and controlled classed and makes and sells her own essential/message oils.

<b>Motion:</b>	<b>Khan</b>	<b>To waive jurisdiction and the tenant is compliant to any requests the building inspector and fire chief may have.</b>
<b>Second:</b>	<b>Abramson</b>	<b>Unanimous</b>

**Francis Chase rejoined the meeting.**

Chairman Chase announced that the Planning Board is still seeking for members and alternates, and if interested to submit a letter to the Planning Board Secretary or Town Managers office. George Dow asked if he could move from alternate to member.

<b>Motion:</b>	<b>Khan</b>	<b>To make George Dow a member of the planning board until the next town election of 2020.</b>
<b>Second:</b>	<b>Chase</b>	<b>Unanimous</b>

Chairman Chase announced that the Planning Board Secretary part time position is still open for applications, and asked for two members to be part of the interview process with him. George Dow and James Sanborn volunteered. Khan asked if there could be someone from the town managers office and a selectmen representative be a part of the interview process also, Chase agreed.

Jamie Beland spoke to the planning board informally asking about the property at 157 Lafayette Road, as he is interested in putting an Aroma Joes at the location. Beland expressed that he knew that Smithtown Zone is suppose to be historic looking and asked the board how they felt with a coffee shop going there. Beland said his colors are along of white, gray and blue and is very clean cut looking. Abramson said he likes the idea but recommended that the drive thru be hidden in the back of the building and maybe putting a lot of trees and a pocket park to draw the attention off of the drive thru. Khan stated he would like to see this business come to town and revitalize Smithtown.

<b>Motion:</b>	<b>Khan</b>	<b>Adjourn meeting at 8:08PM</b>
<b>Second:</b>	<b>Abramson</b>	<b>Unanimous</b>