



Town of Seabrook
Planning Board Minutes
June 4, 2019
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present

Roll Call; Francis Chase, Chairman, James Sanborn, George Dow, Max Abramson, Ella Brown, Tom Morgan, Town Planner, Claire Knowles, Julie Thurlow, Secretary

Absent Members

Forrest Dow, Mike Lowry

Chairman Chase opened the meeting at 6:30 pm

Max Abramson: Lead the meeting with the Pledge of Allegiance.

Minutes

Motion: Sanborn	Approve the meeting minutes from May 7, 2019, and May 21, 2019
Second: Dow	Approved: Sanborn, Dow, Chase, C. Knowles, Brown Abstained: Abramson Motion passes

Chairman Chase received a letter from Paul Knowles who was interested in becoming an Alternate member of the Planning Board. Sanborn made the motion to elect P. Knowles into the position, Brown 2nd the Motion. Brown swore Knowles in as an alternate member. P. Knowles was invited to join the meeting.

Motion: Sanborn	To elect Paul Knowles as an Alternate Member of the Planning Board.
Second: Brown	Approved: Unanimous Motion passes

Public Hearing-

To consider proposed revisions to Section 4 of the Subdivision Regulations to reduce the number of required paper plans to three, and to permit the Planning Board to waive application fees. Chairman Chase opened the hearing to the public, and there were no comments; therefore, Chase closed to the public. Chase opened the discussion to the Board Members. The new Building Inspector, Lacey Fowler, asked if a PDF file would be available with the site plans so the process would be more efficient. Chase stated there would be three department heads supplied with paper copies of site plans. The remaining department heads will be provided with a PDF file.

Applicants will be charged, and fees will only be waived on a case by case basis.

Motion: Dow	To supply three department heads with paper copies of Site Plans and the remaining Department heads will be provided with PDF files. The applicant would be charged, and fees would be waived on a case by case basis.
Second: P Knowles	Approved: Dow, P. Knowles, Chase, Sanborn, C. Knowles, Abramson Abstained: Brown Motioned passes

Other Business:

Premier Recycling

Mike Panciocco, Manager of Premier Recycling, addressed the abutters concerns. Panciocco is acting on the concerns of the noise, odors, and bright lights that surround the area along with the heavy traffic of the tractor-trailer that is in out of the entrance of the business. Tom Morgan explained to the case to the board members who were not serving at the time the site plan was approved in 2018. Panciocco and the Owner Carolyn Mowbray did a study and came up with some ideas to try to resolve the problems. They submitted the plans to a Sub-committee in November of 2018. The Planning Board invited Premier Recycling back in the spring of 2019.

Abutter Barbara Randall of 238 Walton Rd, directly across the street of the entrance of Premier Recycling complained that the lights and noise surrounding the tractor trailers and dumpsters wake her up late at night. Randall babysits her grandchildren periodically, and the sound also awakes the children.

Gloria Titone of 10 Coleman Court complained of a noise that is like a dull roar of thunder. Titone hears the sounds as early as 7 am. Titone was happy to move to that area as she loves her

home. The tractor-trailer misses the entrance and then turns around in Beckman development. Titone knows there is a GPS problem and hopes the issues will be resolved. Titone feels that the trees or a wall will not help the low frequency. Titone would like the Planning Board to make a recommendation to take this to the Board of Selectman.

Veronica Wytheiccone of 8 Locke Lane voiced her concern with the noise and said that the thunder-like sound is never consistent and some small children are bothered by the noise. Wytheiccone had worries about the surveying going on around the property. The business owner, Mowbray said the survey was for the closing of the property.

Mary Wilson of 9 Locke Lane bought her house in 2010 and loved the area. The thundering noise was unexpected. Wilson questioned the spring hours to which Panciocco replied, "April through August is the busiest time of the year." Wilson was concerned with the vibrations that are coming from the rumbling sounds and asked if it will affect the houses in the neighborhood in the future. The houses are on a culdesac. Wilson inquired if there were any property changes done back in November. Wilson also wanted to know about the very bright lights and wondered if all of the heavy tractor-trailer traffic would be a problem with the town roads. Wilson shared photos of the area and passed them to the Board to observe the changes on the property. Chase said he would address Wilson's concerns to the Subcommittee.

John Walkins of 10 Locke Lane stated that he could see dust in the air surrounding the area and is concerned that metal sheets are stored close to the wetlands and may be an environmental hazard. Walkins would like to know why a tracker-trailer is parking outside the gate after business hours. Linda Walkins also of 10 Locke Lane has recordings of the sounds and activities that go on. Linda Walkins asked if this violates Section 11. Linda Walkins would like the Planning Board to please bring the case back to the Board of Selectman.

Chase asks the applicant Carol Mowbray to address the items that the abutters had concerns with. Panciocco has invited the abutter to visit Premier Recycling. Panciocco has been working to improve the problems with the Subcommittee and submitted photos and records that show that Premier Recycling has taken action to cut down the noises. Mowbray is willing to remove the lights or even relocate the lights to cut down on the glare and install an Audio System to capture the time frame of the noises. Premier Recycling procedures are as follows:

No Containers will be dropped.

Steel will be transported in building utilizing skid with rubber wheels.

No steel containers will be rolled on to the asphalt.

Entrances to overhead doors will be repaired.

The action steps are for the responsible party, and the sheet needs are to be signed.

The responsible parties are All Pre employees and customers, Shop Forman, and Supervisors PRE Management.

There is specific instruction on the directions to the entrance and hours that the tractor trails would be allowed to deliver the materials.

Chairman Chase opened the Board for discussion. Claire Knowles had a comment on the speed of a tractor-trailer in a school zone. Knowles picked her grandson up at school and observed the tractor-trailer that turned into the entrance of Premier Recycling. Ella was concerned with the noise ordinance. Max recommended that it is an enforcement issue and should go in front of the Board of Selectmen. The Building Inspector Lacey Fowler read the conditions in the November 2018 minutes. Tom Morgan requested a 5-minute recess.

Motion: Abramson	Recommended it is an enforcement issue and to go back in front of Board of Selectmen.
Second: C. Knowles	Approved: C. Knowles, Abramson, P. Knowles, Chase Denied: Sanborn, Dow Abstained: Brown Motion passes

Sanborn presented - Case 2019 -8- Proposal by Maria Cesar for a 2 Lot subdivision at 52 Ledge Rd, Tax Map 3, Lot 6-12

David Beati from Millennium Engineering represented the owner of 52 Ledge Road. Mr. Beati answered all of the issues that Tom Morgan had concerns with. Sanborn asked Tom if he has any comments will address the problems. Tom was satisfied will his Concerns. Sanborn opened for Public Hearing, no comments. Closed public hearing.

Motion: Abramson	To accept case 2019-8 as administratively complete with no conditions
Second: Dow	Approved: Abramson, Dow, Sanborn, Chase, C. Knowles Abstained: P. Knowles, Brown Motion passes

C. Knowles presented case 2019-10- Proposal by Wrights Family Trust for a 2 Lot Subdivision at 84-86 Centennial Street Map 13, Lot 17

David Beati from Millennium Engineering represented the owner of 84-86 Centennial Street. Beati answered all of the two issues that Tom Morgan had Concerns with. Sanborn asked Chris from (TEC) if he had any comments. Chris had no Comments. Sanborn asked Lacey, who had no comments.

Motion: Chase	To accept 2019-10 as administratively complete
Second: Dow	Approved: Chase, Dow, Sanborn, Brown, Abramson, C. Knowles Abstained: P. Knowles Motion passes

Dow presented- -2019-11-Proposal by Foggs Lane Realty Trust for a Condominium Conversion 79 Foggs Lane, Tax Map# 7, Lot# 3-20

David Beati from Millennium Engineering represented the owner of Foggs Lane Realty Trust. Dow asked if Paul Lepere previously owned this property. Dow recalls the property had stipulations at one point. The Board agreed to have the case continued until the next Planning Board Meeting on June 18, 2019.

Motion: Dow	To continue case 2019-11 to the next meeting on June 18th, 2019
Second: P. Knowles	Approved: Unanimous Motion passes

Dow presented—2019-12-Proposal by Foggs Lane Realty Trust for a Condominium Conversion at 81 Foggs Lane Tax Map# 3-10

The property has the same stipulations as case 2019-11. The Board agreed to have the case continued until the next Planning Board Meeting on June 18, 2019.

Motion: Dow	To continue case 2019-12 to the next meeting on June 18th, 2019
Second: P. Knowles	Approved: Unanimous Motion passes

Old Business:**Storage bins containers:**

The misuse of storage bin containers has been a topic for a while. The calls that the Building Inspectors office has received have been overwhelming. The person that calls to complain is very vague with the complaint; therefore, the Building Inspector doesn't have enough information to follow through with the inspection. The Building Inspector, Lacey Fowler, would like to receive complaints in writing. Tom Morgan explained it's an enforcement issue and the Building Inspector is the enforcer with the storage bin containers. The Town Attorney, Walter Mitchell recommends writing a letter in help the enforcement of the misuse of the storage bin containers and present to the Town Manager, Bill Manzi.

Storm Water Operation/Maintenance Plan:

Tom Morgan passed out a copy letter that was presented to the Town Attorney Walter Mitchell. The Attorney made a few changes. The Board went over the letter Tom Morgan recommended to adopt the form Max made the Motion to accept the Storm Water Operation /Maintenance amended as a stand form.

Motion: Abramson	To approve the Storm Water Operation /Maintenance to be amended as a stand form as administratively complete
Second: Dow	Approved: Abramson, Dow, Chase, Sanborn, Brown, C. Knowles Abstained: P. Knowles Motion Passes

Master plan review/update:

Abramson went over the first few pages of the Master plan /updated and found some duplications on page one. Abramson recommended that the Board should break down all the commentary on the Master Plan. Tom Morgan recommends the Board Members to come up with some ideas to update and suggested some ideas. The deadline for the Master Plan is March 2021. The Board Members agree. Chairman Chase will be working with the Planning Board Secretary will be Emailing every dept head for their input and report back in a month and will be reviewed at the next Planning Board meeting.

Motion: Chase	To adjourn at 9:30 pm
Second: Dow	Approved: Unanimously Motion passes

Respectfully Submitted by Julie Thurlow