



Town of Seabrook
Planning Board Minutes
September 17, 2019
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present

Roll Call: Chairman, Francis Chase, Vice Chairman, Jim Sanborn, George Dow, Max Abramson, Paul Knowles, Selectman Rep. Aboul Khan, Others Present: Building Inspector Lacey Fowler, , Kelsey Bosco, PB Secretary, Jen Hubbard

Absent Members

Joseph Jones, Michael Lowry, Claire Knowles, Forrest Dow, Town Planner, Tom Morgan

Minutes

Motion: Chase	Approve the meeting minutes for August 20, 2019
Second: Sanborn	Abstained Paul Knowles; Motion Passed

Correspondences:

Request for a Waiver of Jurisdiction for 130 ledge road from Paul Barack, the president of ARCH Medical Solutions currently residing at 15 Woodworker’s Way.

Chairman Francis Chase reads an email from the Town Planner, Tom Morgan, recommending the Wavier of Jurisdiction for 15 Woodworker’s way. The email states that the proposal is industrial to industrial and hence no Planning Board Review is needed at this time.

Motion: Khan	Waive Jurisdiction for 15 Woodworker Way.
Second: Sanborn	Abstained Paul Knowles; Motion Passed

Other Business:

Case # 2019-15 Proposal by Car Wash Group 1, LLC Car Wash One, LLC for a Lot Line Adjustment at 20&24 Pine Street & 495 Lafayette Rd Tax Map #8 Lot 20, 21-1 &24

Brenda from TFM Engineering presents the plans to the board for the lot line adjustment at 20 & 24 Pine Street and 495 Lafayette Road Tax Map # 8 Lot 20, 21-1 & 24. She states that there will be no construction or improvements at this time they are only applying for a lot line adjustment.

Motion: Khan	To accept case 2019-15 as administratively complete.
Second: Sanborn	Abstain: Knowles and Abramson Motion: passed

Khan is concerned with the number of waivers requested. Why do we need to grant a waiver at this time if you are not doing anything? Khan calls Henry Boyd to the stand to clarify why all these waivers are being requested. Boyd states that he feels there are a lot of places in the planning board application that are not correct. He feels that if it is a simple lot line adjustment that they shouldn't need all these waivers. These waivers are inappropriate for this type of application. Chase states that the planning board needs to readjust the books and update them.

Abutter Linda Fortin is concerned that the lot is half commercial and half residential and she is concerned that if you make that lot commercial what happens after that? Is everything going to turn commercial? Building inspector Lacey Fowler states that before they could put anything commercial on that property they will need to go in front of the zoning board to get approval to make that lot commercial. Then all the abutters will be notified again. Linda Fortin is still concerned about the bright lights, plastic bags, and loud noise from the car wash.

Abutter Joseph Bailey of 27 Pine Street is concerned with the lights and noise as well. Moving the lot line back is putting the lot line into an older residential area. Pine Street itself is only 18 feet wide, that doesn't leave a whole lot of room for cars entering and exiting the street. He would hate to see the encroachment.

Abutter Kim Welch is also concerned about the traffic on the street. She has an eight year old granddaughter that plays in her driveway and with the opening of the car wash it has become a very busy street. The vacuums are going all night long; there is no shut off time. Two empty bays that are running constantly and loud noises.

Mr. Chase calls the building inspector Lacey Fowler to explain the lot lines. The smaller lot is all commercial; the other lot closest to Linda Fortin is half residential and half commercial. In order for the business to build anything on that property that is commercial, the owners would need to go in front of the Zoning board for approval and then all the abutters will be notified again. Then the zoning board would put conditions on that land. Brenda from TFM engineering explains that moving the lot line does not change the zone line. They are not changing the zone lines. When the time comes they are more than willing to work with the public to accommodate some of their requests.

Henry Boyd states again that there should be a simple lot line adjustment application. He would be very concerned about the next step of the process, not this portion of it. That's when all the abutters need to show up, but for right now they are just asking for a lot line adjustment. The lot line adjustment application should be very straight forward and simple. None of these waivers should be on the application for a lot line adjustment.

Chase agrees that when the car wash was first opened they didn't put a lot of rules and regulations on the project, that won't happen again. Once they come in front of the board again they will put more restrictions on the car wash at that time. But what is before us is only an application for a lot line adjustment.

Motion: Khan	To deny the request made by applicant for case 2019-15
Second: Knowles	3 in favor (Khan, Knowles and Dow) 3 against (Chase, Sanborn and Abramson) Motion Failed

Mr. Chase: What reason are you denying this request?

Mr. Khan: The request did not meet the planning board requirements in my opinion. P.Knowles feels the same way.

Abramson: In my opinion I don't think they did anything wrong.

Mr. Chase is at a lose because Tom Morgan is not present and in Tom Morgan's emails he states that the case is ok in his eyes. Francis continues the case until the next planning board meeting, October 1st. Francis reads a memo from Tom Morgan, he recommends to grant approval of waivers 2-5. Chase thinks a new application needs to be in order.

New Business:

Case # 2019-16 Proposal by Twenty-Five Lafayette Realty Trust to reopen the gas station at 3 Lafayette Road Tax Map #10 Lot 20-1

Henry Boyd with Millennium Engineering is representing the client. The gas station has been vacant for a while. First thing they did was go to the zoning board since it has not been used in a while. The zoning board made a request that the planning board have a site plan to refer to which was introduced tonight. They are not proposing any new changes. There will be new tanks going in and some new low growth planting on the site.

Motion: Abramson	Accept case 2019-16 as Administratively complete.
Second: Dow	Unanimous Motion Passed

Khan: Are the tanks approved by the DES? Do we have the documents in this file?

Fowler: has an inspection failure that says it failed inspection in 1992

Boyd: We are not asking them to change anything, everything will stay the same. We are just asking for the gas station to re-open.

Motion: Dow	Approve case 2019-16 with conditions: * DES permits are attached to plan * Approved inspection letter are attached to the final plans.
Second: Knowles	Unanimous Motion Passed

Other business:

Proposal by TEC, Inc. to update the Site Security amount for 81 Ledge Road.

Cris Raymond speaks on behalf of 81 ledge road. He is asking for the site security amount to be revised from 140,000 to 68,500. Most of the work that is done to stabilize the land has already been done therefore the site security should be lowered to the suggested standards.

Motion: Khan	To approve the site security for 81 Ledge Road in the amount of \$68,500
Second: Dow	Abstain: Knowles Motion Passed

Line of credit for 140,000 should not be released until a written letter is presented from previous owner.

Old business:

Proposal from FW Web to release their site security bond for the property at 115 Lafayette Road, Case 2018-8

Motion: Chase	To release the bond for case 2018-8, F.W. Webb Showroom, 115 Lafayette Road
Second: Dow	Abstain: Knowles and Khan Motion Passed

Motion: Abramson	To have the Town Planner, Tom Morgan Review the regulations and waivers in the Land Use Regulations.
Second: Knowles	Unanimous Motion Passed

***Chairman Francis Chase adjourned meeting at 8:00
respectfully submitted Jen Hubbard**

