



Town of Seabrook
Planning Board Minutes
October 1, 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, Selectman Rep. Aboul Khan, Town Planner; Tom Morgan. Others Present: PB Secretary, Jen Hubbard, Town engineer, Cris Rammond

Absent Members

Paul Knowles, Joseph Jones, Michael Lowry, Claire Knowles, Forrest Dow

Minutes:

Chairman Francis Chase asked for an approval on the minutes from the last meeting (9/17/19). Khan stated that there was a condition missing from the motion on case 2019-16. The planning board secretary will review the minutes from the last meeting (9/17/19) and they will revisit this matter at the next meeting (10/15/19).

Correspondences: N/A

New Business: N/A

Old Business:

A Letter request from William Lepito for release of the bond for 81 Ledge rd in the amount of \$140,000.

Tom Morgan states that there have been several phone calls back and forth about this matter. The town has still not received the new security bond for \$68,500 which would be in replace of the old bond for \$140,000. This case has been continued until the next meeting which will take place on 10/15/19.

Case # 2019-15 Proposal by Car Wash Group 1, 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. She states that adjusting the lot lines will not change the zoning line.

Khan has concerns about granting the waivers due to the land being residential and commercial. He feels that they should bring their case to the zoning board before coming to the planning board.

Sanborn has concerns that moving the lot line will diminish all that property.

Francis asks to hear from the public:

Abutter Linda Fortin speaks against the proposal. She lives at 30 Pine Street and her and her neighbors homes are two of the oldest historical houses in the town. She is worried if they expand they are going to have to widen the road and that in turn will take frontage away from the front of her home and many others on the street.

Abutter Joseph Bailey of 27 Pine Street is also concerned with the idea of moving the lot line back. He feels that if the line is moved it will be moving into residential area and then they would be removing more trees and vegetation. He wants the planning board to keep in mind of the residents and the people who have lived there for so long.

Abutter Bill Welch of 19 Pine Street states that he is very against this proposal as well. He states that there is a bus stop right on that street and there are children waiting out there twice a day. It's so loud he can't even watch television with the windows open also the light is shining right in his house

Chase asks Tom Morgan to explain to the board what actions they can take tonight on this case.

Morgan states that there are really two applications in front of them tonight. One is for a Lot line adjustment and the other is for a merger. There is very little they can do about the merger. We have no legal position to say no to the merger. You will have some more discretion on the lot line adjustment.

Abramson would like to know what type of mitigating will be done. More trees, a fence?

Resident Michelle Bush of 37 Pine Street says that the noise is constant. She cannot leave her windows open in the summer time because it is so loud. She believes the only way to mitigate it is to have a shut off time and no access to Pine Street.

Khan states that they should visit the zoning board again before coming to the planning board. He feels that the planning board doesn't have the authority to make this decision and they need to listen to the residents' concerns before making a decision.

Sanborn and **Dow** agree with Khan.

Resident Bush, 37 Pine Street is asking for clarification on the lot line adjustment and the merge. He asks for an explanation of why the property owner needs to ask for a merger when he owns both sides of the property? Why is there going to be a lot line adjustment when the owner owns both sides of the property?

Chase states that the applicant had come to the planning board for a very informal meeting with their concerns and at this meeting the applicant was told that they would not grant the extension of the land with this parcel of land and create a non conforming lot. What they were told to do was do away with a lot line and make the entire lot a conforming lot.

Khan asks Chase who was present at the informal meeting with the client and If any decisions were made at this meeting.

Chase replies that it was an informal meeting with him and Mr. Morgan and no decisions were made during that time.

Brenda explains that the lot line adjustment is to add a row of vacuums and the remaining land will be for some future development.

Abramson states that this problem wouldn't exist if we switched to form based codes.

Brenda states that during the site review they are more than happy to work with the public on all of their requests. The applicant is not requesting for the zoning line to be removed.

Resident- Jim 37 Pine Street states it is getting really crowded and he just wanted to voice his objection to this matter.

Cris Rammond speaks on the proposal. He states that the only thing that changes is what you see on this piece of paper. He doesn't see an issue because the applicant owns both the lots. When the applicant comes back to do more improvements on the land, that is when a lot of the public's issues can be resolved. He doesn't see any issues with the lot line adjustment and the merger. The new lot is still entirely in the commercial zone.

Morgan suggests that they should have come to the board with a concurrent plan instead of two different plans.

Abutter Joe Dailey, The car wash is laying the foundation for more construction. By moving the car wash property back you are now extending the commercial zone. As it sits right now it is residential. Keep it residential. Build some houses instead.

Chairman Francis Chase calls an open discussion with the board members on this matter.

Motion: Chase	To accept the lot line merger for lot 20, 21-1 & 24 Tax Map#8
Second: G.Dow	Abstain: G. Dow Agree: Chase, Sanborn, Abramson Denied: Khan
Result:	Motion Passed

Morgan states that the board has three options to vote on the lot line adjustment. They are as follows; yes, no, or to postpone their decision. He states that the board may postpone their decision until the next meeting or for up to 65 days.

Chairman Francis Chase makes a decision to continue the case on the lot line adjustment until the next meeting which will be held on 10/15/10.

Other Business:

Reviewing of the CIP

The Town planner, Tom Morgan suggested to the board to take home the CIP packets and review them for a week or so and then discuss them further at the next meeting if needed.

Chase made a suggestion about forming a committee for the CIP.

Abramson suggested changing the CIP from a 6 year to a 10 year.

Chairman Francis Chase made the decision to take home the CIP and review them at the next meeting which will be held on 10/15/19.

Motion: Khan		To adjourn the meeting at 8:10 pm
Second: G.Dow		All in favor
Result:		Passed

***Chairman Francis Chase adjourned meeting at 8:10pm**

Respectfully submitted by Jen Hubbard