



**Town of Seabrook**  
**Planning Board Minutes**  
**October 15, 2019**  
**Seabrook Town Hall, 99 Lafayette Road**  
**Seabrook, NH 03874**  
**603-474-5605**

**Members Present**

**Roll Call:** *Chairman*, Francis Chase, *Vice Chairman*, Jim Sanborn, Max Abramson, *Selectman Rep.* Aboul Khan, *Town Planner*; Tom Morgan. Others Present: *PB Secretary*, Jen Hubbard, *Building inspector*, Lacey Fowler, and *Town engineer*, Cris Rammond

**Absent Members**

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

**Minutes:**

Chairman Francis Chase asked for an approval on the minutes from the last meeting (10/1/19).

<b>Motion:</b> <b>Sanborn</b>	<b>To accept minutes from the last meeting</b>
<b>Second:</b> <b>Khan</b>	<b>Abramson abstained</b>
<b>Results:</b>	<b>Passed</b>

**Correspondences:**

**Chase** reads an email from Dawn Hawkins that states that the Rockingham planning commission has two open positions for anyone that is interested.

**Building inspector** Lacey Fowler addresses the dog track to waive jurisdiction on an outside deck that the dog track would like to build. The deck will be in the back of the building so you won't see it from the street.

**Bill McLaughlin** speaks on behalf of the proposed project. He states that the deck is just an extension off the building that will seat about 50-55 people.

**Chase** asks what the hours of operation will be.

**Bill** states 12 am

**Khan** asks how big the deck will be and if any music will be playing such as live entertainment.

**Bill** states that the deck will be approximately 55 X 65 and at this time there is no intention of having live entertainment at this time.

<b>Motion: Khan</b>	<b>To waive jurisdiction on the deck at the dog track as long as the conditions are met:</b>  <b>*No loud music/ noise out on the deck</b>
<b>Second: Chase</b>	
<b>Results:</b>	<b>Unanimous</b>

**Correspondences Cont:**

**Henry Boyd** from Millennium Engineering speaks on behalf of a property owned by Mary Gaines. He is proposing to have the planning board sign a revocation of the voluntary lot merger. Not at this time because this is a new file but he just wanted to put this under advisement for all to know.

**Tom Morgan** suggests that we should seek legal council on this matter. He would like to see the letter from Mary Gaines as well.

**Boyd** says that he will have Mary Gaines provide the letter to the planning board.

**New Business:**

**Case 2019-17:** Proposal by Stargazer Real Estate Development, LLC for a condo conversion at 87 Foggs Lane Tax Map 7 Lot 3-10 and Lot 3-11. Henry Boyd with Millennium Engineering speaks on behalf of the client. Henry did not revise the plans yet because he wanted to make sure

there was nothing else that needed to be updated before he did so. He states that he has found the sewer lines and he will update the plans to show that, he will also update the plan to show the correct Map and lot number per the Assessors review. He passes around a picture of the proposed fence that has already been installed.

<b>Motion:</b> <b>Sanborn</b>		<b>To accept this case as administratively complete</b>
<b>Second:</b> <b>Abramson</b>		
<b>Results:</b>		<b>Unanimous</b>

**Chase** opens this matter up to the public; **seeing none, hearing none**

**Morgan** would like to see that the new plans are updated to show the sewer lines.

<b>Motion:</b> <b>Khan</b>		<b>To approve case 2019-17</b>
<b>Second:</b> <b>Abramson</b>		
<b>Results:</b>		<b>Unanimous</b>

**Case 2019-18:** Proposal by Frederick G. Ingraham for a condo conversion at 134 Walton Rd. Tax Map 10 Lot 93-10. Henry Boyd speaks on behalf of the applicant and says that Tom Morgan had no comments on this case and jokes that it must have been a perfect case.

**Chase** opens it up to the public; seeing none, hearing none

<b>Motion:</b> <b>Abramson</b>		<b>To accept this case as administratively complete</b>
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<b>Second:</b> <b>Khan</b>	
<b>Results:</b>	<b>Unanimous</b>

<b>Motion:</b> <b>Khan</b>	<b>To approve case 2019-18</b>
<b>Second:</b> <b>Sanborn</b>	
<b>Results:</b>	<b>Unanimous</b>

**Old Business:**

**Update on the letter request from William Lepito for release of the bond for 81 Ledge rd in the amount of \$140,000.**

**Building Inspector** Lacey Fowler confirms that the treasure did receive the check in the amount of 68,500 for the new site security at 81 Ledge rd.

**Morgan** suggests that since we did receive the new site security that he would recommend releasing the \$140,000 line of credit.

<b>Motion:</b> <b>Khan</b>	<b>To release the bond for \$140,000 to William Lepito from 81 Ledge rd.</b>
<b>Second:</b> <b>Sanborn</b>	
<b>Results:</b>	<b>Unanimous</b>

**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 also presents a letter to the board and the residents from James Fazio which states the car wash hours and shut off times. The car wash hours of business are 7 am- 8 pm and that's when the vacuums will be shut off. Normally they would leave the lights on overnight to provide lighting for their camera system; they have agreed to lower the lights at 9pm to deter people from loitering in the lot during the evening.

**Chase** has decided to continue this case until the next meeting on November 5<sup>th</sup> with legal counsel being present to see what exactly the planning board can do on this matter.

**Other Business:**

**James Beland** is presenting a possible Aroma Joes in Smithtown Village (157 Lafayette rd) and would like some feedback from the planning board on his "rough" plans. He states that the colors are classic New England colors. He just wants to make sure it is doable or not doable before spending lots of money on surveyors.

**Khan** would like to know if his plans will meet all of the requirements of the Smithtown Village.

**Beland** states that he believes most of it already does.

**Khan** doesn't see a problem as long as his proposal meets all the requirements.

**Morgan** states that they would need a conditional use permit to start.

**Abramson** believes that the parking needs to be in the back of the building and vegetation in the front.

**Building Inspector** Lacey Fowler asks if they are going to be on their own separate lots or are they going to be merged?

**Beland** states that he is not sure and he would have to talk with the owner about this.

**Khan** states that Beland should bring back the property owner for the next meeting.

**Residents in and around Premier Recycling would like to voice their concerns about the plant.**

**Abutter:** Mary Wilson of 9 Locke Lane speaks about the noise from Premier Recycling. She would like to know what has been done to resolve this problem that they have brought up in June. Nothing has been done. She can smell fumes from the building and vibrations on a daily basis. Believes it has to be affecting the value of their property. She reads a town ordinance that talks about noise violations. She would like the town to do a proper inspection of the property for a week.

**Khan:** Re-caps on the issue stating that the selectmen had sent a letter to the planning board stating that if the planning board says that Premier Recycling is in violation then the selectman can take action on that. There was never a letter received from the planning board to the board of selectman.

**Fowler** says that if the planning board decides that Premier Recycling is in violation of the conditions that were set forth for them then the board of selectmen, with the code enforces help, will be able to do something about it.

**Abutter:** Gloria Titone, 10 Coleman Court speaks on behalf of the issue. She says that at 7:15 in the morning she could hear rumbling while watching her TV. She believes the community deserves an answer.

**Abutter:** Helen Burns 8 Halls way, her issue is with the trucks. The trucks are too big to be on these roads. They are driving too quickly, and the GPS is giving the truck drivers the wrong route taking them through a residential neighborhood. She believes they should be using route one to come and go.

**Chase** believes that it is best to take this case to legal counsel for guidance on the issue.

**Sandborn** believes that they are trying to close a business down. He has had to tolerate a business in front of his home for years just so people could have a job.

**Abutter:** We are not trying to close a business down.

<b>Motion:</b> <b>Abramson</b>	<b>Finding a fact that the property is in violation of both section 11 and the conditions of approval on the property (Fumes, odors, smashing, vibrations etc.)</b>
<b>Second:</b> <b>Khan</b>	<b>For discussion</b>
<b>Result:</b>	<b>Khan Withdrew his second for discussion</b>

	<ul style="list-style-type: none"><li>• <b>No Motion</b></li></ul>
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**Khan** thinks that premiere recycling is in clear violation of their site plan review.

**Abutter:** Speaks about how frustrated she is with this ongoing back and forth. It is not fair to keep continuing this.

**Chase** states that they will seek legal counsel for the Premiere Recycling case at the next meeting 11/5/19.

**Mr. Fudge:** The planning board will seek legal counsel on Mr. Fudge's case at the next meeting 11/5/19.

**Reviewing of the CIP:**

Planning board members have a discussion about the CIP. The Chairman would like to see a justification for where the money is going. **Khan** shows the Chairman where the project justification is inside the CIP book. Khan states that it takes a lot of work to create this book.

<b>Motion:</b> <b>Khan</b>	<b>To approve the CIP</b>
<b>Second:</b>	<b>none</b>
<b>Result:</b>	<b>Not passed</b>

**Morgan** states that the CIP is a useful tool and it saves money for the tax payers so we need to find a way to move this forward.

**Abramson** thinks we should invite the Town Manager to come in and discuss these issues.

**Khan** states that anything we are looking for is in this book.

**Chase** asks Khan to speak to the Town Manager on this matter.

**Khan** agrees that he will.

<b>Motion:</b> <b>Abramson</b>	<b>To adjourn the meeting at 8:26 pm</b>
<b>Second:</b> <b>Chase</b>	
<b>Result:</b>	<b>Unanimous</b>

**\*Chairman Francis Chase adjourned meeting at 8:26 pm**

**Respectfully submitted by Jen Hubbard**