



Town of Seabrook
Planning Board Minutes
January 7, 2020
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present

Roll Call: Chairman; Jim Sanborn, Vice- Chairman; George Dow, Max Abramson, Mike Rabideau ,Selectman Rep; Aboul Khan, Town Planner; Tom Morgan. **Others Present:** PB Secretary; Jen Hubbard

Absent Members: Paul Knowles, Joseph Jones, Michael Lowry, Claire Knowles, Forrest Dow

Jim Sanborn opens the meeting at 6:30 pm with the pledge of allegiance.

Mr. Chairman is looking for a motion to accept the meeting minutes from the last meeting, 12/19/19.

Motion: Rabideau	Accept the minutes from 12/19/19
Second: Dow	
Result: passed	Abramson Abstained

Mr. Chairman opens the public meeting for discussion on the proposed revisions from sections 2 and 6. Any comment.

Rabideau states that he has submitted the article on apart-hotels and would like some feedback from Tom Morgan on that.

Morgan rereads the definition of hotels from the zoning ordinance and doesn't think that they will come into any issues with that.

Morgan recaps from the last meeting on the proposed changes from sections 2 and 6. Tom states that tonight the board either makes additional revisions or doesn't accept any of the proposed revisions.

Sanborn opens it up to the public for discussion.

Jeff Brown of 118 Railroad Ave would like to speak as he has many questions on the proposed revisions. He would like know if a dwelling unit will now include ADU. Would an in-law? He is asking what the definition of a transient person is and how this will affect the people that rent houses in town month to month or even the people that rent for 6 months at a time.

Tom Morgan reads the definition of a transient person.

Selectmen Theresa Kyle wishes that the definitions were made much clearer so there could be some distinguishing between the wording.

Rabideau would like to know if there are any regulations on the number of people.

Gail Beckman from 12 Walton Rd. states that there is going to be more and more of these transitional homes popping up. She states that there is no limit on the number of people allowed in a house.

Henry Boyd speaks about the housing situation. He is sad that more of the residents haven't gotten involved with this issue. He states that everyone brings different outlooks to the table. He suggests setting up the zoning to something that isn't discriminatory.

Khan feels that the board needs to work on this as a committee and then revisit these issues and make something better for the residents.

Kyle agrees with Khan and feels that the board needs to do some research and then make a decision.

Khan thinks they should make up a committee with 5 people from each board and work on this.

Motion: Rabideau	Section to include the dwelling unit and alterations as shown: Eliminates House guest or rooming paragraph, Eliminates boarding house, rooming house, guest house, group home paragraph and Bed and breakfast inn paragraph and eliminates short term rentals paragraph but includes uses that are not permitted or designated as right. Also eliminates the chart on the zoning district.
Second: Khan	
Result: passed	Opposed- Abramson 4 in favor

Khan asks **Mr. Morgan** what will happen if the above motion is passed. Morgan states that the Air B and B's will be prohibited.

Chairman James Sanborn III closes the public meeting @ 8:30 pm

New Business:

Old Business:

Correspondences:

Sanborn asks **Morgan** what the process is for formally removing people who don't show up. Morgan states that you must follow a process. For alternate members the process is as follows; first have a public hearing, find them guilty, and then take them off. For voted members, the Selectmen make that decision.

Khan doesn't like the idea of using the word "removing" he would like to see another word in its place.

Morgan states that other towns use their bylaws to help them with this procedure.

Rabideau states that we have a few openings for the planning board coming up and he would like to see people run that will attend the meetings.

Tom Morgan says he will write up an amendment to the bylaws for 2/4.

*The board discusses how they would like to go about board members not showing up for the meetings. Some ideas were: 3 consecutive, unexcused, absents and the member will be voted off. Sanborn liked the idea of using a percentage of meetings missed. The board will discuss at a later time.

Motion: Rabideau	To adjourn the meeting
Second: Khan	
Result: passed	Abstained; Abramson 4 in favor

*** Chairman James Sanborn adjourned the meeting at 8:50pm**

Respectfully submitted by Jen Hubbard