



Town of Seabrook
Planning Board Minutes
December 19, 2019
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present

Roll Call: Vice Chairman; Jim Sanborn, George Dow, Max Abramson, Selectman Rep; Aboul Khan, Town Planner; Tom Morgan. **Others Present:** PB Secretary; Jen Hubbard, Building Inspector; Lacey Fowler, Town Engineer, Chris Raymond

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

The meeting is opened up with an election of officers since Francis Chase, the former Chairman, resigned at the last meeting (12/3)

Motion: Abramson	To nominate James Sanborn III as Chairman
Second: Dow	
Result:	Sanborn- Abstained 3 in Favor

Sanborn states that the planning board has received a letter from Mike Rabideau stating that he would like to join the board as a member since Francis Chase has resigned.

Motion: Abramson	Nominates Mike Rabideau, an alternate member on the planning board, to a regular member, and filling out the rest of Francis term.
Second: Khan	

Result:	Unanimous
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Motion: Khan	To nominate Jen Hubbard as an alternate member of the planning board.
Second: Abramson	
Result:	Unanimous

Theresa Kyle, Vice Chairman of the Board of Selectmen swears in Jennifer Hubbard and Mike Rabideau as members of the planning board.

Motion: Khan	To nominate George Dow as Vice- Chairman
Second: Abramson	
Result:	Dow Abstained; 4 in favor

New Business:

Case 2019-27 proposal by Mark Moore and Eric Lind for a lot line adjustment at 47 and 51 Centennial Street. Tax Map 9 Lots 39 & 38-2

Bill Edwards speaks on behalf of his clients. He states that they are looking to transfer 2,600 square feet of property from Mr.Linds property to Mr.Moore. Mr. Moore would like to purchase the barn that is on that property.

Motion: Abramson	To accept Case 2019-27 as administratively complete
Second: Dow	
Result:	Unanimous

Mr. Sanborn opens it up to the public: Seeing none, hearing none.

Motion: Dow	To approve Case 2019-27 proposal by Mark Moore and Eric Lind for a lot line adjustment at 47 and 51 Centennial Street. Tax Map 9 Lots 39 & 38-2
Second: Khan	
Result:	Unanimous

Mr. Sanborn states that the board will now discuss the warrant articles that were postponed from Dec 17ths meeting due to a snow storm. These articles will include boarding houses, Bed and breakfasts and short term rentals.

Tom Morgan gives some background on the articles in question. He states he was approached by the selectmen in terms of them getting a lot of concerns and comments from the public about boarding houses and Air B and B's. Tom is looking for the boards input on where these types of rentals should be allowed and were they shouldn't be. Tom would like to know if the board sees short term rentals as a desirable use in the residential zone. He states that the board needs to make a decision on short term rentals. The three choices are to Permit them, prohibit them, or Permit them with conditional use. Tom would like to hear from the public and the board on their thoughts.

Building Inspector Lacey Fowler suggests that the board prohibits short term rentals from Zone 1, 2R, and 6R since they are residential zones. If not, then she highly recommends that the board vote conditional so that they have some say in what goes on at these short term rentals.

Khan would like to know what the process will be if the use is changed to a conditional use?

Morgan states that the applicant will have to submit an application to the planning board and the abutters will have to be notified and so forth.

Members of the board continue their discussion.

Theresa Kyle, Vice Chairman of the Board of Selectmen speaks on her opinion of allowing Air Band B's in residential zones. She is against it and doesn't believe it would be a good thing for the town. She believes that there needs to be a clear definition of what a short term rental is. There should be regulations on short term rentals. There are so many complaints about Air B and

B's in this town. She believes these will tear down our town and they would be violating all health codes and fire safety codes if they are permitted.

After much discussion, Jim Sanborn closes the public notice at 8:30 pm and the board has come to the agreement that they will revisit these articles to make a formal vote on the following changes at January 7ths meeting at 6:30pm:

Section 2

Dwelling Unit: ~~A single-unit~~ building or portion thereof providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation. This use shall not be deemed to include such transient occupancies as hotels, motels, rooming or boarding houses.

House, Guest or Rooming: ~~A building in which bedrooms are rented to semi-permanent guests whose meals, when consumed on the premises, are prepared only by the proprietor or his employees.~~

Boarding House, Rooming House, Guest House, Group Home, Transitional Housing: A residential structure, other than a Bed & Breakfast Inn, in which rooms are rented, leased or otherwise made available for compensation to more than two individuals, and where such rooms do not contain separate cooking or bathroom facilities.

Bed & Breakfast Inn: The provision of short-term lodging and breakfast within an owner-occupied dwelling where there are no more than 8 guest rooms, and the capacity of the dining room is no more than 16 persons.

Short-Term Rental: A furnished home, condominium, or other dwelling rented to the transient, traveling, or vacationing public.

Section 6

Add the following to the first paragraph: Uses that are not designated as permitted (by right or as a conditional use) shall be construed as prohibited.

Uses	Zoning Districts							
	1	2	2R	3	4	5	6R	6M
Guest Houses	P	P	P	N	N	N	C	P
Hotels and Motels	N	P	N	N	N	N	N	P
Boarding House, Rooming House, Guest House, Group Home, Transitional Housing	N	C	N	C	N	N	N	C
Bed & Breakfast Inn	N	P	N	C	N	N	N	C
Short-Term Rental	N	C	N	C	N	N	N	C
Warehouse & Distribution	N	C	N	P	N	N	N	N
Wholesale	N	C	N	P	N	N	N	N

Motion: Dow	To approve the minutes from December 3rds meeting
Second: Khan	
Result:	Abstained; Rabideau and Abramson 3 in favor

Correspondences:

Sanborn asks the town engineer **Chris Raymond** if he knows anything about a bond that was put on the property at 663 Lafayette rd. He states that he remembers the case and believes that he issued a letter for the release of the bond back in February. The paper work that was handed to him states that the bond was issued from DOT so he is not sure what they are looking for. Tom Morgan asks Jen Hubbard to check the minutes from February about releasing a bond.

Motion: Abramson	To adjourn the meeting
Second: Khan	
Result:	Unanimous

*** Chairman James Sanborn adjourned the meeting at 8:35pm**

Respectfully submitted by Jen Hubbard

DRAFT