



**Town of Seabrook**  
**Planning Board Minutes**  
**May 5, 2020**  
**Seabrook Town Hall, 99 Lafayette Road**  
**Seabrook, NH 03874**  
**603-474-5605**

**Members Present**

**Roll Call:** Chairman; Jim Sanborn, Max Abramson, Mike Rabideau, Paul Knowles, Selectman Rep; Aboul Khan, Town Planner; Tom Morgan. **Others Present:** Building Inspector; Lacey Fowler, Town Engineer; Chris Raymond, Curtis Slayton, Planning Board Secretary; Jen Hubbard

**Absent Members:** Forrest Dow, John Kelly

**Jim Sanborn opens the virtual meeting at 2:03 pm and asks member Khan to lead in the pledge of allegiance.**

**Old Business:**

**Wayne Morrill** from Jones and Beech engineering speaks on behalf of his clients, Seabrook Development Associates, LLC. He speaks about their prior case that came in front of the planning board in 2017. The case number was **2017-26**, 603 Lafayette Road and 20 Perkins Ave. He states that they are simply coming back in front of the planning board to update the board on the conditions of approval that the planning board had placed on the case. Particularly **Condition # 8 which states:** *Access/ Egress: The applicant shall return to the Planning Board, and shall be subject to site plan review in regards to all access and egress issues, as well as to all off-site improvements, and associated exaction fees that the planning board deems to be necessary. No certificate of occupancy shall be issued until such improvements have been completed to the satisfaction of the Planning Board's Consulting Engineer, TEC.*

<b>Motion:</b> <b>Rabideau</b>	<b>To accept this case as administratively complete</b>
<b>Second:</b> <b>Khan</b>	
<b>Result:</b>	<b>4 yes</b> <b>Knowles Abstained</b>

**Wayne Morrill** presents the two fees to the board. Site security is set at \$650,000 per TEC. Recommendation. Second fee was the exaction fee \$567,000, Due to making a donation to the town of Seabrook.

**Khan** states that there will be a lot of improvements on Perkins Ave. The water line was constructed for residential use; did you improve those water lines?

**Morrill:** They constructed a 12 inch water main line with shut off valves for the emergency room. There is no water connection to Perkins Ave line.

**Slayton:** There will be no impact on the Perkins Ave water main at this time.

**Khan:** Reads from the DOT conditional approval #4. He wants to make sure that the town doesn't take any responsibility for this traffic signal.

**Patrick** from BJ's speaks on behalf of the DOT letter.

**Khan** asks him to write a letter stating that the town of Seabrook will have no responsibility for this signal in the future.

**Patrick** states that won't be a problem. Also this is a state road so the town should never have to take responsibility for a state road.

**Morrill** will work with BJ's so the Town can have a letter that states that the Town will never be responsible for that road.

<b>Motion: Khan</b>	<b>To accept the site security of \$650,000 and the donation fee of \$567,000, which represents the 10% donation to the Town of Seabrook.</b>
<b>Second: Rabideau</b>	
<b>Result:</b>	<b>3 yes</b> <b>Abramson No</b> <b>Knowles Abstained</b>

<p><b>Motion:</b> <b>Khan</b></p>	<p><b>To accept case 2017-26 with the following conditions:</b></p> <ol style="list-style-type: none"> <li><b>1.) All the water connection is coming from the 12 inch pipe that was installed a few years ago.</b></li> <li><b>2.) A letter stating that the maintenance of the traffic signal on Perkins Ave will be done by BJ's and it will not be the responsibility of the Town of Seabrook.</b></li> </ol>
<p><b>Second:</b> <b>Rabideau</b></p>	
<p><b>Result:</b></p>	<p><b>4 yes</b></p> <p><b>Knowles NO</b></p>

<p><b>Motion:</b> <b>Rabideau</b></p>	<p><b>Board finds the session to be administrative in nature and they were not opening up the site plan review again.</b></p> <p><b>(Administrative clarification)</b></p>
<p><b>Second:</b> <b>Khan</b></p>	
<p><b>Result:</b></p>	<p><b>4 yes</b></p> <p><b>Knowles Abstained</b></p>

**Khan** asks Patrick when they plan to open and how many new jobs are coming to Seabrook?

**Patrick:** Hoping to start construction this summer. There should be 125 new part time and full time jobs coming to Seabrook.

**Chairman Jim Sanborn reads a letter in reference to Case 2020-03**

**Wayne Morrill** speaks on behalf of his clients. He states that this case was heard a few months ago from the board. He states that they got approval for a double wide trailer, but they are asking to put a structure in replace of the double wide that they originally wanted to put.

**Building Inspector Lacey Fowler** says she would actually prefer the structure instead of the double wide. Lacey would like Arleigh Greene to get in touch with Koko Perkins to make sure there is nothing that he wants them to do.

**Morrill** states that they will reach out to the deputy fire chief and water department on this new proposal to make sure everyone is ok with it.

<b>Motion: Khan</b>	<b>To accept this case as administratively complete</b>
<b>Second: Abramson</b>	
<b>Result:</b>	<b>4 yes</b> <b>Knowles No</b>

<b>Motion: Khan</b>	<b>To accept this case with the condition that the applicant will satisfy the building inspector as well as the deputy fire chief.</b>
<b>Second: Rabideau</b>	
<b>Result:</b>	<b>4 yes</b> <b>Knowles Abstained</b>

<b>Motion: Khan</b>	<b>To accept the minutes from March 3, 2020</b>
<b>Second: Abramson</b>	

<b>Result:</b>	<p><b>3 yes</b></p> <p><b>Knowles Abstained</b></p> <p><b>Rabideau Abstained</b></p>
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<b>Motion: Khan</b>	<b>Votes Jim Sanborn as the Chairman of the planning board</b>
<b>Second: Rabideau</b>	
<b>Result:</b>	<p><b>3 yes</b></p> <p><b>Max No , Knowles No</b></p>

<b>Motion: Abramson</b>	<b>Vote Mike Rabideau for vice chair of the planning board</b>
<b>Second: Khan</b>	
<b>Result:</b>	<p><b>3 yes</b></p> <p><b>1 No</b></p> <p><b>Mike Rabideau abstained</b></p>

<b>Motion: Rabideau</b>	<b>To adjourn the meeting</b>
<b>Second: Abramson</b>	

<b>Result:</b>	<b>All in favor</b>
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**\* Chairman James Sanborn adjourned the meeting at 3:08pm**

**Respectfully submitted by Jen Hubbard**

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