



Town of Seabrook
Planning Board Minutes
May 19, 2020
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present

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

Absent Members: Forrest Dow, John Kelly, Max Abramson,

Jim Sanborn opens the virtual meeting at 2:08 pm and asks member Khan to lead in the pledge of allegiance.

New Business:

Case # 2020-4 Proposal by Fidea and Suzie Azouri for a subdivision at 61 & 61A South Main Street Tax Map 15 Lot 48.

Henry Boyd from Millennium Engineering speaks on behalf of his clients. He says that this lot is directly across from the ball field and it is 1.2 acres. As of right now there are two existing dwellings on the property. This property is split zoned. The applicant went to the zoning board to get a variance to subdivide the lots. He made the utility easement bigger for water and sewer to enter the property if needed. His client is willing to put a brand new water line in. He states that they did ask for a waiver on the contours because the land is so flat but they actually don't need that waiver because the contours were already drawn in on the plans.

Motion: Rabideau	To accept case 2020-04 as administratively complete
Second: Knowles	
Result:	All in favor

Khan asks **Tom Morgan** if he is satisfied with the client on all the checklists 1-6 that he had submitted. **Morgan** is satisfied.

Rabideau has a question about extending the lot line. He would like to know if extending the lot line behind and out of the commercial zone does it then extend the commercial zone into the residential zone? **Tom Morgan** states that it does not; it would have to go to town meeting to move the zoning boundary.

Sanborn calls on the public or abutters for any comments. Seeing none.

Motion: Khan	To approve Case # 2020-4 Proposal by Fidea and Suzie Azouri for a subdivision at 61 & 61A South Main Street Tax Map 15 Lot 48.
Second: Knowles	
Result:	All in favor

Case # 2020-05 Proposal by Asa Knowles,V for a subdivision at 3 and 7A Bigs Lane. Tax Map 14, Lot 17-30 & 17-1.

Henry Boyd from Millennium Engineering speaks on behalf of his clients. There are two lots that they are working with. It is a subdivision but it is also a lot line adjustment. A portion of part A and a portion of part B will form the new lot for Asa V. The only trouble with this is that there are multiple water lines. The applicants have agreed to put in a new 2 inch service pipe from Lower Collins. It will serve lot 3 and the new lot. **Boyd** will add a second sheet to show where the new water line goes.

Motion: Khan	To accept case 2020-05 as administratively complete
Second: Rabideau	
Result:	Knowles; Abstained 3 in favor

Motion: Rabideau	To approve the waiver on contours
Second: Khan	
Result:	Knowles; Abstained 3 in favor

Boyd explains that they came to an agreement with the water department to upgrade to a 2 inch water line with a blow off.

Sanborn opens it up to the public or abutters; Seeing none

Motion: Rabideau	To approve case 2020-05 as submitted
Second: Khan	
Result:	Knowles; Abstained 3 in favor

Case 2020-06 Proposal by Joseph Guccarello for a subdivision at 162 South Main Street Tax Map 16 Lot 45.

Henry Boyd from Millennium Engineering speaks on behalf of his clients. The property in question is .86 acres with wet lands in the back. The wetlands have been flagged. Going to take the house down and build on lot 1 and 2. They have all the frontage and area that is needed.

Motion: Knowles	To approve case 2020-06 as administratively complete.
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Second: Rabideau	
Result:	All in favor

Boyd speaks about the pond that is near the property. He believes there is a problem with the ordinance and he doesn't agree with it. **Morgan** would just like it to be on record that they will observe the 50 foot setback for the wetland.

Sanborn opens it up to the public. Seeing none.

Motion: Khan	To approve case 2020-06
Second: Knowles	
Result:	All in favor

Motion: Khan	<p>To approve the following waiver request:</p> <ul style="list-style-type: none"> *Relief from the 25 feet onto the neighbor's wetlands. *Proposed contours and proposed dwellings <p>(At the appropriate time we would like to see the waivers in writing.)</p>
Second: Knowles	
Result:	All in favor

Khan has a few corrections on the last meeting minutes. He would like these added to a few statements. “Emergency Room added”, “These traffic signals”, “In future”.

Motion: Khan	Approve May 5th minutes with the following corrections: “Emergency Room added”, “These traffic signals”, “In future”.
Second: Rabideau	
Result:	Knowles Abstained 3 in favor

Building Inspector Lacey Fowler would like to talk about food trucks coming to the city and would like input from the Planning board on what they think.

Khan thinks that the food truck owner should come to the planning board with their application so we know who is looking to have a food truck.

Morgan would like to see food trucks on Route one. He is inclined to go easy on this due to the current situation but respects Khans request to have a meeting when we receive an application. So he can go either way.

Motion: Sanborn	To waive the jurisdiction of food trucks to Lacey Fowler until after Labor Day and then we can revisit this topic.
Second: Khan	
Result:	Knowles; Abstained 3 in favor

Morgan speaks about the upcoming Red's Tavern. He was under the impression that it was temporary seating. **Fowler** states that it is not temporary and they are looking to expand the patio and outdoor seating and a possible bar. **Fowler** directed him to the planning board to start an application. **All members** agree that the applicant from Red's should submit an application to the planning board and come before the board.

Motion: Rabideau	To adjourn the meeting
Second: Khan	
Result:	All in favor

* **Chairman James Sanborn adjourned the meeting at 3:05 pm**

Respectfully submitted by Jen Hubbard