



Town of Seabrook
Planning Board Minutes
June 18, 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, Max Abramson , 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

Jim Sanborn opens the virtual meeting at 2:03 pm with the pledge of allegiance.

New Business:

Case # 2020-8 Proposal by Red's Seabrook II, LLC. For a site plan review at 530 Lafayette Rd. Tax Map 8 Lot 1.

Mary Ganz speaks on behalf of her clients, Red's Seabrook II LLC. She states that her clients are looking to renovate the old Applebee's restaurant. They are coming to the planning board for approval of an expansion to the back patio. They are looking to extend the patio and add a small bar. They will be extending the patio to add 40 more seats. They are asking for the hours of operation to be between 6 am – 1am. They will be serving breakfast, lunch, and dinner. They have been asked from the abutters to stop the outside music at 10 pm and they have letters from the abutters and staples as well.

Jerome Cooperking briefs the board on the lighting for the outside patio. He states that there will be string lighting going from the building to the outside of the patio area. He also says that the footprint of the parking lot will not be changed. None of the parking spaces or sidewalks will be altered. They are looking to add about 900 square feet of patio area.

Aboul Khan would like to ask Tom Morgan if the current seating regulations are meeting the current parking space regulations.

Morgan states that they are meeting the current regulations.

Motion: Rabideau	To accept case 2020-08 as administratively complete
Second: Knowles	
Result:	All in favor

Motion: Khan	<p>To accept case 2020-08 with the following conditions:</p> <ol style="list-style-type: none"> 1. The applicant agreeing to shut off its music at 10:00 PM. 2. That its hours of operation be limited to 6:00 AM to 1:00 AM. 3. Catch basins are to be inspected and cleaned to ensure the closed drainage system functions as designed. 4. Overgrowth within the detention pond area, which includes any trees and invasive species, is to be selectively trimmed to ensure adequate functioning of the storm water management system. At this point, the lower brush shall be cut and larger trees kept as a buffer to the abutter. 5. Trash and debris are to be removed from the detention pond area. 6. Location of closed drainage system outlet in storm water detention area is to be identified, inspected, cleared and stabilized as necessary. 7. The detention pond area shall have an Operation & Maintenance Plan (O & M) to ensure that the system is maintained and functions as designed. A new O & M must be completed prior to a Certificate of Occupancy being issued. 8. The applicant will contact Dragon Mosquito to evaluate whether any mosquito treatment needs to be performed in the detention pond area and agrees to have any necessary 9. No noise will go pass property line.
Second: Knowles	
Result:	All in favor

Motion: Khan	Accept the minutes from June 2, 2020
Second: Knowles	
Result:	Sanborn Abstained Abramson Abstained 3 in favor

Building Inspector Lacey Fowler would like to present to the board to extend the outdoor seating permits until October 1st.

Motion: Rabideau	To extend the outdoor seating until October 1st, then if the restaurants need more time then they shall come in front of the Planning board for renewal.
Second: Knowles	
Result:	All in favor

Town planner, Tom Morgan speaks on behalf of the master plan. He states that the master plan needs updating and there is a grant that can help pay some of those fees.

Motion: Rabideau	Tom Morgan to pursue the application of the grant that is due July 31st to be applicable to the Master plan revision.
Second: Sanborn	
Result:	Sanborn Abstained Abramson Abstained 3 in favor

Motion: Rabideau	To adjourn the meeting at 2:45
Second: Sanborn	
Result:	All in favor

* Chairman James Sanborn adjourned the meeting at 2:45pm

Respectfully submitted by Jen Hubbard