



Town of Seabrook
Planning Board Minutes
August 4, 2020
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present

Roll Call: Chairman; Jim Sanborn, Member; Paul Knowles, Max Abramson Selectwomen; Ella Brown, Town Planner; Tom Morgan, Alternate member; Jen Hubbard **Others Present:** Building Inspector; Lacey Fowler, Town Engineer; Chris Raymond, Planning Board Secretary; Jen Hubbard

Absent Members: John Kelly, Aboul Khan, Mike Rabideau, Forrest Dow

Jim Sanborn opens the virtual meeting at 2:00 pm with the pledge of allegiance.

New Business:

Case # 2020-10, Proposal by 177 Ash Swamp Rd. LLC for a Lot line adjustment at 215,217, & 219 South Main St. Tax Map 16 Lots 12 & 12-10

Henry Boyd from Millennium Engineering speaks on behalf of his clients. He states that his clients are looking to do a lot line adjustment on the two lots. They will be taking some land from the first parcel and adding it to the second parcel to make a 35,000 square feet lot. This case and case 2020-11 are tied together.

Motion: Brown	To accept case 2020-10 as administratively complete.
Second: Knowles	
Result:	4 yes Abramson Abstained

Tom Morgan would like to ask Henry if the driveway on 219 will stay the same. **Henry Boyd** states that the driveway will stay the same.

Chairman opens it up to the public; Hearing none Seeing none.

Motion: Brown	Approve Case 2020-10 Proposal by 177 Ash Swamp Rd. LLC for a Lot line adjustment at 215,217, & 219 South Main St. Tax Map 16 Lots 12 & 12-10
Second: Knowles	
Result:	4 yes Abramson Abstained

Case 2020-11, Proposal by 177 Ash Swamp Rd. LLC for a condo conversion at 215-217 South Main St. Tax Map 16 Lot 12-10

Henry Boyd from Millennium Engineering speaks on behalf of his clients. He states now they are speaking about the lot on the left. Currently the lot now is under construction. They will access the condos from the common areas in the front. The new driveway will be used by both condos. There is an existing garage on the property that they would like to remove. The sewer department would like them to come off the existing service line to provide service to each unit.

Motion: Brown	To accept Case 2020-11 as administratively complete
Second: Knowles	
Result:	All in favor

Chairman Sanborn opens it up to the public; seeing none, hearing none.

Abramson would like to know if the property owner is aware that this might change the property value of the property. **Boyd** believes he does.

Motion: Brown		Case 2020-11, Proposal by 177 Ash Swamp Rd. LLC for a condo conversion at 215-217 South Main St. Tax Map 16 Lot 12-10
Second: Knowles		
Result:		All in favor

Case 2020-12, Proposal by Frank Lanzillo, Sr. for a site plan review at 15 Pine St. Tax Map 8 Lot 27.

Henry Boyd from Millennium Engineering speaks on behalf of his client. The applicant would like to open up a restaurant at 15 Pine Street. Boyd states that this case did go in front of the technical review committee. He states that the plan changed from 2 sheets to now 5 sheets. It is a mixed use site and is in a commercial zone. This is the last lot on route one that is part of the commercial zone. There are two existing driveways with an existing single family dwelling. The applicant would like to put an addition out in the back of the property. The addition may not be built for a while but he would like to get it approved in case he needs to build it for outdoor seating. Boyd states that they made a better design for the parking in the back of the property. Boyd would like to add one way arrows on the property so the flow of traffic will flow easily. The applicant would like to re-grade the existing pavement due to water that is pooling up on the property. Boyd states that the applicant will be installing a 6 foot tall vinyl fence in order to shield any lights to the abutters

Motion: Brown		To accept Case 2020-12 as administratively complete
Second: Abramson		
Result:		All in favor

Sanborn opens it up for discussion to the board.

Khan would like to mention that the road on Pine Street is already so narrow and there is already a lot of activity on that road from the Car Wash and the other residential neighborhoods. Khan would like to know how **many** cars the applicant is planning to bring to his restaurant. **Boyd states that the** applicant's hours will be 7am- 11pm. The fencing should block the lighting. This will be a family restaurant not a saloon. Boyd states that the road is 9 feet wider than the standard road. He states that the applicant is in a commercial zone and we should allow him to do something. **Khan** would like to know how many parking spaces are provided. **Boyd** states that there are 60 seats in the restaurant with 17 parking spaces. **Khan** would like to know if the 60 seats and 17 parking spaces apply to the regulations. **Morgan** states that it does apply to the site plan review regulations. **Morgan** would like to know if more cars show up to go to the restaurant where would they park. **Boyd** states that they won't park. He states there is vertical curbing on the road and if they were to park on the street then they would be towed. It would be an enforcement issue at that point. **Morgan** asks if the applicant would be ok with putting a stipulation on parking in the road. **Khan** agrees that a property owner shall do what they want with their land but he would like to ask the board to put a stipulation on the parking of big trucks in the road. **Boyd** states that he will talk to his client about the loading and unloading of goods. **Khan** would also like to state that the stop sign at the end of the street near the car wash; nobody ever stops at that stop sign. **Boyd** suggests that they can put a note on the plan that there will be a sign that says no loading or unloading in the street and they can also add in a stop sign. **Sanborn** would like to know where the fence is going to be located. **Boyd** states it will be at the South end existing single family house. **Boyd** states that the applicant would probably put a fence all the way out to Pine Street if that is what the board requests. **Sanborn** feels that the fence should be along the back end of the property to stop the glare of the lights going into the apartment buildings.

Bill Welch, 19 Pine Street would like to know if the curb cut is on record with the town. Morgan states that it is not because it is the responsibility of the state so it would be on record with the NH dot. **Welch** would also like to ask about the noise. He wants to know if there will be any noise coming from the property with outdoor speakers. **Boyd** states that there is no plan on having outdoor music. **Welch** also questions a 3 foot door facing his property. **Boyd** states that was just for emergency purposes only. Welch is against all the smells that may come from the property. Where will the dumpster be? Boyd points it out on the plan. Welch would like to know where the workers are going to park. **Boyd** states in the parking lot. Welch has concerned about the school bus stop. He is in favor of apartments going there but not a restaurant. **Boyd** states that the zoning will not allow it. **Brown** asks if it is going to impact him in some way. He states it will probably impact his property value.

Michelle Bush of 37 Pine Street knows that the applicant makes a good pizza and every time she goes to pick up her pizza the bar is packed. She knows he has a right to do business but she doesn't believe that this is the right location for his business. She believes after hours people are going to park where ever they want.

Joe Daly from 27 Pine Street has many concerns. He is concerned with the smell, the noises, the smoke, and the fumes that will be coming from that restaurant. There will be light pollution and noise pollution. He believes that the applicant should have came and talked to the abutters before he began developing his plans. He would also like to know if the single family home is actually a single family home or apartments.

Boyd reiterates that the zoning is zoned commercially. The applicant has an allowed use in the zone.

Abramson states that if we wanted to stop the project we wouldn't really have a leg to stand on because the applicant is in his zone.

Building inspector Lacey Fowler understands the abutters concerns. She states that if the business is put in place that the abutters, or anyone that has any complaints, are more than welcome to send it into her office.

Resident Joe Daly doesn't think that a 6 foot fence is big enough. He feels they should put up a 10 foot fence. **Boyd** states that if the fence was higher than 6 feet then they would need a variance. He believes 6 feet is very substantial.

<p>Motion: Abramson</p>	<p>To approve Case 2020-12, Proposal by Frank Lanzillo, Sr. for a site plan review at 15 Pine St. Tax Map 8 Lot 27 with the following conditions:</p> <ul style="list-style-type: none"> *No parking on Pine street *No deliveries to be made on Pine street *Add a fence on the side of Mr. Welch and the side of the apartments
<p>Second: Brown</p>	
<p>Result:</p>	<p>4 in favor Knowles- No</p>

Case 2020-13, Proposal by Douglas Brown for a conditional use permit at 77 Stard Rd. Tax Map 4 Lot 116.

Douglas Brown speaks on his behalf. He states that he lives at 77 Stard Rd. He is looking to register his vehicles at his property which is also under his home business. He states that he is looking for approval to park his car and his daughter's cars.

Morgan recommends that the board approve his case. He states that he currently has a home office and is looking to change it to a home occupation.

Motion: Abramson		To accept case 2020-13 as administratively complete
Second: Brown		
Result:		All in favor

Motion: Brown		To approve Case 2020-13, Proposal by Douglas Brown for a conditional use permit at 77 Stard Rd. Tax Map 4 Lot 116
Second: Sanborn		
Result:		All in favor

Tom Morgan speaks about the transportation project. He would like to know if anyone has any transportation projects that are coming up and if so to let him know.

Meeting Minutes:

Motion: Hubbard		To approve the minutes from June 18th.
Second: Sanborn		
Result:		2 yes Abstained; Knowles, Brown, Abramson

Motion: Hubbard		To approve the minutes from July 21st
Second: Sanborn		
Result:		2 yes Abstained; Knowles, Brown, Abramson

*** Chairman James Sanborn adjourned the meeting at 3:45pm**

Respectfully submitted by Jen Hubbard