



**Town of Seabrook**  
**Planning Board Minutes**  
**September 1, 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, Max Abramson, John Kelly, Forrest Dow, Selectmen; Ella Brown, Town Planner; Tom Morgan. **Others Present:** Building Inspector; Lacey Fowler, Town Engineer; Chris Raymond, Planning Board Secretary; Jen Hubbard

**Absent Members:** Aboul Khan,

**Jim Sanborn opens the virtual meeting at 2:05 pm with the pledge of allegiance.**

**New Business:**

**Case # 2020-15 Proposal from Matt McGarry, Trustee, Meadowstone Trust, for a site plan review at 308 route 286. Tax map 17 Lot 38.**

**Matt McGarry** speaks on behalf of case 2020-15. He explains the case to the board and states that there are currently two apartments on the property that are used for the groundskeepers of Meadowstone parks. One of the tenants went to go register his car with the town but the town had no record of the second apartment being rented. The second apartment has been occupied for many years already and is existing. They are coming in front of the board to get it approved the proper way. McGarry states that no work is going to be done to the apartment because it already exists.

**Lacey Fowler** states that she is aware of one of the apartments but not the other. She would like to know if apartment number 2 already exists. **McGarry** states yes the apartment already exists. **Fowler** would like to check out the two apartments for herself since she wasn't aware of the second department.

**Morgan** states that the Town Assessor would like to check out the second apartment to make sure it is assessed correctly. **McGarry** states that would be fine.

<b>Motion: Rabideau</b>	<b>To accept case 2020-15 as administratively complete.</b>
<b>Second: Abramson</b>	
<b>Result:</b>	<b>All in favor</b>

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

<b>Motion: Rabideau</b>	<p><b>Approve Case 2020-15 Proposal from Matt McGarry, Trustee, Meadowstone Trust, for a site plan review at 308 route 286. Tax map 17 Lot 38 with the following conditions:</b></p> <ul style="list-style-type: none"> <li><b>*The applicant will set up a time to meet with the building inspector, Lacey Fowler.</b></li> <li><b>*The applicant will set up a time to meet with the town Assessor, Angie Silva, for a new assessment of the property.</b></li> <li><b>*The applicant will send an email to the planning board once both of those conditions are met.</b></li> </ul>
<b>Second: Brown</b>	
<b>Result:</b>	<p><b>6 yes</b></p> <p><b>Knowles ;Abstained</b></p>

**Case #2020-16 Proposal from Charles and Francine Felch for a condo conversion at 23 Worthley Ave. Tax Map 16 Lot 70.**

**Bill Edwards** from Edwards Survey and design speaks on behalf of his clients. He states that this case had become before the planning board a few months back for a lot line adjustment. Now that the property is complete they are coming back in front of the board for a condo conversion to separate the two units.

<b>Motion:</b> <b>Knowles</b>	<b>To accept Case 2020-16 as administratively complete</b>
<b>Second:</b> <b>Abramson</b>	
<b>Result:</b>	<b>Ella- no vote</b>  <b>6 yes</b>

**Tom Morgan** would like to know if the Assessor is on board with the lot numbers that Edwards provided. **Edwards** will reach out to the Assessor to confirm. **Morgan** would also like to see the water shut off valve on the plan.

**Sanborn** opens it up to the public; Seeing none, hearing none

<b>Motion:</b> <b>Knowles</b>	<b>To accept Case #2020-16 Proposal from Charles and Francine Felch for a condo conversion at 23 Worthley Ave. Tax Map 16 Lot 70.</b>
<b>Second:</b> <b>Rabideau</b>	
<b>Result:</b>	<b>All in favor</b>

**Other Business:**

**Chairman Jim Sanborn** briefs the board on a previous case from Red's Tavern. Red's Tavern came before the board a few months back for an approval of an outside bar and patio at their new location. The board neglected to vote on the approval of alcohol to be served outside, from the bar, on the patio. Sanborn is looking for a motion to approve the sale of alcohol from the outside bar and patio.

<b>Motion:</b> <b>Kelly</b>		<b>To approve the sale of alcohol from the outside bar and patio at Red's Kitchen and Tavern (530 Lafayette Rd.)</b>
<b>Second:</b> <b>Dow</b>		
<b>Result:</b>		<b>All in favor</b>

<b>Motion:</b> <b>Rabideau</b>		<b>To approve the minutes from August 18<sup>th</sup> 2020</b>
<b>Second:</b> <b>Sanborn</b>		
<b>Result:</b>		<b>5 yes</b> <b>Brown, Kelly, Knowles; Abstained</b>

**Morgan** would like to get the boards opinion about a building in town that is looking to manufacture firearms.

**Fowler** states that the building is at 1 Chase Park Rd.off of Stard Rd. The manufacturer isn't looking to change its use; they are just looking to change what they are manufacturing. The use of the building is currently set up to manufacture, but not firearms.

<b>Motion:</b> <b>Rabideau</b>		<b>The manufacturing business for firearms is to come before the planning board for approval.</b>
<b>Second:</b> <b>Knowles</b>		
<b>Result:</b>		<b>5 yes</b> <b>Kelly, Abramson; NO</b>

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**Kelly** is curious as to why we need them to come in front of the board if they are not changing use. **Sanborn** states that we can look into that. **Brown** invites members to come to the Selectmen's meeting on September 21<sup>st</sup> if they would like to discuss this topic further.

**Morgan** is asking the board if anyone is interested in volunteering for the vacant position at the Rockingham Planning Commission.

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

**Respectfully submitted by Jen Hubbard**

DRAFT