



**Town of Seabrook**  
**Planning Board Minutes**  
**October 6, 2020**  
**Seabrook Town Hall, 99 Lafayette Road**  
**Seabrook, NH 03874**  
**603-474-5605**

**Members Present**

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

**Absent Members:** Forest Dow, John Kelley

**Jim Sanborn opens the virtual meeting at 2:04 pm with the pledge of allegiance.**

**New Business:**

**Case #2020-18 Proposal by Jeremy Wright for a lot line adjustment at 91 Washington St. Tax map 10 Lot 90.**

**Bill Edwards** from Edwards Survey and Design spoke on behalf of his clients. He stated that they are proposing a lot line adjustment that would increase the size of their lot at 91 Washington Street to 30,000 square feet, an area that is large enough to support the construction of a duplex.

<b>Motion:</b> <b>Khan</b>	<b>To accept case 2020-18 as administratively complete.</b>
<b>Second:</b> <b>Rabideau</b>	
<b>Result:</b>	<b>3 in favor</b>  <b>Knowles; abstained</b>

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

**Tom Morgan** reminds the board that the applicant is asking for four waivers. **Edwards** explains the four waivers to the board. Those come from the Subdivision Regulation Section 4.400 and are as follows:

**Subsection: 4.525 Topographical-** This site is essentially flat with roughly 4' of elevation change East to West across the two properties.

**Subsection: 4.528 Setbacks-** We are requesting to not show the wetland setbacks per our request below to not delineate the wetlands on this plan.

**Subsection: 4.529 Zoning Box-** We are requesting a waiver of the 100'x100' zoning box as the zoning box would not fit in the existing Map 10 Lot 90.

**Subsection; 4.530 Water Resources-** We are requesting to not show or delineate wetlands as they were delineated in a prior subdivision of the same two properties in March 2004 by Millennium Engineering. That plan delineated the wetlands on Map 10 Lot 93-4, showing an area of upland behind Lot 90. We do not believe the wetlands have any impact on this Lot Line Adjustment plan, as no site work is to be done.

**Khan** would like to ask since they are not addressing these if it means that once they are ready to move forward will they come back to the board for approval. **Edwards** states that yes they will come before the board again once they are ready to construct.

<p><b>Motion:</b> <b>Sanborn</b></p>	<p><b>To accept the four waivers as stated:</b>   <b>Subsection: 4.525 Topographical</b>  <b>Subsection: 4.528 Setbacks</b>  <b>Subsection: 4.529 Zoning Box</b>  <b>Subsection; 4.530 Water Resources</b></p>
<p><b>Second: Khan</b></p>	
<p><b>Result:</b></p>	<p><b>4 in favor</b>   <b>Knowles; abstained</b></p>

<b>Motion: Abramson</b>	<b>To approve case 2020-18, Proposal by Jeremy Wright for a lot line adjustment at 91 Washington St. Tax map 10 Lot 90</b>
<b>Second: Rabideau</b>	
<b>Result:</b>	<b>4 in favor Knowles; abstained</b>

**Case # 2020-19 Proposal by John and Melodie Evans for a subdivision at 26-28 Dows Lane, Tax map 12 Lot 10**

**Tom Morgan** speaks for Henry Boyd from Millennium Engineering due to his absence at this meeting. **Morgan** states that John & Melodie Evans propose a 2-lot subdivision at 26 Dows Lane. **Morgan** states that Boyd did a good job on the plan provided and that he supports it and has no issues with this case.

<b>Motion: Rabideau</b>	<b>To accept case 2020-18 as administratively complete.</b>
<b>Second: Sanborn</b>	
<b>Result:</b>	<b>4 in favor Knowles; abstained</b>

<b>Motion: Khan</b>		<b>To accept the waivers on Topographical contours</b>
<b>Second: Rabideau</b>		
<b>Result:</b>		<b>4 in favor</b> <b>Knowles; abstained</b>

**Khan** would like to ask Tom Morgan about the land that is going to be deeded to the Town. He would like to know how that process is going to start and where is it at right now. **Morgan** replies that he is assuming that the parcel will be sent to the Board of Selectman by the applicant.

<b>Motion: Khan</b>		<b>To approve case 2020-19 Proposal by John and Melodie Evans for a subdivision at 26-28 Dows Lane, Tax map 12 Lot 10</b>
<b>Second: Abramson</b>		
<b>Result:</b>		<b>4 in favor</b> <b>Knowles; abstained</b>

### **Other Business:**

**Chairman Sanborn** states that there is a bond release on the agenda from a case from 2018-11; RSG Marble and Granite for the amount of \$45,000. **Chris Raymond** from TEC has been out to the site and suggests that the town hold 10% of the bond until the spring time.

<b>Motion:</b> <b>Khan</b>		<b>To release the bond in the amount of \$40,500, this includes the 10% fee for maintenance until the Spring time.</b>
<b>Second:</b> <b>Rabideau</b>		
<b>Result:</b>		<b>4 in favor</b> <b>Knowles, Abramson; abstained</b>

**Meeting Minutes:**

<b>Motion:</b> <b>Rabideau</b>		<b>To approve the September 15<sup>th</sup> meeting minutes as submitted</b>
<b>Second:</b> <b>Sanborn</b>		
<b>Result:</b>		<b>3 in favor</b> <b>Knowles, Abramson ; abstained</b>

**Chairman Sanborn** would like to discuss with the board about a previous decision made a few years ago by the planning board in regards to the recording of Mylar's. The stipulation that was previously put on the recording of Mylars was to wait 30 days before recording them at the registry. He would like to get the boards opinion about that time frame. **Rabideau** thinks it would be a good idea to wait at least 7 days before recording the plans. **Morgan** states that the reason that the recording was to be held off for 30 days was in case an abutter would have any objectives to the plan. **Morgan** feels that since abutter notices are sent out prior to the meetings that residents will have more than enough time to come forward if they may have concerns. He doesn't think that there should be a time limit on the time frame of recording a plan. As soon as the plan is presented to the planning office and the Chairman signs it, it should be good to go to the registry.

<b>Motion: Khan</b>		<b>To withdraw the one month time limit for the recording of Mylars effective immediately.</b>
<b>Second: Rabideau</b>		
<b>Result:</b>		<b>4 in favor Knowles; No</b>

The board talks about coming back to night meetings at the Town Hall; in person.

<b>Motion: Sanborn</b>		<b>Planning meetings will begin at 1:00pm starting October 20<sup>th</sup>, until further notice.</b>
<b>Second: Khan</b>		
<b>Result:</b>		<b>3 in favor Knowles, Abramson; No</b>

<b>Motion: Sanborn</b>		<b>To adjourn the meeting at 2:53</b>
<b>Second: Abramson</b>		
<b>Result:</b>		<b>All in favor</b>

**Respectfully submitted by Jen Hubbard**