



Town of Seabrook
Planning Board Minutes
October 20, 2020
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present

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

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

Jim Sanborn opens the virtual meeting at 1:04 pm with the pledge of allegiance.

New Business:

Case 2020- 20 Proposal by Philip Reed and Cheryl Perkins for a subdivision at 101 Walton Rd. Tax map10 Lot 104.

Bill Edwards from Edwards survey and design speaks on behalf of his client. He states that Mr. Reed and Mrs. Perkins are looking to subdivide the land at 101 Walton Rd. **Edwards** comments on the Town Planners comments that were sent to him. **Edwards** says that he will get confirmation on the proposed lot numbers from the Assessor's office. **Edwards** will also reach out to the water and sewer department to depict where the water lines are. **Edwards** also sent in an amended waiver request to the board. They would like to go within a foot of the lot line if possible.

Motion: Khan	To accept case 2020-20 as administratively complete
Second: Rabideau	
Result:	Four in favor (Jim, Mike, Aboul, Jen)

Morgan would like the plan to be seen by everyone on the meeting. **Morgan** would like to ask in terms of the driveway are there any issues with the topographic that will make it difficult. **Edwards** doesn't think so. He states that it is a pretty flat lot. **Morgan** would also like to see boundary monuments on the final plan. **Edwards** states that he needs to double check with the water and sewer superintendent about where the proper lines will run. **Morgan** would like to know if they are going to need an easement to cross over the other lot. **Edwards** doesn't believe so. **Koko Perkins** said that water will be all set. He discussed it that day. It's getting kind of late for a cut in the road and for sewerage he may need to get an easement. The rest of the utilities are straight up the driveway. **Khan** would like to know that when the season gets better will they then make a cut in the road for the water lines. **Perkins** states that it may be in everyone's best interest to tap into 101's existing line. **Khan** would like to know if there is any confirmation from Curtis on this matter. At this time there is no confirmation from Curtis. **Khan** asks if **Perkins** would be willing to put a new waterline if needed. **Perkins** states that he would. **Khan** would like to know if **Perkins** would be ok with the board making that a condition to the approval. **Perkins** states yes.

Chairman opens it up to the public: Seeing none, hearing none

Morgan asks **Edwards** if the neighbor has weighed in on how close the driveway is proposed to be to the stone wall. **Edwards** states he hasn't spoke to them on the drive way yet. **Perkins** says the only issue was a tree, no suggestions on the driveway.

<p>Motion: Sanborn</p>	<p>To approve the waiver request for Subsection: 4.525 Topo - This site is essentially flat with roughly 3' of elevation change North to South across the proposed two properties. And Section J-2 of the Driveway Regulations requires a 10' setback from the neighbors property line. We would ask the board to waive this regulation and allow the driveway to come within a foot of the Stonewall running along the Western property line.</p>
<p>Second: Rabideau</p>	
<p>Result:</p>	<p>All in favor</p>

<p>Motion: Khan</p>	<p>To approve Case 2020-20; Proposal by Philip Reed and Cheryl Perkins for a subdivision at 101 Walton Rd. Tax map10 Lot 104 with two conditions: The boundary monument will be on the final plan and the water and sewer lines will be satisfactory to the water and sewer superintendent.</p>
<p>Second: Hubbard</p>	
<p>Result:</p>	<p>All in favor</p>

Case # 2020-21 Proposal by Deborah Moore and Steve Brown for a subdivision at 143 and 145 Walton Rd. Tax map 13 Lot 26.

Bill Edwards from Edward's survey and design speaks on behalf of his clients. He talks about Morgan's comments and states that he will check with the water and sewer superintendent about the lines. He will also get in touch with the assessors department to make sure that the lot numbers are sufficient.

<p>Motion: Khan</p>	<p>To approve case 2020-21 as administratively complete</p>
<p>Second: Rabideau</p>	
<p>Result:</p>	<p>All in favor</p>

Morgan would like to know if the utilities are going to be shared. Edwards isn't sure, he will verify with Curtis and show that on the plan. **Morgan** would like to see that the water

lines are separate in case one tenant doesn't pay their bill. Khan suggests that this should have been done before hand. **Rabideau** would like to know if there are two meters. **Edwards** isn't sure. **Chris Raymond** suggests that Edwards puts some further detail on the plan for the proposed driveway.

Motion: Rabideau	To accept the three waivers as submitted on Subsection: 4.525 Topo, Subsection: 4.529 Zoning Box, and the waiver Section J-2 Driveway Setbacks.
Second: Hubbard	
Result:	All in favor

Motion: Khan	To approve case 2020-21 Proposal by Deborah Moore and Steve Brown for a subdivision at 143 and 145 Walton Rd. Tax map 13 Lot 26 with the following conditions: Clear knowledge of the driveway is put on the plan and the water and sewer lines are satisfactory to the water and sewer superintendant.
Second: Rabideau	
Result:	All in favor

Case # 2020-22 Proposal by Real-Axe LLC for a conditional use permit at 920 Lafayette Rd unit 101. Tax map 7 Lot 91-101.

Tracey McCormick is the owner of the company Real-Axe LLC and she is looking to open a business at 920 Lafayette Rd. The business is to have indoor axe throwing. There will be 14 lanes for customers to throw axes at targets. At this time she will be selling soft drinks and water and light refreshments.

Motion: Khan	To approve case 2020-22 as administratively complete
Second: Hubbard	
Result:	Knowles; Abstained 4 in favor

Khan asks if this is the same building that the Chop Shop used to be in. **Sanborn** replies that it is the same building that Ace Hardware used to be in. **Khan** would also like to know what the private events consist of. **McCormick** states that it is usually rented for groups or companies that would like to rent it for two hours at a time. **Khan** would like to know how many bulls-eyes. She states there will be 14. **Khan** asks about the parking. How many shared parking spaces do you have. **Khan** would like to know if the applicant feels that she will have enough parking for her customers. **McCormick** states yes she does. **Morgan** asks how many people will be in the building at a time. **McCormick** states each day varies. Targets are scheduled at scattered times. They expect around 23 or 25 spaces to be occupied. **Morgan** states that 920 Lafayette has had many parking issues in the past. **McCormick** states that the landlord has put signs up for her business stating parking for unit 101. She feels she will be able to manage with the 23 spaces. **Khan** asks are the 23 spots right in front of the building. **McCormick** states that the majority is right in front of the building and the rest is on the side of the building along route 101. **Building Inspector Lacey Fowler** states that her only concern is that the applicant comes in for a commercial permit when she is ready to go. **Rabideau** would like to know if people bring their own axes. **McCormick** states they must fill out a waiver, then they are provided a safety lesson and then the axes are provided. Some people may bring their own axes. **Khan** would like to know if in the future she is thinking of having a bar. **Tracey** states no it will be a BYOB, she is not planning on selling alcohol. **Abutter Bill Nyland**, owner of the Chop Shop, would like to bring up a few concerns. He has concerns about parking in that lot. He states that parking has already become an issue. The units used to all share the parking spaces and it worked out well but now the landlord has flagged spaces just for her business. **Boyd** states that there is a plan with an agreement that was drafted in the past for the specific parking spots for each business. He states that he will make that plan available to the board in the future if they would like. The board discusses the parking issues amongst themselves.

<p>Motion: Khan</p>	<p>To approve case 2020-22 Proposal by Real-Axe LLC for a conditional use permit at 920 Lafayette Rd unit 101. Tax map 7 Lot 91-101</p>
<p>Second: Rabideau</p>	
<p>Result:</p>	<p>Knowles Abstained 4 in Favor</p>

Khan would like to know how many new jobs this business will bring to town **McCormick** states 5 or 6. **Khan** would also like to ask if the first axe can be thrown by the chairman of the board at the grand opening. **McCormick** agrees.

Correspondences:

Boyd speaks on behalf of his client **Bill Nyland**. He states that COVID is having a big impact on businesses in the town. **Nyland** would like to continue his outdoor seating but he seems to have missed the deadline to do so. **Boyd** states that **Nyland** did not know that he needed to fill out an application and have a sufficient plan to show the board for his outdoor seating. **Boyd** is asking for the board to extend his outdoor seating to a later date due to COVID. **Nyland** states that the planning board application isn't an easy thing to fill out and he didn't realize that he would need support from an engineer to acquire a plan. **Khan** states that the planning board waived jurisdiction until October 1st for outdoor seating, it was not the selectmen that approved that. **Khan** and **Boyd** discuss the possibility of being flexible for our town citizens. **Khan** would like to mention that he suggested that Fowler and Morgan work together on creating a plan that is fair for all applicants that would like to apply for an outdoor seating permit at this time. The board discusses between each other a time to complete the application. **Khan** suggests that they push it out to 90 days. **Sanborn** states that the planning board gave anyone who wanted to apply for an outdoor permit an extra 30 days to do so. He states that **Fowler** did go around and notify all business that they needed to apply for permanent outdoor seating. **Fowler** states that her and her secretary did reach out to each business that had temporary permits and let them know that they need to apply for a site plan review with the planning board. She would also like to see a sufficient plan for permanent outdoor seating with an engineer's approval.

Motion: Khan	Extend the outdoor seating until January 4th.
Second: Knowles	
Result:	All in favor

Fowler just wants to add that Nyland should check with the selectman that he is ok to continue his outdoor entertainment. She would also like him to contact Koko about the outdoor heaters that he has outside to make sure they are safe.

Other Business:

Sanborn would like to remind members to pick up their CIP booklets that are located outside of the planning board office so they can review them and highlight any questions or comments they might have for the Town Manager to discuss.

Morgan explains the changes that need to be made to the Zoning Ordinance for Flood Hazards for our next meeting 11/17/2020.

Morgan also speaks on the revision to the outdoor dining regulation. **Khan** asks if they need to have enough parking spaces for the seating inside a building he would like to know if that needs to be stated in the updated regulation. **Morgan** states that the existing buildings are grandfathered in but any new cases that come in to the board we can ask those questions. **Fowler** states that will be part of her building permit and an occupancy load would be put on the permit.

Motion: Khan	<p>To approve the new provision to section 8 of the site plan regulations as follows:</p> <p>8.180 Outdoor Dining: Outdoor dining facilities shall include fixed physical barriers to protect patrons from motor vehicles. Outdoor seating shall not impede traffic, especially to emergency vehicles. A Building Permit must be applied for, inspections must be done, and a certificate of occupancy shall be granted before the outdoor dining area is occupied. Any outdoor entertainment must have prior approval per Board of Selectmen.</p>
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Second: Rabideau	
Result:	All in favor

Sanborn asks the board for ideas of what can be done with the applicants that have past due balances. **Fowler and Hubbard** will collaborate on this further.

Motion: Rabideau	To approve the minutes from October 6th 2020
Second: Sanborn	
Result:	4 in favor Knowles; Abstained

Khan just wanted to remind everyone that there will not be a planning board meeting on November 3rd and the next meeting will be on November 17th.

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

* **Chairman James Sanborn adjourned the meeting at 3:25 pm**

Respectfully submitted by Jen Hubbard