



**Town of Seabrook**  
**Planning Board Minutes**  
**January 5, 2021**  
**Seabrook Town Hall, 99 Lafayette Road**  
**Seabrook, NH 03874**  
**603-474-5605**

**Members Present**

**Roll Call:** Chairman; Jim Sanborn, Members; Paul Knowles, Forrest Dow, Max Abramson, Alternate member; Srinivasan Ravikumar, Selectmen; Aboul Khan, Town Planner; Tom Morgan. **Others Present:** Building Inspector; Lacey Fowler, Planning Board Secretary; Jen Hubbard

**Absent Members:** Vice Chairman; Mike Rabideau, John Kelley,

**Jim Sanborn opens the virtual meeting at 1:05 pm with the pledge of allegiance led by Aboul Khan.**

**New Business:**

**Case 2021-01 Proposal from Ying Chuang for a conditional use permit at 131 Lafayette Rd. Tax Map 9 Lot 155.**

**Dr. Chuang** speaks on his own behalf. He is asking the board to postpone his case until he is able to retain an attorney. He is asking for an extension of one month. He would like to be heard at the February 2, 2021 meeting. **Khan** would like to have some more information on the current status of the property. **Fowler** states that the property has been issued many violations and only the first building is open, the second building still remains closed.

<b>Motion:</b> <b>Khan</b>	<b>To approve case 2021-01 for a one month extension.</b> <b>(Feb.2, 2021 meeting date)</b>
<b>Second:</b> <b>Abramson</b>	
<b>Result:</b>	<b>5 in favor</b>  <b>Knowles; no</b>

**Case # 2021-02 Proposal from The Chop Shop Pub for a low impact proposal at 920 Lafayette Rd. Tax Map 7 Lot 91-203.**

**Henry Boyd** speaks on behalf of his client **Bill Nyland**. Bill Nyland is the owner of the Chop Shop pub on Lafayette Rd. and he is looking to get an approval for permanent outdoor seating at his restaurant. Boyd goes over Tom Morgan’s review and checklist. Bill Nyland speaks about the parking at the facility. He states that parking has never been an issue on the property and that there are 270 parking spots. **Khan** asks Tom Morgan if the board can adopt a policy stating that they will not get involved with the parking issue. Morgan states that the board does have the right to do that. Abutter **Alexis Garant** has concerns about the parking issue. She feels that his business doesn’t have adequate parking for his restaurant. She also states that in the summer time the music is very loud and there have been complaints about it. **Ravi** asks if the 270 parking spaces are shared by all the businesses. **Garant** states it is divided down the middle and there is an easement that goes right down the middle. **Boyd** states that the easement is to benefit both sides of the property. **Chairman Jim Sanborn** asks Building inspector **Lacey Fowler** to speak on this issue. Fowler suggests that this case be heard at a TRC meeting so all department heads can discuss the set up. The plan that is presented today is not the plan that was originally agreed upon. **Abramson** suggests we allow the use temporarily until the emergency order is lifted and then come back to the planning board. **Khan** likes that idea too but feels that the property owner needs to work closely with the building inspector for approval.

<b>Motion: Abramson</b>	<b>To extend the temporary outdoor seating at 920 Lafayette Rd. until the second meeting in May and contingent upon meeting with TRC before that for approval.</b>
<b>Second: Knowles</b>	
<b>Result:</b>	<b>All in favor</b>

<b>Motion: Sanborn</b>	<b>To approve meeting minutes from December 19th</b>
<b>Second: Ravi</b>	
<b>Result:</b>	<b>Abstained; Khan, Abramson</b> <b>No; Knowles</b> <b>3 in favor</b>

<b>Motion: Khan</b>	<b>Motion to adjourn the meeting</b>
<b>Second: Abramson</b>	
<b>Result:</b>	<b>All in favor</b>

**Respectfully submitted by Jen Hubbard**