



Town of Seabrook
Planning Board Minutes
April 6, 2021
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present

Roll Call: Chairman; Jim Sanborn, Vice Chairman; Mike Rabideau, Members; Forrest Dow, Srinivasan Ravikumar, Selectmen; Aboul Khan, Town Planner; Tom Morgan.

Others Present: Building Inspector; Lacey Fowler, Town Engineer; Chris Raymond, Planning Board Secretary; Jen Hubbard

Absent Members: Paul Knowles

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

New Business:

Case 2021-07 Proposal from Anthony Caru- Caru Properties for a site plan review at 139 Lafayette Rd. Tax Map 9 Lot 154. **William Edwards** with Edwards Survey and Design speaks on behalf of his clients. Caru properties are proposing to establish a granite countertop fabrication facility at 139 Lafayette Rd where they will be cutting and fabricating granite countertops. The property is zoned 6M- Smithtown mixed use. **Khan** asks what the existing building is used for. **Edwards** is unsure but believes that it was a warehouse, the former Morton building. Building inspector **Lacey Fowler** reached out to the owners a few times to let them know that they needed to get approval from the planning board before opening. They failed to do so; they were currently served with a cease and desist order. **Khan** asks if an inspection has been done on the property. **Fowler** states that an electrical inspector did go out to the property with her but she informed the owners that they still needed to visit with the planning board. **Morgan** states to the board that the applicants did just move in and open up before coming to the board but **Morgan** is asking the board to consider this case as a proposal; think of this case as this is the first time it is coming to town and opening up a business. **Rabideau** asks questions about the floor drains because it is really close to the pond. **Edwards** states that they have taken some steps to prevent the dust coming from the cutting of the granite. **Khan** states that this property is in the Smithtown district and he asks if the applicants have followed the guidelines for Smithtown. **Morgan** states that they are not changing the outside they are not proposing any changes at all. **Khan**

states that the building has not been in use for more than a year wouldn't that mean that they need to comply with the guidelines of Smithtown now to re-open. **Morgan** states that they aren't proposing any exterior changes. **Morgan** states that Smithtown has two parts. Smithtown commercial, and Smithtown residential and this is a permitted use. **Edwards** goes over Morgan's comments with the board.

Motion: Rabideau	To accept case 2021-07 as administratively complete
Second: Ravi	
Result:	All in favor

The board has many concerns and questions about this property. Khan asks if **Morgan** thinks that this case should go to the technical Review Committee or waive jurisdiction to the Building Inspector. The board agrees that they should send this case to TRC 4/13/21.

Motion: Sanborn	Makes a motion that case 2021-07 go in front of the TRC group on 4/13/2021
Second: Rabideau	
Result:	All in favor

Sanborn asks about the driveway, he does not see a driveway and he is wondering if they are allowed to use that whole frontage as a driveway. **Rabideau** asks about the curb cut also. **Edwards** believes there is a small wall there now more to the left of the property. **Morgan** states that the driveway looks pretty wide from the Arial view. **Sanborn** asks what width is allowed for driveways. **Fowler** believes that DOT sets the width at 50 feet. **Morgan** states there is a 20 foot limit on town roads but this isn't a town road. **Fowler** will contact DOT to get the correct answer about the driveway. **Sanborn** asks **Fowler** if she remembers a fence in the back of the property. **Fowler** doesn't recall. **Sanborn** continues case 2021-07 until 4/20/21.

Continued Cases:

Case # 2021-05 Proposal from Torrington Properties Inc. for a site plan review at 9 Batchelder Rd. Tax Map 5 Lot 14-2

Erik Poulin from Jones and Beach engineering speaks on behalf of his clients. He states that they have had some testing done since the last meeting. A representative from the Seabrook water department came out to the site to conduct an inspection, no violations were found. They have also had backflow testing's done. **Poulin** shares pictures of the inside of the facility where the ink is stored and he shares the emergency coordination plan that the building follows. **Morgan** asks if he has been in communication with Curtis Slayton. **Poulin** states yes he has and they are currently undergoing a hydrant inspection and once the results come back he will share them with the town. **Dirk Henke**, owner of the business, states that the business before had a room inside the building that was explosion safe and spill proof and that is the room where they store the ink. He feels like it's the safest place to do so. **Khan** asks what else they do in the building besides printing. He was under the impression that the building was just used for storage. **Dirk** states that they are converting tape. They take large amounts of tape and convert it to smaller sizes. The mixing and producing takes place at the Newburyport location. **Khan** asks what other chemicals are being stored on site besides ink. **Dirk** states they are storing all adhesive materials that are in the solvate state, not liquid. **Khan** would like to know where the process takes place to turn it into liquid. **Dirk** states that process happens in Newburyport. **Sanborn** is concerned that one of the labels on the ink containers states "Harmful to aquatic life". **Dirk** presents a letter that shows his business is in compliance with the best practices regarding safety and storage of this ink. Ravi, Mike, and Forrest all feel comfortable with the business due to the letter from the MSD, which is showing that the business is in compliance with best practices.

<p>Motion: Ravi</p>	<p>Case # 2021-05 Proposal from Torrington Properties Inc. for a site plan review at 9 Batchelder Rd. Tax Map 5 Lot 14-2 with the following conditions:</p> <ul style="list-style-type: none"> • Successful completion of the fire hydrant inspection • Letter of approval from Curtis Slayton stating he is okay with the storage and the operation of the business.
<p>Second: F. Dow</p>	
<p>Result:</p>	<p>All in favor</p>

Old Business:

Case 2019-24 Proposal from Amber Seabrook Ass. LLC for a site plan review at 13 Bathchelder rd. Tax Map 5 L14-51.

Peter Levine speaks on behalf of the proposal. This case came in front of the board back on December 03, 2019 for a site plan review of the property. They are looking to amend their currently approved site plan. The planning board approved the plan on December 03, 2019, but since then the plan has changed. They are looking to go from the originally approved, five loading docks, down to three. They recently realized that five loading docks were too many. They also did not need to add any additional parking spaces like they had originally thought they would need. They are basically downsizing the scope of the project and the plan. All they do at this location is store school books. **Khan** asks **Morgan** since the business has been closed for longer than a year should it go in front of TRC. Morgan states no, the board has already approved this case so they have two choices they can make. Either to waive jurisdiction or ask him to come back for a formal site plan review. **Fowler** won't sign off on occupancy until the planning board signs off on the occupancy permit that's why she suggested him to come to the planning meeting. **Rabideau** asks if there will be a major reduction on the site. **Raymond** visited the site a few months back. He reviewed the new plans and the drainage report; he would like to see the sign off report from DES and an updated drainage report. **Raymond** and **Fowler** will get together to come up with a bond amount for this case. **Levine** agrees that he has no problem with getting a bond for the work to be done.

Motion: Rabideau	Waive jurisdiction for case 2019-24 provided the applicant works with the Town and The town engineer to resolve any outstanding issues.
Second: F.Dow	
Result:	All in favor

Sanborn briefs the born that **John Kelley** resigned from the board and he would like **George Dow** to fill in for the rest of the year.

Motion: Ravi	To accept George Dow to fill John Kelley's position for the remains year.
Second: Rabideau	
Result:	All in favor

Motion: Khan	To approve the meeting minutes of 3/6/2021
Second: Sanborn	
Result:	All in favor

Motion: Khan	To approve the workshop session minutes of 3/23/2021
Second: Rabideau	
Result:	All in favor

Chairman reminds the board that they need to be thinking about the outdoor dining for the upcoming season. **Sanborn** asks **Morgan** if it's possible to make it a condition that we don't allow outdoor music. **Morgan** states that the board can make that a condition if they choose to. **Khan** states that he has been receiving many complaints about outdoor music from Red's. **Fowler** states she hasn't received any complaints in her office and she will need something in writing in order for her to do anything about it.

Motion: Khan	To adjourn the meeting @ 2:32
Second: Ravi	
Result:	All in favor

Chairman closes the meeting @ 2:32

Respectfully submitted by Jen Hubbard

DRAFT