



Town of Seabrook
Planning Board Minutes
April 20, 2021
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present

Roll Call: Chairman; Jim Sanborn, Members; Paul Knowles, 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: Vice Chairman; Mike Rabideau, Forrest Dow

Jim Sanborn opens the virtual meeting at 1:02 pm with the pledge of allegiance.

New Business:

Case 2021-08 Proposal from Gilbert Reyes for a site plan review at 620 Lafayette Rd. Tax Map 8 Lot 53 (Casa Tequila) Sanborn notes that Morgan had a lot of comments about this case on his checklist and he would like to know if Morgan considers this case “administratively complete?” Morgan states that he does consider this case as administratively complete. Khan would like to ask Morgan how this case is considered administratively complete if Morgan’s checklist proposes so many issues. Morgan states that being administratively complete means that the board has enough information on this case to make an informed decision about the outcome.

Gilbert Reyes and **Kim Landry** speak on behalf of the case. Reyes tells the board that he is looking to extended his outdoor dining area. He states he is looking to extend the patio by 13 feet. He will make the whole deck new so it will be 25X44 feet and it will not take up more space than the temporary dinning does now. Sanborn would like Reyes to address the comments that Morgan wrote on his memo. Reyes states that they are using the existing signs and lights that are there now. He will add some hanging plants and greener to the outside. Khan would like there to be some type of safety measures on the outside to protect the patrons while sitting out there. Reyes says that he can put some cement posts around the perimeter to protect the patrons. Khan asks if there is any lighting in the parking lot. Reyes states that the light comes from the sign that has a light that focuses on the parking lot. Khan asks about the parking spaces; are they going to be a problem for fire trucks to get around the building. He would like to put a condition on the approval that Koko needs to be satisfied with the plan. Khan also mentions that there are several residents that live above this restaurant. Reyes addresses the 30 foot setback that Morgan has mentioned on his memo. Morgan feels

like the setback is less than 30 feet. If it is less than 30 feet then the applicant can either go to the board of adjustments for a variance or he can make his deck smaller. **Ravi** states that in the drawing that he has received there is a building set back line that is drawn that already runs through the property and the deck so he believes the applicant will have to go to the board of adjustments. **Sanborn** asks if the board should continue the case. **Morgan** suggests that the board make the final decision now.

Motion: Ravi	To accept 2021-08 as administratively complete
Second: Khan	
Result: passes	All in favor

Motion: Ravi	<p>To approve case 2021-08, Proposal from Gilbert Reyes for a site plan review at 620 Lafayette Rd. Tax Map 8 Lot 53 (Casa Tequila) with the following conditions:</p> <ul style="list-style-type: none"> • The applicant will go to the zoning board for a variance. If not approved by the zoning board, the applicant will resize the deck to meet the requirements • Safety barriers to be added around the outside of the deck. • No outside live entertainment on sight
Second: Khan	
Result: passes	All in favor

Continuance;

Case 2021-07 Proposal from Anthony Caru- Caru Properties for a site plan review at 139 Lafayette Rd. Tax Map 9 Lot 154 Sanborn states that the former plan was for **Fowler, Koko, and Slayton** to go to the property and come to the board with feedback. **Fowler** states that Koko and she made it out to the property and they sent **Mr. Caru** a punch list of things that need to be completed on their end. Pull permits, add exit signs, get in touch with the water department, etc. **Khan** asks if the board should continue this case to the next meeting. **Sanborn** continues case 2021-07 until the next meeting which is May 4, 2021.

Motion: Sanborn	Continues Case 2021-07, Proposal from Anthony Caru-Caru Properties for a site plan review at 139 Lafayette Rd. Tax Map 9 Lot 154, to 5/4/21.
Second: Khan	
Result: passes	All in favor

Correspondence:

Wayne Morrill from Jones and Beach updates the board on a change to the driveway for Rigz Enterprise, case 2021-03 at 157 and 167 Lafayette Rd. In order for the applicant to obtain a permit from DOT they needed to make a shift to the driveway to the North. They shifted the driveway so it meets the 400 foot setback.

Motion: Sanborn	To approve the shift of the driveway to the south to make the site alignment for the state.
Second: Dow	
Result: passes	Knowles; abstained 4 in favor

Wayne Morrill from Jones and Beech briefs the board about an issue at Perkins Ave. The current person that leases the gas station is not cooperating and they can't construct the entrance for BJ's. **Morrill** states that if BJ's decides to construct a new entrance they will come back to the planning board for approval.

Motion: Khan	To nominate Ravi to be their representative for Rockingham Planning Commission
Second:	
Result: passes	Ravi; abstained 4 in favor

Motion: Khan	To approve the minutes 4/6/2021
Second: Sanborn	
Result: passes	Knowles; abstained 4 in favor

Khan asks **Fowler** for an update on the Phoenician and where they currently stand. **Fowler** states that they are still in violation of many things. **Khan** asks if they have moved any of the containers yet. **Fowler** states they haven't moved any of them yet.

Motion: Khan	To adjourn the meeting at 2:10
Second: Knowles	
Result: passes	All in favor

Chairman closes the meeting @ 2:10

Respectfully submitted by Jen Hubbard