



Town of Seabrook
Planning Board Minutes
January 3rd, 2022
Seabrook Town Hall, 99
Lafayette Road
Seabrook, NH 03874
603-474-5605

Members present

Roll Call: Chairman: Jim Sanborn Members: Paul Knowles, Srinivasan Ravikumar, Gilbert Nevarez, George Dow Selectman: Aboul Khan Town Planner: Tom Morgan Planning Board Secretary: Courtney Batchelder Building Inspector: Lacey Fowler Town Manager: Bill Manzi

Absent Members: Forrest Dow

Jim Sanborn opens meeting at 6:30pm with the pledge of allegiance.

New Business:

Case#2021-18- Proposal by Paul Lepere for a 6 lot subdivision at 23 Pages Lane, Tax Map 7, Lot 17.

Henry Boyd speaking on his own behalf with Paul lepere. Henry states there is no wetlands, it is the last street in Seabrook. There is a challenge numbering the houses with Hampton Falls, delivery issues with mail and amazon. Water services will need to be replaced. There is a 650ft frontage, a waiver is needed from regulations or Paul will need to pay an extra \$3,000, \$500 per lot. **Aboul** asks if Tom needs to approve procedure. **Tom** approved plan, needs to have a paper trail and have waiver request on file. **Ravi** asks if checklist needs to be changed, planning board went through and corrected checklist. **Aboul** asks Tom to clarify plan. **Tom** states application fee's have been updated many times. **Henry** believes that fee's should be reviewed by engineer and that he does not believe in the fee's.

Motion: Jim	To accept case 2021-18 as administratively complete.
Second: Ravi	
Result:	5 in favor Paul no

All homes are single family homes with individual lots **Aboul** asks about entrances **Henry** states each house has own entrance and houses are set back 60ft from entrance states map is misleading due to houses not going in exact spot. **Aboul** asks if there is any more trips to planning board needed? **Henry** states no, needs to to go to highway dept and sewer dept. **Ravi** asks how driveways are set up? **Henry** states driveways are almost flat with a 9ft change in elevation, runs south to north gentle slope, no

storm drains. **Aboul** asks Tom if this case needs to go to TRC? **Tom** states typically 6 lots need to go to TRC but there is no road, no need for TRC. **Henry** met with Curtis at water dept. Curtis agrees with plan. Town needs evidence of visual property. **Aboul** asks if there is any fences? **Henry** states the tree lines are large, town has chain link fence and a stone wall north to south.

Motion: Ravi	To accept case need waiver completed on file, to pay fee's of total \$3,000
Second: Aboul	
Result:	5 in favor Paul no

CIP book approval

Jim opens topic of CIP book approval, **Aboul** reads intro.

Motion : Jim	To approve CIP book
Second: George	
Result:	All in favor

Proposal zoning 2 and 3

Aboul supports zoning ordinance to preserve water, Aboul wants town to be aware of aquifer protection. Lacey made business license and will send to planning board members. **Jim opened a public meeting, no comments, meeting closed at 7:28pm.**

Motion: Aboul	March meeting to preserve town water
Second:Ravi	
Result:	All in favor

Zoning

Lacey opens topic of zoning stating commercial is creeping into residential neighborhoods, dumpster issues come in all the time. Town does not have a noise ordinance, planning board is able to come up with one. Dumpsters cannot be emptied before 7am or after 7pm. Lacey will put something together to look over and vote including vape shops. **Jim** asked Tom if attorney has looked into vape shops, Tom states there is no clear guidance, needs reasoning for property rights. **Aboul** asks if citizens can sign a petition? **Tom** says yes but dead line has passed.

Motion:Jim	To approve meeting minutes from 12-6-21
Second: George	
Result:	All in favor

Meeting adjourned at 7:40pm