



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

Members Present

Roll Call: Chairman; Jim Sanborn, **Vice Chairman;** George Dow, **Members;** Srinivasan Ravikumar, **Selectmen;** Aboul Khan, **Alternate Member;** Jennifer Hubbard **Town Planner;** Tom Morgan. **Others Present: Planning Board Secretary;** Jen Hubbard

Absent Members: Forrest Dow, Paul Knowles

Jim Sanborn opens the meeting at 6:32 pm with the pledge of allegiance.

Chairman states that member Mike Rabideau will be resigning from the board. He would like to thank him for his service for many years as a planning board member.

Motion: Khan	To nominate George Dow as Vice-Chairman for the remaining of the term
Second: Sanborn	
Result:	All in favor

Chairman also makes Jen Hubbard a voting member for this meeting.

New Cases:

Case 2021-14 Proposal from Ashley Muraco for a site plan review at 255 Lafayette Rd. Unit 3. Tax map 9 Lot 67-3.

Ashley speaks in regard to herself and states that she is looking to open a hair salon at the above-mentioned property. She states that her brother is the owner of the unit, and

he would be renting it to her. The previous business that was at that location was a dry-cleaning service. **Muraco** states that she is planning on having a stylist chair for herself and having three other chairs in the salon as well.

Motion: Ravi	To accept case 2021-14 as administratively complete
Second: Dow	
Result: pass	All in favor

Morgan states that everything looks good to him. **Khan** asks about the parking situation in that location. He states that he has never received any complaints about parking in the plaza. **Ravi** asks how many businesses are in that plaza. The applicant states that she believes there are nine but a few of them are empty units.

Chairman opens it up to the public, seeing none, hearing none.

Motion: Khan	To approve case 2021-14 proposal from Ashley Muraco for a site plan review at 255 Lafayette Rd. unit 3 Tax Map 9 Lot 67-3
Second: Dow	
Result:	All in favor

Case 2021-15 Proposal from the Town of Seabrook for a lot line adjustment at 745 Ocean Boulevard. Tax Map 26 Lot 98.

Henry Boyd with Millennium Engineering speaks on behalf of the applicant. He states that the pier is crumbling as we speak. The Town currently submitted a package with all required documents to DES for approval. The lot line adjustment would gift nearly 4 acres to the town. Parcel 'A' would be a 5,000 square foot parcel. **Boyd** states that whenever there is a lot line adjustment in consideration it must go through the Planning Board for approval. **Morgan** states that the application exceeds his expectations for being "administratively" complete.

Motion: Sanborn	To accept case 2021-15 as administratively complete.
Second: Ravi	
Result: Pass	All in favor

Ravi asks who will be responsible for the maintenance. **Boyd** states that the Town will be responsible. **Khan** mentions that this project has been going on for 6 or 7 years and they have received more than \$700,000 in grants for this project. **Ravi** asks if there will be any reconstruction on the bridge portion. **Boyd** states, not currently. **Town Manager**, Bill Manzi speaks on this case. He states that the construction of this project still has a long way to go. The construction window is between November to March.

Motion: Ravi	To approve Case 2021-15 Proposal from the Town of Seabrook for a lot line adjustment at 745 Ocean Boulevard. Tax Map 26 Lot 98
Second: Dow	
Result: pass	All in favor

Dave Baxter, business owner in Seabrook, represents the town on the Rockingham Planning commission and is in front of the board to talk about the widening of Route one. He states that they are still in the preliminary stages of planning. The official project number is #41712. The plan is trying to relieve some of the bottle necking that occurs from Seabrook into Hampton Falls. The town is still in negotiating with the State at this time and nothing is set in stone as of yet.

Motion: Ravi	To approve the meeting minutes from July 19, 2021.
Second: Dow	
Result: Pass	Dow; Abstained 4 in Favor

Meeting adjourned at 8:05 pm

Respectfully submitted,

Chairman Jim Sanborn