



Town of Seabrook
Planning Board Minutes
November 15th, 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, George Dow, Gilbert Nevarez, Selectman: Aboul Khan, Town Planner: Tom Morgan Building Inspector: Lacey Fowler, Town Engineer: Christopher Raymond, Planning Board Secretary: Courtney Batchelder

Absent Members: Forrest Dow

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

New Business:

Case #2021-16- Proposal by John Quirk V.I.P Inc. for a site plan review at 441 Lafayette Rd. Tax Map 8, Lot 43-1

Sam from Meridian Land Services speaking on his own behalf. He is requesting to add an additional 1,632 square ft to property, relocate the dumpster enclosure, adding additional parking from 22 parking spots to 25 which will be a 30ft parking lot, construction of storm water drain management, and adding sign package to permit. **Khan** has concerns regarding traffic and cross connection with Prompto and Lowe's. **Sam** replies with needing an agreement with Lowe's and Prompto for cross connection and there is no traffic concern. **John** owner of V.I.P states there is an average of 15-20 customers per day, in the winter 50-60 customers per day, 6-8 employees and 80% vehicle drop off. **Ravi** has concerns regarding waste cross contamination and if it is DES approved. **John** states that there is a spill containment kit which is 3 tanks 120 gallons each, John does not have a DES permit. Abutters have concerns regarding fence in back yard and construction **Sam** explains that abutter's property will not be touched. **Kahn and Morgan** agree on needing a TRC meeting. **Raymond**, Town Engineer will discuss case with engineer and applicant at TRC meeting.

Motion: Ravi	To accept case 2021-16 as administratively.
Second: Dow, G	
Result:	5 in favor Knowles: No Motion Passed

Motion: Khan	To accept all 3 waiver presented.
Second: Ravi	
Result:	5 in favor Knowles: No Motion Passed

Motion: Ravi	To approve case 2021-16 with the following conditions; -TRC Review and Approval -Will come in front of the planning board willingly for a discussion in the future, to solve the issues with the cross connection with prompto and route 1
Second: Dow, G	
Result:	5 in favor Knowles: No Motion Passed

Warehouse and Storage

Tom Morgan opens topic of Warehouse and Storage. **Khan** has concerns regarding what is being stored in storage, protecting town water and property taxes. **Ravi** has concerns regarding commercial zones. **Morgan** states storage and warehouse is permitted in zone 2 and 3, a definition will be written up that storage and warehouse must comply with section 16 for protection on zoning rights. Definitions will be written up for the next meeting before Christmas.

Form Based Codes

Jim Sanborn opens topic of Form Based Codes. **Morgan** states form based codes have been around for 20 years where zoning has been around for 100, it is how a building looks. 10 years ago Rockingham planning commission came to help the town work on Smithtown to make it a traditional village 19th century looks. **Morgan** asks if planning board would like to take a different approach due to topic Morgan also states we can look over visualization that was created by Rockingham planning commission and discuss at next work session. Members can go over visualization and discuss at next work session.

Suggestions for Ordinance Revisions

Jim Sanborn opens discussion. **Fowler** said that her office has been receiving complaints of too many vape stores along Route 1 and sign issues being too bright. **Sanborn** suggests picking one section of town that allows vape retail stores. **Fowler** suggests zone 2 since being commercial and keep out of Smithtown. **Morgan** states this topic needs to go to a lawyer to see what the options are. **Fowler** is speaking with lawyer regarding sign issue. The board agreed that they should seek legal opinion.

Querie

Ravi opens topic of Queries. Asking if there are plans for dealing with coastal flooding, nuclear emergencies. **Khan** states there is 2-3 exercises step by step from DES for emergencies that is done every 10 years and will bring report next meeting. **Ravi** asks how funding and grants work for plan, Ravi will speak with planning director. **Ravi** brings up senior living and work force housing which there is funds for these projects. **Khan** states Seabrook have enough work force housing otherwise it would be a problem to get federal funding, states Seabrook School takes 51% of taxes. **Khan** will provide report in future meeting.

Tiny Homes

Jim Sanborn opens topic of tiny homes. **Tom Morgan** shares screen of tiny homes the question is, it is a solution of affordable housing? Attached or free standing on property? **Fowler** states tiny homes have to be up to code, there are a lot of complaints with travel trailers like septic, people living in them, parked on property line and parties. Board agreed to keep everything as is.

Food Trucks

Tom Morgan opens topic of food trucks. Tom asking if it should be allowed in Seabrook? **Khan** states there is concerns regarding permits, taxes and property. As long as food trucks meet all health codes and town regulations there is no problem. **Khan** asks if a public hearing is needed? **Morgan** states it is a state law to have a public hearing. Board agreed and will hold a public hearing and receive more opinions.

Right to Know

Tom Morgan opens topic of right to know law, and reminded the board members there should be no discussions held outside of a meeting.

Master Plan

Tom Morgan opens topic of master plan. State law states master plan should be updated every 10 years, Seabrook adopted in 2011. Having a master plan with projects is an advantage especially for federal funds. Members will review copy of last master plan from Tom and RFP from Bill Manzi

Motion: Sanborn	To accept minutes from September 20th.
Second: Ravi	
Result:	All in favor

Meeting adjourned at 9:20pm

DRAFT