



**Town of Seabrook**  
**Planning Board Minutes**  
**December 6th, 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  
Selectman: Aboul Khan Town planner: Tom Morgan Planning Board Secretary: Courtney Batchelder

**Absent Members:** Forrest Dow, Gilbert Nevarez

**Jim Sanborn opens meeting at 6:35pm with the pledge of allegiance.**

**New Business:**

**Case #2021-17-** Proposal by Mackenzie Properties, LLC for a site plan review 28 London Lane, Tax Map 5, Lot 8-43

Wayne from Jones beach engineers speaking on his own behalf. He is requesting to add a 30,000 gallon tank in replace of smaller propane tank. **Jim** stated he took a ride to look at property and has talked with Koko at fire department and there are no issues with this. **Ravi** asking if there are any limits with propane **Scott Mackenzie** states there is no limits and enough water on property if needed.

<b>Motion: Aboul</b>	<b>To accept case 2021-17 as administratively complete.</b>
<b>Second: Paul K</b>	
<b>Result:</b>	<b>All in favor Motion passed</b>

<b>Motion: Aboul</b>	<b>To approve case 2021-17 under the condition that the applicant send letter to fire department explaining 30,000 gallon tank with approval letter attached</b>
<b>Second: Paul K</b>	
<b>Result:</b>	<b>All in favor Motion passed</b>

**Case# 2020-23**

**Jim** states Wayne is requesting a 180 day expansion starting December 18<sup>th</sup>-April 18<sup>th</sup>, **Aboul** asks if there's any entrance updates. **Wayne** went to DOT still waiting for paperwork and approval it can take 2-4 years and the entrance is right turn only.

<b>Motion:</b> <b>Jim</b>	<b>To approve 180 day extension for case 2020-23</b>
<b>Second:</b> <b>Aboul</b>	
<b>Result:</b>	<b>4 in favor</b> <b>Paul: no</b> <b>Motion: Passed</b>

Master Plan Update

**Aboul** opens topic of updated master plan to \$100,000 which will be in March 2022 election. **Ravi** asks how realistic this is **Tom** answers with \$100,000 will generate 4-5 bids at least **Aboul** asks what would happen if the amount is over, is the board of selectmen able to move money around **Tom** states RFP would be needed.

<b>Motion: Jim</b>	<b>To approve and adopt a letter in records and for selectman to have a copy</b>
<b>Second: Aboul</b>	
<b>Result:</b>	<b>All in favor</b>

Proposal to Amend Section 6

**Tom** opens topic of section 6 "warehouse and storage permitted, strict compliance with section 6" **Aboul** asks what the protection is **Tom** replies with board of adjustment, needing a public hearing, posted on newspaper and go through planning board.

<b>Motion: Aboul</b>	<b>To adopt language how it is written from Tom Morgan and allow for public hearing January 3<sup>rd</sup></b>
<b>Second: Paul</b>	
<b>Result:</b>	<b>All in favor</b>

### Vape shops

**Tom** opens topic of vape shops from last meeting, if vape shops were to be prohibited a compelling reason that serves the public interest would be needed. **Aboul** asks if it could happen this year **Tom** replies with not necessarily but we can come up with reasoning's. Tom contacted an attorney with legal questions and will get answers to discuss at next meeting.

<b>Motion: Jim</b>	<b>To accept meeting minutes from 11/15/21</b>
<b>Second: George</b>	
<b>Result:</b>	<b>All in favor</b>

**Meeting adjourned at 7:16pm**