



**Town of Seabrook  
Planning Board Minutes  
March 7th, 2022  
Seabrook Town Hall, 99  
Lafayette Road  
Seabrook, NH 03874  
603-474-5605**

**Members Present**

**Roll Call:** Chairman: Jim Sanborn, Members: Aboul Khan, Paul Knowles, Gilbert Nevarez Building Inspector: Lacey Fowler Town Planner: Tom Morgan

**Absent members:** Srinivasan Ravikumar, George Dow, Forrest Dow

**Jim Sanborn opens meeting at 6:39pm with the pledge of allegiance.**

**New Business:**

**Case 2022-5 Proposal by Zoo Health Club C/O Brixmor Property Group for a low impact proposal at 270 Lafayette Rd. Tax map 9, lot 49-20.**

**John** attorney at Hinckley Allen, **Rick** owner of Zoo health want to take half vacancy to Zoo health, **Mark** from Brixmor states Shaw's was there from early 90's to 2013. NH1 motorsports took over in 2017 and shut down 2021. Looking to use 25,000 square feet, no change in parking lot, internal changes only. It will be a 24hr health club, Rick states there will be classes in morning and evening, peak time is typically Monday-Friday and low peak is weekends. Anywhere between 20-60 people in at once, 5-8 staff members and after hours will be key card to access with full surveillance. Parking lights will be used from dusk to dawn.

<b>Motion: Aboul</b>	<b>To accept case 2022-5 as administratively complete</b>
<b>Second: Paul</b>	
<b>Results:</b>	<b>All in favor</b>

**Tom** states he has no parking or traffic concerns. **Aboul** asks if Tom is satisfied with memo Tom replies with yes. John will tidy up the plans. **Aboul** asks about emergency crossing at rail road tracks. Tom and John state agreement still the same. **Lacey** states plan needs to have a pre cert meeting. **Aboul** asks if there is any different locations **Rick** states Concord, Derry, Epping and Manchester. **Lacey** asks if there are any other tenants yet, un sure at the moment. **Jim opens meeting to the public at 7pm closes at 7:01pm.**

<b>Motion: Aboul</b>	<b>To approve case 2022-5</b>
<b>Second: Paul</b>	
<b>Result:</b>	<b>All in favor</b>

**John Matthews** from Market Basket speaking on his own behalf wanting to redevelop the old market basket plaza, expand route 1, add traffic signal, gas station and restaurant. John will come in with a site plan review. John wants to start on the South side and go North with 3 lanes, go to 5 lanes and back to 3. 80,000 square foot market basking café seating. **Aboul** states Dot and town are already working with route 1, needs more connection with lanes. John states he has been waiting awhile for this and he will go elsewhere, he states Seabrook would look nicer with new Market Basket. **Aboul** suggests to meet with selectman. **Jim** states a new Market Basket would be in the best interest with Seabrook. **Tom** thinks this is a great project, stating route 1 might be tricky.

**Meeting adjourned at 7:23pm.**