



Town of Seabrook
Planning Board Minutes
March 21st, 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, Dennis Sweeney, George Dow, Billy Knowles, Building Inspector: Lacey Fowler Town Planner: Tom Morgan

Absent members: Gilbert Nevarez, Forrest Dow

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

New business:

Case 2022-4 Proposal by David Hersey for a site plan review at 134 Lafayette Rd. tax map 10, lot 6.

David speaking on his own behalf. Stating it is pre existing commercial use, requiring 10-15 lots for vehicles. No structural change just sign change and added fence. First floor will be a show room.

Motion: Aboul	To accept case 2022-4 as administratively complete
Second: George	
Result:	All in favor

Billy asks if there is any work being done on vehicles on site. **David** replies with no he will be using Route 286 auto. **Aboul** asks when old business closed down. **David** states about 18 months ago. **Aboul** also asks if there is any regulations for having this business in Smithtown. **Tom** states no only regulations is with signs that Lacey can review, David states LED signs will be put in, 3x3 sign coming out and 6x8 sign will stay.

Motion: Jim	To accept case 2022-4 as long as all waiver requirements are met and sends application to DOT
Second: Aboul	
Result:	All in favor

Jim opens case to the public at 6:49pm, closes at 6:50pm.

Lacey asks if apartment above is occupied **David** replies with apartment is not in Lease. **Aboul** asks if there is any mixed use with apartment and business **Tom** replies with yes if apartment is changed to other use. **Jim** asks if the state has any requests with driveways **Tom** replies with David has to contact DOT and submit application to them.

Case 2022-3 Proposal by Jessica L. Eaton and William I. Eaton Jr. For a condominium conversion at 40 Worthley Ave. Tax map 16, Lot 15.

Wayne Morrill from Jones and Beach speaking, stating property line is along a brook and between 2 structures which are condos. Existing water line to unit 2 across driveway to unit 1. **Aboul** asks where South main st is from this property. **Wayne** states about an 8th of a mile.

Motion: Jim	To accept case 2022-3 as administratively complete
Second: Paul	
Result:	All in favor

Tom states only thing that is missing is shut off valve water dept. needs to access. **Aboul** asks if this needs tech review **Tom** replies with no.

Jim opens to the public at 7:01pm closes at 7:02pm

Motion: Jim	To accept as long as water shut off is completed
Second: Paul	
Result :	All in favor

Case 2022-6 Proposal by Beth & Kevin Pavia and Brad Goudreau for a lot line adjustment at 4C&4A Whittier Dr. Tax Map 8, Lot 38-4&38-40

The Pavia's speaking on their behalf, stating the **Goudreau's** are not able to exit their property without entering the **Pavia's** property.

Motion: Jim	To accept case 2022-6 as administratively complete
Second: Paul	
Result:	All in favor

Tom states there is no boundary markers on plan, will need boundary markers and signature for chairman.

Motion: Jim	To accept case 2022-6 with 2 conditions that boundary markers are made and signature block for chairman
Second: Paul	
Result:	All in favor

Motion: Jim	To approve minutes from 2-7-22 and 3-7-22
Second: Aboul	
Result:	All in favor

Meeting adjourned at 7:19pm