



Town of Seabrook
Planning Board Minutes
April 18th, 2022
Seabrook Town Hall, 99
Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present

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

Absent Members: Forrest Dow, Dennis Sweeney

Jim Sanborn opens meeting at 6:34pm with the pledge of allegiance

New Business

Case 2022-8 Proposal by Dan Dunn plumbing and heating for a low impact proposal at 191 Lafayette rd Tax map 9, lot 148.

Henry Boyd speaking, Syvinski's property with 2 existing buildings on lot. Dan is located in Plaistow wanting to relocate to Seabrook. The only change is adding a bathroom in garage. Underground drain was added years ago. Hours of operation listed is Monday- Sunday 6am-8pm. No plans on lighting or signs possibly in future, will see Lacey for that.

Motion: Jim	To accept case 2022-8 as administratively complete
Second: George	
Result:	All in favor

Aboul asks if there is any requirements since lot is in Smithtown. Tom states all requirements met. Aboul asks what is the building for in the back? Henry states it contains trucks for Syvinski's business. Aboul asks about chemical waste Henry recommends a chemical spill prevention kit. Lacey asking where the office is going to be Henry states office is in the front garage is in the back. Lacey asks about a sprinkler system, stating it will need one in office due to building being a single family home changing to office.

Motion: Aboul	To approve case 2022-8 under condition to get a letter from fire dept regarding sprinkler system for office
Second: Paul	
Result:	All in favor

Case 2020-12

Site plan review by Frank Lanzillo sr. at 15 Pine St. tax map 8, lot 27.

Jim explains case Jim and Aboul excuse themselves due to being abutters. Henry speaking stating Frank wants to put a couple picnic tables and outdoor seating on concrete. Lacey asking if outdoor seating will be the same hours as restaurant hours Jim replies with yes same hours. George asks how many will it seat? Henry states about 22.

Motion: Gilbert	To accept case 2020-12 as administratively complete
Second: George	
Result:	Gilbert accept, Pete no, George accept, Paul abstained

Abutter Billy Knowles is OK with case except picnic table closest to the fence also asking why people are parking in the bank. Also mentioned fire place not being a good idea outside. Gilbert asking how close the seating is to the fence Henry states 15 ft. Pete asks if they are over run inside building with seating Henry replies with not sure. Lacey asks if picnic tables are blocking ramp Henry replies with no. George opens case to the public at 7pm, closed. Gilbert asks if there is any restrictions from fence to bench? Henry states no, there is no distance required. Jim speaking, understand with Billy Welch with noise. Lacey asks if there will be outdoor music Jim states it was not mentioned. Aboul speaks as an abutter recommending 20 instead of seating 22. Lacey recommends guard from seating to parking for safety. Tom recommends removing 2 picnic tables to compromise.

Motion: Pete	Hold off until plan is completed, continue discussion on May 16th
Second: George	
Result:	All in favor

Tom discusses BJ's extension for 60 days for gas station due to dept. heads has not completed yet.

Motion: Aboul	To accept 60 day extension
Second: George	
Result:	All in favor

Motion: Jim	To accept meeting minutes from 4-4-22
Second: Aboul	
Result:	All in favor

Meeting adjourned 7:17pm.