



Town of Seabrook
Planning Board Minutes
May 2nd, 2022
Seabrook Town Hall, 99
Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present

Roll Call: Chairman: Jim Sanborn Members: Gilbert Nevarez, Dennis Sweeney, Selectman: Ravi, Town Planner: Tom Morgan, Building Inspector: Lacey Fowler

Absent Members: Aboul Khan, George Dow, Paul Knowles

Jim Sanborn opens meeting at 6:36pm with the pledge of allegiance.

New Business

Case 2022-9 Proposal by Arthur J. Frasca and Gail L. Frasca for a condominium conversion at 448 New Zealand Rd. Tax Map 1 lot 14.

Henry Boyd speaking stating it is a simple condo conversion, it is an existing duplex. Water dept was unable to produce tie for second shut off for water. PJ Cabral went to site and found two separate shut offs. Henry will have revised plan, approved by assessors. Iron post in rear and front left of property, crew will set markers. Henry has both site and floor plans. **Ravi** asks if there is 2 driveways? **Henry** states it is shared but opens into 2 separate.

Motion: Jim	To accept case 2022-9 as administratively complete
Second: Dennis	
Result:	All in favor

Jim opens to the public at 6:43pm, closed at 6:44pm.

Motion: Ravi	To approve case 2022-9 with the condition of setting boundary markers
Second: Gilbert	
Result:	All in favor

Case 2022-10 Proposal by Jarrod Patten for a condominium conversion at 56a&b Ledge rd. Tax map 3 lot 6-13.

Henry Boyd speaking stating it is another simple condo conversion, true common area. Shared utilities, 2 water shut offs, Henry has floor plan and site plan, it is a duplex. Driveway is not to be blocked due to being shared and how lay out is. Shared sewer force main. Everything is in place, there is a variance for frontage, has access easement, will go to Angie for address numbers.

Motion: Jim	To accept case 2022-10 as administratively complete
Second: Gilbert	
Result:	All in favor

Wetland markers will be set, deed will reference floor and site plan. Common area to both units. Lawyer has to sign documents. **Jim opens to public at 7pm. Steve speaks asking who will take care of the maintenance? Henry states it is a shared agreement. Jarrod states he plows for the first 3 years. Closed at 7:02pm.** Lacey has no comments she has been out to property.

Motion: Ravi	To accept case 2022-10 with the condition of setting boundary markers
Second: Gilbert	
Result:	All in favor

Forrest will be moved to alternate, member spot open.

Jim shares planning board discussed ways to make work flow better. **Kelsey** explains and recommends for application 10 11x17 site plans are in packet starting now so they can be handed out to members instead of trying to work with the large 3 site plans. PDF's are not being sent from engineers and Lacey states she needs packets by Thursdays at the latest. As built's need to be sent when NOD is signed.

Tom mentioned BJ's stating property manager prohibited buses from turning around, company is called Wilder out of Boston.

Motion: Jim	To accept meeting minutes from 4-18-22
Second: Gilbert	
Result:	All in favor

Meeting adjourned at 7:26pm.