



Town of Seabrook
Planning Board Minutes
June 20th, 2022
Seabrook Town Hall, 99
Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present

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

Absent Members: Gilbert Nevarez

Jim Sanborn opens meeting at 6:30pm with the pledge of allegiance.

New Business

Case 2022-11 Proposal by Jeff Fraizer for a change of use at 380 Lafayette rd, tax map 9 lot 9-1.

Owner Jeff and wife, Dave contractor speaking on their behalf, new pet store is called Earthwise, they are coming from Washington, there is now a store in MA and New Jersey. There will be no boarding, no daycare just grooming, pet supplies and cages for when pets are done with grooming waiting for pickup. Employers are required to take a nutrition class. Franchise for 5 years. Jeff stating Seabrook is a hotspot due to high traffic area, store will be in suite 207.

Motion: Paul	Accept case 2022-11 as administratively complete
Second: Aboul	
Result:	All in favor

Tom asks if there is any changes to exterior and signage **Jeff** replies with no outside changes, sign will say Earthwise pet supplies, no sign dimensions yet, in the lease it states sign has to be reviewed.

Aboul asks if there will be any selling of pets **Jeff** replies with no.

Lacey asks which suite they will be in **Jeff** replies with 207 but will indent into 206 with a bump out extension **Lacey** tells Jeff or Dave to contact her for permits and signage.

Motion: Aboul	To approve case 2022-11
Second: George	
Result:	All in favor

Case 2022-12 Proposal by Cardinal NH13 LLC, John Guertin for a low impact proposal at 920 Lafayette rd zone 6, tax map 7, lot 91-104.

Henry Boyd and John speaking on his behalf, case 2022-12 and 2022-13 are 2 lots but 1 address. It is located where old chop shop was and has been vacant for awhile, nothing will be done to site just looking for self storage units. There is variance for each. Parking issues was brought in front of the planning board years ago and had assigned parking. There is plenty of parking and no traffic for storage units. No other business will be changed and not in flood zone. The units need to be sprinklered, Curtis will allow to tap into water access. There is already a sign there no changes.

Motion: Aboul	To accept case 2022-12 as administratively complete
Second: Paul	
Result:	All in favor

Aboul asks how many units there will be **John** states 400 unites 5x5 and 10x20 and 1 office. **Aboul** asks if this needs TECH review **Tom** no due to no traffic and no changes. Henry states hydrant flow test is all set **Aboul** asks about roof repair review due to roof collapsing years ago **Henry** states no due to roof was repaired and reviewed with engineer. **Paul** asks if it was ever sprinklered? **Henry** states the gym is sprinklered. **Dennis** asks is there is any outside storage? **John** states just inside.

Jim opens to public at 6:58pm-closed 6:58pm.

Lacey states she reviewed these plans a month ago and agrees.

Motion: Aboul	To approve case 2022-12 with the condition of meeting water department standards and get an easement for water
Second: Paul	
Result:	All in favor

Case 2022-13 Proposal by Cardinal NH12 LLC John Guertin for a low impact proposal at 920 Lafayette rd zone 6m, tax map 7, lot 91-205.

Same case, no comments

There will no longer be a gym there just martial arts and PT, rest of gym will be storage units.

Motion: George	Accept and approve case 2022-13 with the same conditions as above.
Second: Paul	
Result:	All in favor

Bruce Brown extension on Ashley's way

Henry speaking on his behalf, stating case was approved back in 2003, lot and ledge was cleared, Bruce has spent \$107k on rd and has been paying taxes, 1 year extension on original approval. **Aboul** asks what was approved at that time **Henry** states same thing. There is a hammerhead turnout rd 200ft, finish what was started. There is 5 lots E, F, G, H, I. **Tom** asks if the \$35k is still in place **Henry** states he has not been in touch with Chris Raymond but will. **Aboul** asks if just rd is getting worked on **Henry** states just finishing rd, lots already there. Curtis has no issues with this. **Lacey** asks if mobil home needs to be moved **Bruce** states mobil home was moved a long time ago. Lacey states she needs plans.

Motion: Aboul	To accept extension with condition of Town meets with town engineer.
Second: Paul	
Result:	All in favor

Motion: Dennis	
Second: Jim	
Result:	Both accept

Meeting adjourned at 7:23pm.