



Town of Seabrook
Planning Board Minutes
Monday, July 11, 2022
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present

Roll Call; Chairman, James Sanborn, Aboul Khan, George Dow, Paul Knowles. Dennis Sweeney and Gilbert Nevarez

Chairman Sanborn opened the meeting at 6:32PM with the pledge of allegiance.

Case 2022-14 Proposal by Tripoli Pizza for a conditional use permit at 418 RT 286 Tax Map 17 Lot 44.

Fred Fernari was present to represent Tripoli’s Pizza, he is requesting a permit for a storage container to store dry goods for the bakery. The building is so small and would like to store the container in the back of the building out of side from the road. He has a layout of the distance from the wetlands. Building Inspector, said she has not received any plans of the layout, Mr. Fernari gave Lacey copies, as she reviewed them at the meeting. Lacey asked if it was the same container they had there last year, and he said yes. Lacey said that the container is really close to the flood plain, and would have to put it more closer to the building and enough space to maintain the current generator, and recommends it as a condition of approval. She stated that she can meet on site and figure out a spot to place the container where it is not in the flood plain.

Motion:	Knowles	To accept case 2022-14 administratively complete.
Second:	Khan	Unanimous

Motion:	Khan	To approve case 2022-14 with the following conditions; <ol style="list-style-type: none"> 1. To meet with the Building Inspector Lacey Fowler, on site, for placement of container to meet FEMA requirements. 2. When applicant resubmits for the permit when expires, that they have all required paperwork.
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Second:	Dow	Unanimous
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Case 2022-15 Proposal by Tractor Supply Company C/O Brixmor Property Group for a change of use at 270Lafayette Road. Tax Map 9 Lot 49-20.

John Sokul, representing Bixmor was present to present the case. They just came in front of the board a few months back and got approval for Zoo Health, they are back for approval for Tractor Supply that would be using the other vacant spot. Marc Newman, from Brixmor presented to the board, this use to be Shaw’s Grocery store, as they closed in 2013 and then was changed to Motorplex, which closed in 2021. He explained that this would be a great tenant for the shopping center. Greg Dibona, Bohler Engineering, presented the plans for the site, he said that Tractor Supply will take up about 22,000 square feet. They are planning to repurpose the side parking lot as a garden center, which will be attached to the entrance of the building, the parking area in the front of the store to the left will be a fenced in display area, these areas will utilize all the extra parking this lot has. Khan thinks this will be a substantial improvement for this shopping center, but has a question if there will be enough room for emergency vehicles to come around the back of the building. Lacey, said at the TRC meeting, there was conversation to make sure there was enough room for out fire apparatuses to make it through. DiBona, presented those made changes and it will be enough to have our biggest fire apparatus to fit. Khan, asked if Koko, Deputy Fire Chief was present for the TRC, Lacey and Greg expressed he was there and has added all of Koko’s comments that up code, to the new site plan presented to the board. Khan asked if the town engineer has made any comments about his case, Tom Morgan, Town Planner said he has not heard from him, Khan would like to see as a condition of approval, that the Town Engineer ways in, his comments regarding the case.

Motion:	Khan	To accept case 2022-15 administratively complete.
Second:	Sweeney	Yes; Khan, Sanborn, Nevarez, Sweeney and Dow Abstain; Knowles

Motion:	Khan	To approve case 2022-15 with the following conditions; <ol style="list-style-type: none"> 1. Site plan must be satisfied by the Deputy Fire Chief, Koko Perkins and is documented. 2. Site plan must be satisfied by Town Engineer, Chris Raymond TEC, and is documented.
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		3. The propane storage tank has to be satisfied by the Deputy Fire Chief, Koko Perkins
Second:	Dow	Yes; Khan, Sanborn, Nevarez, Sweeney and Dow Abstain; Knowles

Motion:	Sanborn	To approve minutes of June 20, 2022.
Second:	Sweeney	Unanimous

Khan asked that in the next few months, that we handle some of the zoning issues that the board would like to put on the ballot for March 2023 annual election. Morgan, stated we could do a work session in August.

Motion:	Sanborn	To adjourn the meeting at 7:49PM
Second:	Dow	Unanimous

Minutes Submitted by Kelsey Johnson.