



**Town of Seabrook**  
**Planning Board Minutes**  
**October 3, 2022**  
**Seabrook Town Hall, 99 Lafayette Road**  
**Seabrook, NH 03874**  
**603-474-5605**

Members Present; George Dow, Aboul Khan, Paul Knowles, Gilbert Nevarez, Dennis Sweeney and Peter Sanborn

Vice Chairman, George Dow opened the meeting at 6:30PM with the pledge of the allegiance.

**Reorganization of the Board**

<b>Motion:</b>	<b>Khan</b>	<b>To nominate George Dow as Chairman</b>
<b>Second:</b>	<b>Sanborn</b>	<b>Unanimous</b>

<b>Motion:</b>	<b>Khan</b>	<b>To nominate Paul Knowles as Vice Chairman</b>
<b>Second:</b>	<b>Nevarez</b>	<b>Unanimous</b>

Chairman Dow read aloud four letters of interest for alternate members. All appointments can be sworn in the next meeting, or before the meeting at the Town Clerks office by Cheryl Bowen.

<b>Motion:</b>	<b>Khan</b>	<b>To accept Michael Lowry's letter of interest and to appoint him as an alternate of the planning board</b>
<b>Second:</b>	<b>Nevarez</b>	<b>Unanimous</b>

<b>Motion:</b>	<b>Sweeney</b>	<b>To accept Jason Janvrin's letter of interest and to appoint him as an alternate of the planning board</b>
<b>Second:</b>	<b>Khan</b>	<b>Unanimous</b>

<b>Motion:</b>	<b>Khan</b>	<b>To accept David Davidson’s letter of interest and to appoint him as an alternate of the planning board</b>
<b>Second:</b>	<b>Nevarez</b>	<b>Unanimous</b>

<b>Motion:</b>	<b>Nevarez</b>	<b>To accept Fran McMahon’s letter of interest and to appoint him as an alternate of the planning board</b>
<b>Second:</b>	<b>Sanborn, P</b>	<b>Unanimous</b>

**Case #2022-16 – Proposal by Jawed Shaikh for a site plan review at 158 Lafayette Road, Tax Map 10, Lot 4.**

Henry Boyd, Millennium Engineering, with him tonight is the applicant Jawed Shaikh. This site has an existing stove shop, a house in the front and some mini cottages north of the house. They would like to add a commercial business on the first floor which would be a smoke shop and on the second floor would be an apartment of the vacant house. As for the cottages, the owner of the property is looking to sell them, to get rid of them off the property. There are some trailers and storage containers on the property, which Boyd believes they are grandfathered to be on the property. Boyd went through Tom Morgan’s, Town Planner comments, Boyd expressed all the changes to the property will be mostly interior and will most likely reside the outside. Boyd said there is currently 14 spaces, which needs to be 15, they will add on to the pavement with pervious pavers to create another spot.

Khan asked Tom Morgan and Lacey Fowler, Building Inspector if Boyd was following all the regulations of the Smith Town Village District, Morgan agreed with Boyd, that it is following the regulations. Khan asked what kind of business will be downstairs, Boyd said a smoke and vape shop, and the applicant is present to answer questions.

Khan expressed to Tom Morgan that there is many vape and smoke shops in town, and is there restrictions on adding new ones, Morgan said there are no restrictions as of now, and if there was to be restrictions on adding more shops in town, it would have to go on the warrant at the town meeting as a zoning amendment.

Lacey Fowler, Building Inspector, stated that she is going to check with an old site plan if there was any special conditions regarding the storage containers and trailers being grandfather, as she

understands there is nothing saying they are grandfather and they would have to be removed. Fowler said that since this a change of use, there needs to be a sprinkler system in the commercial portions, Boyd said he would meet with Koko Perkins, Deputy Fire Chief regarding the sprinkler system.

There was conversation about having too many smoke shops in town, Boyd said that there is no restrictions in place as of now, and the applicant has rights to come in front of the board for approval of a smoke shop. Fowler stated that she has brought this issue in front of the board last year and nothing came out of it, as people have been raising concerns about the amount of smoke shops there is in town.

Chairman Dow, asked Morgan if this case fits the criteria to be administratively complete, Morgan stated it does. Chris Raymond, TEC Town Engineer asked if there was anyway, they could move the sign out of the sewer easement, Boyd stated it may be possible to do that, but doesn't know if it will be visibility that it needs to have.

<b>Motion:</b>	<b>Khan</b>	<b>To accept case 2022-16 as administratively complete.</b>
<b>Second:</b>	<b>Nevarez</b>	<b>Yes: Khan, Nevarez, Sweeney and Dow</b> <b>Abstain: Knowles and Sanborn</b>

Khan asked what would happen if the motion fails to approve the case, Boyd stated that he would like an explanation if it was to fail, why, as the applicant has every right to present a new smoke shop as there is no regulations as of now in place. Tom Morgan, said they can table the case until the next meeting.

<b>Motion:</b>	<b>Khan</b>	<b>To table case 2022-16 until the next meeting.</b>
<b>Second:</b>	<b>Dow, G</b>	<b>Yes: Khan, Nevarez, Sweeney and Dow</b> <b>Abstain: Knowles and Sanborn</b>

Tom Morgan will set up a meeting with the Planning Boards, Town Counsel to discuss more insight regarding the concerns.

**Case #2022-17 – Proposal by Michael & Amy McLaughlin for a 2 Lot Subdivision at 227 Lower Collin Street, Tax Map 14, Lot 43.**

Henry Boyd, presented the case to the board, that this is a residential 2 lot subdivision at the end of Lower Collins Street. A couple months ago, the applicants received a zoning variance from the ZBA, as the town took this whole parcel and put in the conservation zone. Boyd presented that lot 1 will be about 20,000 square feet and is on the west side of the property and abuts the Twin Brooks Campground, as lot 2 will be the remaining area of the parcel. Boyd did state that he is going to meet with Chuck, owner of the campground to provide him with some trees in-between parcel 1 and the campground. Lacey Fowler, stated that if they plan to subdivide anymore lots out of this parcel, it needs to go in front of TRC.

George Down, open comments to the public.

Abutter Sharon, Marshview Circle asked if they were building only one house on the new lot being subdivide, Boyd said yes, the plan is to build one house as of now. Sharon’s concern, that the road and property is very wet and wants to make sure that the house and utilities will be built in the correct manner that will not harm the road or the abutting properties.

Chris Raymond, TEC Town Engineer, said that he has no questions or comment as of now.

<b>Motion:</b>	<b>Khan</b>	<b>To accept case 2022-17 as administratively complete.</b>
<b>Second:</b>	<b>Knowles</b>	<b>Unanimous</b>

Abutter, Loraine, 74 Marshview Circle, asked where exactly his house will be constructed, Boyd showed the plan to the audience on where the house will be going. She has concerns about the road being narrow, and people speeding, she also stated years ago the McLaughlin’s house was hit by a micro burst and what if there was to be another one. Boyd stated that Loraine’s concerns she has raised has nothing to do with the case presented. Khan stated that he would like to see Curtis Slayton, Water and Sewer Superintendent submit a letter to the file, with no objections to this case.

<b>Motion:</b>	<b>Khan</b>	<b>To approve case 2022-17 with the following condition;  Curtis Slayton, Water &amp; Sewer Superintendent write a letter for the case file, regarding his approval of utilities.</b>
<b>Second:</b>	<b>Knowles</b>	<b>Unanimous</b>

Khan mentioned that it is essential to update the master plan, as it is overdue, and the warrant article was denied by the voters in the March 2022 election. Tom Morgan stated that maybe it should be presented cut in half and do it in portions, may be more appealing to the town voters. Tom Morgan will explore the options for a warrant article for the next town meeting, in March 2023.

**Chairman George Dow motioned to adjourn the meeting at 8:35PM, with a second from Paul Knowles, all in favor.**