



Town of Seabrook
Planning Board Minutes
November 21, 2022
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present; George Dow, Aboul Khan, Paul Knowles, Gilbert Nevarez, Jason Janvrin, and Peter Sanborn

Chairman, Dow opened the meeting at 6:34 PM with the pledge of the allegiance.

1) Public Hearing on Proposal to Amend the Zoning to Ban Vape Shops

Khan read the hearing notice aloud. He then cited the concerns expressed by townspeople over the proliferation of vape shops in Seabrook in recent months.

Building Inspector Lacey Fowler reported five new vape shops in the past year. She explained that the proposed zoning amendment would permit existing shops to remain.

Ravi Ravikumar asked if we have an inventory of vape shops vs. other types of shops. Fowler responded that Business License applications have been inconsistent, so it's hard to say. Ravikumar noted that vape shops are starting to define the community's complexion. Fowler speculated that if the amendment is not adopted, we will see more vape shops.

Joe Giuffre announced that the Precinct will hold a hearing on vape shops on December 12.

Janvrin concurred with the board's findings of fact. Vaping is a blight on human health and safety. Khan recommended incorporating the findings into the warrant article. The board agreed.

Knowles commented that he is glad that the board is bringing this issue to the voters to decide. Dow closed the public hearing at 6:57 PM.

Motion:	Janvrin	To send the proposed zoning amendment re vaping to Town Meeting for a vote.
Second:	Knowles	Unanimous

2) Discussion on Zoning Ordinance

Janvrin observed 15 violations of the sign ordinance along Lafayette Road. He asked the Selectmen to enforce the ordinance.

Khan noted that the stop signs at Lowe's have fallen into a state of disrepair. Giuffre noted the overgrown vegetation at intersections on the Lowe's property. Janvrin suggested engaging the board's consulting engineer to propose solutions. Sanborn noted the prevalence of litter along Lafayette. Janvrin stated that the stormwater maintenance plans should be enforced.

Fowler suggested amending the zoning ordinance to raise the permitted floor area in ADUs from 750 square feet to 900 square feet.

Motion:		To hold a public hearing to amend the ordinance to raise the permitted floor area in ADUs from 750 sf to 900 sf.
Second:		Khan, Janvrin, Nevarez & Dow in favor. Knowles opposed. Sanborn abstained.

3) Capital Improvement Program (CIP)

Janvrin explained the purpose of the CIP. The proposed CIP is not aligned with the Master Plan. That's because the 2011 Master Plan is out of date. He expressed concern about the safety of children walking to school along Causeway Street, particularly at the bridge. He proposed putting a bridge with pedestrian walkway be place in the State's 10-year plan. He reached out to District 3 Executive Councilor Janet Stevens and invited her to meet with the Planning Board.

Motion:	Janvrin	To adopt the CIP and extend thanks to Town Manager Manzi and the Town Department Heads for excellent work on the CIP.
Second:	Khan	Khan, Nevarez, Dow, and Janvrin in favor. Knowles and Sanborn abstained.

4) Master Plan

Morgan distributed cost estimates for the various master plan chapters. Janvrin proposed going forward with a Demographics & Housing chapter (\$18,000), an Existing Land Use chapter (\$14,000), and a Town Facilities & Services chapter (\$17,000). A grant from NH Housing could pay for the Housing chapter.

Motion:	Janvrin	To ask Morgan to prepare a grant application to NH Housing for \$18,000 to fund the Demographics & Housing chapter.
Second:		Unanimous

The Town would have to raise \$31,000 (\$14K & #17K) to fund the other two chapters.

Motion:	Janvrin	To send a warrant article to Town Meeting to fund the other two chapters in the amount of \$31,000.
Second:	Khan	Khan, Janvrin, Nevarez & Dow in favor. Sanborn opposed. Knowles abstained.

Ravikumar recommended placing the \$31,000 request in the budget instead of a warrant article.

Knowles reminded board to put the issue in layman's terms so that the voters would understand the issue. Khan suggested sending a Planning Board representative to the deliberative session.

Motion:	Knowles	To send Janvrin to the Selectmen's meeting to explain the importance of having an up-to-date Master Plan
Second:	Dow	Unanimous

Khan noted that we also need to send someone to the Deliberative Session to explain the issue.

5) Janvrin moved to adjourn at 8:12 PM, seconded by Khan. All in favor.

Respectfully submitted,

T. Morgan

DRAFT