



**Town of Seabrook**  
**Planning Board**  
**Minutes November 7, 2022**  
**Seabrook Town Hall, 99 Lafayette Road**  
**Seabrook, NH 03874**  
**603-474-5605**

Members Present; George Dow, Paul Knowles, Aboul Khan, Peter Sanborn, Mike Lowry, Dave Davidson, and Dennis Sweeny

Non-Voting Member Present; Jason Janvrin

Chairman George Dow open the meeting with the pledge of allegiance at 6:40PM

Continued Case;

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

Henry Boyd from Millennium Engineering, was present to represent the case to the board. He stated they were in front of the planning board last month and the case was continued for the board to get legal advice if this project can be denied. Henry stated that this project is an allowed use in the zone and have satisfied the comments from the town planner, TEC (towns engineer) along with Lacey Fowlers, Code Enforcement Officer.

Town Planner told all the board members that they have received a memo from the planning boards legal consul and all the members should have reviewed.

Khan asked if there was a traffic study on this project, as he concerns. Boyd said this is a very small use and is only required 8 parking spots and does not see a traffic study is needed. Boyd stated that this is an allowed use and very small project and there should be no reason for denial.

Boyd spoke to the landowner, and the owner said the cottages on the property can be removed in a timely manner as a condition of approval. He also stated there are some storage containers that the property owner believes may be grandfathered, but it not they will be removed also.

Dow asked what the time limit for the cottages was to be removed, Boyd stated a year, Dow disagreed, and Boyd recommended 6 months, Dow agreed to 6 months.

<b>Motion:</b>	<b>Dow, G</b>	<b>To approve case 2022-16 with the condition that the cottages are removed in 6 months.</b>
<b>Second:</b>	<b>Lowry, M</b>	<b>In Favor: Lowry, Dow, Sweeney and Davidson</b> <b>Not in Favor: Khan, Knowles and Sanborn</b> <b>Motion Passed 4-3</b>

**Informal Work Session: Meet with representatives of The Brook to discuss conceptual ideas for master planning of their property at 319 New Zealand Road**

Andre Carrier from The Brook introduced himself to the board. He is in front of the board to discuss the future of The Brook. He stated that employees of the company 100% own the company, which brings him to how to provide long term safety and financial security to the employees/owners. As that being said they, have been to the ZBA twice, as they presented residential town homes/apartments. The abutters at those meetings raised a lot of concerns to the ZBA about planning board level issues, as that's what brings him here tonight informally asking the planning board about the future of The Brook. His concerns are satisfying the town along with the abutters and residence of the own. Andre stated that they are looking to add 28 town homes and 200 apartment units with a mixture of 1 bedroom and 2 bedrooms. Which brings him back to his employees, as they need housing.

Andre and the board members had multiple discussions about different ideas for the master planning. Knowles stated he would like to see more elderly housing, daycare, and more things for kids. Andre said there are certain rules in Nevada with how far away a casino and a school can be for each other, he would have to do some studying. Janvrin made a comment that elderly housing would be very beneficial to the town is, there is elderly housing already in the Seabrook that has a very long waitlist. Khan had a concerns about how many more students will be added to the school system and our town resources, like fire, police and water/sewer. Andre said they do have security and would add more, for the water/sewer side, he asked who he would talk to regarding that issue. The board members said that they would need to have a conversation with Curtis Slayton, and see how much of an impact it would have on the town. Town Planner said, advised Andre that he should also have a meeting with the SAU21 superintendent on how the additional students would impact the town.

Andre thanked the board for their time, as he will take all the ideas and discussions into consideration.

**Proposed Zoning Amendment: Prohibit new vape stores**

\*Add the following definitions to Section 2:

**Vaping Device:** A product composed of a mouthpiece, a heating

element, a battery, and electronic circuits designed or used to deliver any aerosolized or vaporized substance including. Vaping device may include, but is not limited to, hookah, e-cigarette, e-cigar, e-pipe, vape pen, or e-hookah.

**E-cigarette:** An electronic smoking device composed of a mouthpiece, a heating element, a battery, and electronic circuits that may or may not contain nicotine or e-liquid. This term shall include such devices whether they are manufactured as e-cigarettes, e-cigars, or e-pipes, or under any other product name.

**E-liquid:** A liquid, oil, or wax product containing, but not limited to, nicotine intended for use in devices used for inhalation.

Add a row to Section 6, Table 1 that designates “shops that sell vaping devices” as *Not Permitted* in all zoning districts.

Morgan said that the board has identified finding facts (see attached) to bring this zoning amendment to town meeting.

Janvrin read the finding allowed. (see attached)

Janvrin read allowed the proposed public Hearing notice, see above\*.

<b>Motion:</b>	<b>Dow, G</b>	<b>To accept the finding facts</b>
<b>Second:</b>	<b>Knowles, P</b>	<b>Unanimous</b>

<b>Motion:</b>	<b>Knowles, P</b>	<b>To hold a public hearing on November 21<sup>st</sup> on proposed Zoning Amendment: Prohibit new vape stores</b>
<b>Second:</b>	<b>Lowry, M</b>	<b>Unanimous</b>

The next meeting will be November 21<sup>st</sup>, where it will be a work session meeting, this meeting will consist of the public hearing for the Zoning Amendment and discussions on the masterplan, CIP and any other zoning concerns.

<b>Motion:</b>	<b>Khan, A</b>	<b>To approve the minutes from July 11<sup>th</sup> and October 3rd</b>
<b>Second:</b>	<b>Sweeney</b>	<b>Yes: Khan, Dow, Lowry, Knowles, Sweeney and Davidson</b> <b>Abstain: Sanborn, P</b>

Meeting Adjourned at 8:51PM

DRAFT