



**Town of Seabrook  
Planning Board Minutes  
February 6, 2023  
Seabrook Town Hall, 99 Lafayette Road  
Seabrook, NH 03874  
603-474-5605**

Members Present; Aboul Khan, Dennis Sweeney, Jason Janvrin and David Davidson

Also Present; Tom Morgan, Town Planner and Lacey Fowler, Building Inspector

Meeting opened at 7:10PM with the pledge of the allegiance.

Jason Janvrin noted that the chairman and the vice chairman were not able to make the meeting, and there is the bare minimum of 4 members present, making a quorum.

<b>Motion:</b>	<b>Sweeney</b>	<b>To make Jason Janvrin “pro temp chairman” for the meeting.</b>
<b>Second:</b>	<b>Davidson</b>	<b>Unanimous</b>

**Case 2022-22 – Proposal by Michael & Amy McLaughlin for a 6-Lot Subdivision and lot line adjustment at 227-234 Lower Collins Street, Tax Map 14, Lots 43 and 43-1**

Henry Boyd from Millennium Engineering was presented the case to the board. Boyd reminded the board that this property was approved a few months back for a two lot subdivision, and also was granted a variance from the ZBA to allow buildable lots with road frontage. Boyd explained presented now they are back Infront of the planning board asking for a 6 lot subdivision which would be proposed lots 2, 3, 4 ,5, 6 and 7. Boyd addressed the memo of comments from Tom Morgan, all comments were addressed and settled. Boyd stated to the board that this project has gone to TRC (Technical Review Committee) already back in December with all of the department heads. He explained that this project is on the last part of Lower Collins Street and that the road is a dirt road owned by the town from existing lot 1 all the way down to the very last house. This street is maintained by the town and there is also a pump station located on the road. Boyd said they are seeking to make this road better, that being said the developer, Steve Franzosa has agreed to pave the road with his funds, with the permission of the town and DPW, and bring the road up to town standards. Franzosa and Boyd has been working closely with Curtis Slayton, Water & Sewer Superintended and Garret Murphy, Sewer Dept. to make sure the water and sewer utilities are installed in the appropriate places. Boyd stated there is a stonewall

that was used as a property line back in the day, over time the wall has been pushed out and migrated and looking to deed that portion of the road to the town to make the right of way wider. Starkey made a comment at the TRC meeting that he would like this stonewall removed as the plow drivers have hit this wall while plowing making it a problem and damaging the wings to the plows. Questions were raised if the stonewall could be removed because it could be classified as an ancient boundary marker and in the NH statute you cannot remove them. Boyd believes that this wall no longer has the ancient boundary status anymore as it does not occupy the ancient boundary it once did.

Boyd went into more detail about the dirt road, and that at the TRC meeting he had a very good conversation with John Starkey regarding redoing the road. Boyd explained that this road never had good drainage and that has been the number one problem for this road. The DPW has been placing catch basins and hard pipe drainage over the past years, due to the drainage issues. Lower Collins Street is a high water table area and the DPW has been trying to reduce the water table, that being said, Steve Franzosa has agreed to install an underdrain, that consist of an one foot pipe that will be placed in a French drain with perforated pipe in it as deep as they can get it, to outlet to the 100 foot tidal buffer zone.

Chris Raymond, TEC emailed Boyd with his comments and Boyd would like a condition of approval to sit with Raymond to address his comments to make sure they are done correctly.

<b>Motion:</b>	<b>Khan</b>	<b>To accept case 2022-22 as administratively complete.</b>
<b>Second:</b>	<b>Sweeney</b>	<b>Unanimous</b>

Janvrin went into conversation about the request of the waiver, to waive the additional planning board fees, as the developer is going to fix and pave Lower Collins Street with his own funds.

<b>Motion:</b>	<b>Khan</b>	<b>To grant the waiver requested with the conditions; the road will be constructed as depicted on the plans and be supervised by the DPW Manager.</b>
<b>Second:</b>	<b>Sweeney</b>	<b>Unanimous</b>

<b>Motion:</b>	<b>Janvrin</b>	<b>Planning Board allow from the sewer manhole cover depicted at lot 1 to the end of the road way be 18ft in width that is depicted on sheet 4 on the plans.</b>
<b>Second:</b>	<b>Sweeney</b>	<b>Unanimous</b>

Janvrin brought up the rock wall situation, he read the towns ordinance regarding rock walls.

Boyd explained that there will be iron roads set to be monumented, which will be corner set, which will be Seabrook new edge of right of way.

<b>Motion:</b>	<b>Janvrin</b>	<b>Consistent with section 11-500 with the zoning ordinance, that the Planning Board approve removal of the boundary stone wall depicted on the plans and that there is a message transmitted to the Board of Selectmen that the Planning Board has done so, and they can act on it.</b>
<b>Second:</b>	<b>Sweeney</b>	<b>Unanimous</b>

Janvrin opened the floor to the abutters and public

Cheryl Watson, 90 Marshview Circle asked how many lots were being proposed all together, Boyd showed her the layout of the lots and she asked if it was only one house per a lot, Boyd stated there will only be one single home per a lot.

Al Falzarano, 70 Marshview Circle voiced that his backyard abuts Lower Collins Steet and that he is in favor of the project but not in favor of removing any stonewalls. Boyd expressed the stonewall has moved and does not occupy the original position and is a safety issue for the DPW.

Lacey Fowler had no comments, and all the comments were addressed at the TRC meeting. All other comments will be addressed during the building permitting process which is separate.

<b>Motion:</b>	<b>Janvrin</b>	<b>To approve case 2022-22 with the following conditions;</b> <b>-Bond for the road, which will be determined by Chris Raymond, TEC.</b> <b>-Approval from BOS to removed the stonewall.</b> <b>-The road be improved to the satisfaction of the DPW Manager.</b> <b>-The notes from TEC be included in the plan set</b>
<b>Second:</b>	<b>Khan</b>	<b>Unanimous</b>

**Case 2022-23 – Proposal by George Penniman for a 2-Lot Subdivision at 81 Stard Road, Tax Map 4, Lot 14-101**

George Penniman presented to the board a 2-lot subdivision that him and his brother are looking to remove the existing barn and replace it with a single family 3 bedroom cape, roughly in the same footprint of the barn. Janvrin noted that the numbers on the plan and the ZBA’s numbers on the approved variance do not match up and the surveyor needs to fix this matter.

<b>Motion:</b>	<b>Janvrin</b>	<b>To grant the waiver request, subsection 4.525 topographical contours and subsection 4.530 water resources.</b>
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<b>Second:</b>	<b>Sweeney</b>	<b>Unanimous</b>
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<b>Motion:</b>	<b>Janvrin</b>	<b>To accept case 2022-23 as administratively complete.</b>
<b>Second:</b>	<b>Khan</b>	<b>Unanimous</b>

<b>Motion:</b>	<b>Janvrin</b>	<b>To approve case 2022-23</b>
<b>Second:</b>	<b>Sweeney</b>	<b>Unanimous</b>

**Case 2022-24 – Proposal by Greenhead Holdings, LLC for a Site Plan review at 25 London Lane, Tax Map 5, Lot 8-20**

Wayne Morrill from Jones and Beach Engineering was present the case to the board. This site was approved back in 2014 and is back for approval for an additional 7,465 square foot building, everything is the same as what they saw back in 2014 besides this proposed building is a tad smaller. He stated that they are asking for two waivers for landscaping and allowance of cape code berm around the entire set. All the drainage was already approved and installed back in 2014 for this future proposed building. Khan asked if there were any other business occupying these buildings, as this is in the aquifer of protection zone, Morrill stated this building will be for Greenhead Lobster use only and it will only be for storage.

<b>Motion:</b>	<b>Janvrin</b>	<b>To grant the waivers requested for the required landscape stamp and allow the use of cape cod berm.</b>
<b>Second:</b>	<b>Sweeney</b>	<b>Unanimous</b>

<b>Motion:</b>	<b>Janvrin</b>	<b>To accept case 2022-24 as administratively complete.</b>
<b>Second:</b>	<b>Khan</b>	<b>Unanimous</b>

<b>Motion:</b>	<b>Janvrin</b>	<b>To approve case 2022-24</b>
<b>Second:</b>	<b>Sweeney</b>	<b>Unanimous</b>

**Case 2023-01-Proposal by Rigz Enterprise for a site plan review for a proposed retail use and 2,743 S.F. retail building at 167 Lafayette Road, Tax Map 9, Lot 15.**

Wayne Morrill from Jones and Beach Engineering was present the case to the board. Morrill stated this is a site plan that came in front of the board almost a year ago which was approved and the “The City” has been constructed since. Being presented today is a phase 2, which is proposed to build a building that looks similar to the The City next door and looking to put a butcher shop for the use on this lot, the parking has already been approved, and there is no change of drainage or utilities. This building will be a one tenant use and will be single level.

<b>Motion:</b>	<b>Janvrin</b>	<b>To accept case 2023-01 as administratively complete.</b>
<b>Second:</b>	<b>Sweeney</b>	<b>Unanimous</b>

<b>Motion:</b>	<b>Janvrin</b>	<b>To approve case 2023-01.</b>
<b>Second:</b>	<b>Khan</b>	<b>Unanimous</b>

**Case 2023-02-Proposal by Port Lighting System for a site plan review for a 12,178 S.F. addition to existing building at 24 London Lane, Tax Map 5, Lot 8-42.**

Wayne Morrill from Jones and Beach Engineering was present the case to the board. Morrill stated that this subdivision plan came before the board and was approved back in 2009. The proposal is to add an existing building 12,176 square foot building to the site, there will be no change to the drainage and there will be no utilities as they are already going through the building and be extended. Morgan asked that this case go to TRC for review.

<b>Motion:</b>	<b>Janvrin</b>	<b>To grant the waiver request for the required landscape stamp.</b>
<b>Second:</b>	<b>Sweeney</b>	<b>Unanimous</b>

<b>Motion:</b>	<b>Janvrin</b>	<b>To accept case 2023-02 as administratively complete.</b>
<b>Second:</b>	<b>Sweeney</b>	<b>Unanimous</b>

**Janvrin continued this case, 2023-02 until the first meeting in March.**

## **Grant Application**

Tom Morgan stated that he has been working on the grant application for the Master Plan and there has been confusion with the dates on the submittal.

<b>Motion:</b>	<b>Janvrin</b>	<b>To clarify based on the information that they have now, that it will require more funds to compile and finish the Demographics and Housing Chapter and that the \$25,000 would be correct.</b>
<b>Second:</b>	<b>Khan</b>	<b>Unanimous</b>

**The meeting was adjourned at 9:07PM.**

**DRAFT**