



Town of Seabrook
Planning Board Minutes
March 20, 2023
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present; Dennis Sweeney, Paul Knowles, Ravi Ravikumar, Mike Lowry, David Davidson and Jason Janvrin and Tom Morgan, Town Planner

The meeting was open with the pledge of allegiance at 6:30PM.

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, Jones and Beach Engineers presented the case, he explained that they are planning to expand the building by 12, 178. He is back in front of the board as they had to go in front of TRC and tonight he is presenting a couple changes that were made. He explained that he added erosion control, existing catch basins have bags in them during construction and the wetland set back was put on the plan. Morrill stated he received a letter today from TEC that all the concerns were addressed. Janvrin asked if he could add on the site plan, that all traffic signs be legible and if not, they need to be replaced. Tom Morgan stated all his comments are satisfied.

Motion:	Lowry	To approve case 2023-02 with the following conditions; -Add the comment on sheet C2, “all traffic signs be legible and if not, they need to be replaced.” -Site Security of \$5,000 until the disturbance of the ground is settled.
Second:	Janvrin	In Favor; Janvrin, Lowry, Ravi, Davidson and Sweeney Against; Knowles Motion Passed

Case 2023-09-Proposal by Quest Diagnostics for a site plan review for a temporary mobile trailer located at 570 Lafayette Road, Tax Map 8, Lot 90.

Henry Simon, from Quest Diagnostic resented the case to the board. He stated that they are looking to keep a Quest Diagnostic trailer in the parking lot 4-6 months to give a feel if the services are need in town before find a permanent retail space. He explained it’s a fully contained

trailer, and does need to get inspected by the state if approved by the board tonight. Simon said the trailer is 8.5 feet wide by 24 feet long with an 8 foot ADA ramp extending for the handicap to get into the trailer. He said their busiest times are 7:00am-9:00am and small bump in traffic around noon and when people get out of work. Ravi asked if they collect the blood and urine and then test it at the location, Simon said they do not test, they just collect, and the turnaround time is usually mid-morning for results for the patients. Ravi asked about the utilities for the trailer, Simon explained that there is a company that comes and takes the grey water and the sewer, there is a bathroom for employees and patients to use. He explained the trailer is there now and is winterized and is here tonight for approval to get ready to open. There were conversations between the board and applicant on a deadline to remove the trailer off the lot, as the applicant isn't sure how long they intend to be there for. Janvrin stated that the planning board has the ability to approve them for 12 months, and if they need to extend the deadline, they can come back in front of the planning board. There were concerns about the address of the property as there is different ways to access the lot, and can get confusing, Tom Morgan and Janvrin stated that it may be a good idea they put a sign maybe near IHOP for the patients.

Motion:	Janvrin	To accept case 2023-09 as administratively complete
Second:	Lowry	In Favor; Janvrin, Lowry, Ravi, Davidson and Sweeney Against; Knowles Motion Passed

Motion:	Janvrin	To approve case 2023-09 with the following condition; -For their occupancy to continue to April 1, 2024 and if it is needed to be extended, they will need to come back in front of the board.
Second:	Sweeney	In Favor; Janvrin, Lowry, Ravi, Davidson and Sweeney Against; Knowles Motion Passed

Alternates

Tom Morgan stated David Davidson would like to continue to be an alternate on the board and that Jill Gordon would like to become an alternate on the board. Janvrin stated that there will be 3 more vacancy for alternates if Davidson and Gordon are appointed.

Motion:	Knowles	To appoint David Davidson and Jill Gordon as alternates to the Planning Board for a 3-year term, expiring 2026.
Second:	Sweeney	All in Favor

Meeting was adjourned at 7:20PM. Minutes were taken by Kelsey Johnson.