



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

Members Present; Dennis Sweeney, Peter Sanborn, Aboul Khan, Mike Lowry, David Davidson and Jason Janvrin and Tom Morgan, Town Planner

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

Motion:	Sweeney	To make Jason Janvrin as acting chairman for the meeting.
Second:	Lowry	In Favor; Khan, Sanborn, Sweeney, Davidson and Lowry Abstain; Janvrin

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.

Continued until March 20th, per request of the applicant.

Case 2023-03 – Proposal by Stard Road Realty Trust for a Low Impact Proposal at 32 Stard Road, Tax Map 4, Lot 19-22.

Henry Boyd from Millennium Engineering presented the case to the board. Boyd stated this is a proposal for a low impact proposal for Fiesta Shows. He explained they have carnival equipment, and this is the headquarters and where they do repairs on the equipment. He stated that the owner had run into problems with housing for his employees and they need somewhere to stay during their work season. He did state they needed a variance from the ZBA which they were granted. Boyd said that the employees will have their travel trailers here April through October, and will be using water and sewer utilities, which was shown to water and sewer superintendent Curtis Slayton for his review. Boyd stated this case is going in front of TRC tomorrow March 7th for review. He has spoken to Koko Perkins, Deputy Fire Chief and one of his main concerns was the trailers on the south side, were under the powerline easement as it could cause an electrical charge to the trailers, there for the trailers are now planned to be moved out of that easement for safety and the original number of 10 trailers has been reduced to 8. Koko also explained to Boyd that he would like the trailers double grounded with 6-foot rods. Boyd

stated he is going to add a note to the plan that each travel trailer is grounded by two rods and no campfire will be allowed on the property. Khan asked if there was anywhere else on site they could put the trailers, Boyd stated no there isn't because of the wetlands.

Janvrin read off the regulations what qualifies the cases as a low impact proposal which one of them is that there is no need to go in front of TRC, Fowler stated that this case needs to go in front of TRC. Janvrin stated this would not be a low impact proposal as it needs to go in front of TRC and expanding the utilities. Janvrin stated that there will be an impact on storm water as there plans to be impervious surface on previous surface. Boyd stated that it's all compacted gravel with 87% sealed surface and no permanent foundation fixed to the ground. Janvrin said there is a possibility of spillage of sewer and water as it is getting expanded to the trailers, Boyd stated he addressed that with Slayton, Janvrin is concerned of the aquafer of protecting area. The board discussed the difference between low impact and site plan.

Motion:	Lowry	To accept case 2023-03 as administratively complete.
Second:	Sweeney	In Favor; Sweeney, Lowry, Davidson and Sanborn Against; Janvrin and Khan Motion Passed

Janvrin stated he watched to the ZBA meeting and wanted to make sure the following was agreed upon;

- Time frame of the trailers will be April 1st – October 30th
- No Housing and recreational travel trailers for workforce housing
- The applicant isn't charging the employees to stay on the property
- The definition of travel trailer park
- Maximum of an 8 Travel trailers, with an estimate of 24 employees

Janvrin stated that in the town ordinance, no person shall sleep in a registered vehicle, Boyd stated if they have a variance to allow this use how would that apply. Khan asked how this plan will work with the sewer use. Boyd explained that they designed a manhole to sit on the existing services, as the connection will tie into that, the lines will be directly installed to each space. Janvrin asked what the main building is used for, Boyd said there is a small office, and the rest of the metal building is a workshop to fix all the rides.

Jill Gordon, abutter raised a few concerns with this case, she stated that existing site plan office, storage and maintenance, as she found that it was only approved for the maintenance, the office and storage was never approved and address. She also stated in the application the dates are April to November and not October, which raised a concern, as they can use all town resources without paying any additional tax dollars. Gordon stated the owner Fiesta Shows also owns land in Salisbury for equipment and is concerned as there are signs of life still staying on the property up until January. She explained that there are concerns with maintaining the wetlands of the property, she passed out photos of the properties. Gordon showed the board on an old site plan as there was supposed to be stormwater drainage done but was never installed, and as of today there

is so much water going into the wetlands off the property being untreated. She stated there was supposed to be cape cod berm also installed which was never done along with. Gordon stated that there are drums all over the property and is not sure what the contents of the drums are as it is concerning regarding the aquifer protection area. She explained she would like to see the damages corrected to the wetlands and add the drainage that has never been put in before this case goes any further.

Boyd thanked Gordon for her work, and will going out to site tomorrow to start addressing all the concerns and issues that Gordon has brought to his and the board attention. Boyd stated he would like to pull the original plan sets by Jones and Beach to compare what is existing at the site now.

The board agreed to go on a site walk with Tom Morgan to look at the site and concerns, Janvrin asked Kelsey Johnson, secretary to post a public notice of the site walk for Monday, March 13th at 10:00AM. Tom Morgan stated that this case will be going in front of the TRC tomorrow, and abutters and board members are welcome to attend that meeting along with he site walk on the 13th.

Janvrin continued the case until the next meeting and if henry needs more time, to reach out to the secretary.

Case 2023-05 – Proposal by Sweet Management INC. for a site plan review for an additional 12,100 square foot building at 72 New Zealand Road, Tax Map 7, Lot 55.

Henry Boyd from Millennium Engineering presented the case, he explained this use to be a shoe factory, and was redone into a storage building years back, the applicant is now looking to expand and add an additional 12,100 building. Boyd explained that the stormwater is being reviewed by NHDES already, as they are reviewing the amount of disturbance being disturbed. Janvrin asked if there was going to be an additional entrance in, on Foggs Lane, Boyd stated there is not. Khan asked how many stories there are going to be, Boyd stated there will be 4 stories, and does not exceed the maximum amount of height. Khan asked the applicant how he addresses the customers on what is being put in the containers, Sweet stated there is a contract that they need to sign prior to utilizing the storage unit. There were concerns with the access into the property if there was to be a fire, Boyd stated there is a fire suppression system, Boyd stated he will double check with Koko to make sure he is satisfied with the suppression system.

Boyd reminded the board that the drainage was already approved and reviewed when the business came in front of the planning board years back for their first approval (case 2015-24).

All questions and concerns were addressed, and the board is satisfied.

Motion:	Janvrin	To accept case 2023-05 as administratively complete.
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Second:	Lowry	Unanimous
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Motion:	Janvrin	To approve case 2023-05 with the following conditions; -Letter from the fire department regarding fire truck access. -Engineering Review preconstruction -Site Security set at \$5,000 for erosion control, curb cut and water/sewer hook ups to the building
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Second:	Lowry	Unanimous
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2023-08-Proposal by Route 107 Seabrook LLC for a condominium conversion at 241 New Zealand Road, Tax Map 5, Lot 1.

Henry Boyd, Millennium Engineering was presented the case, he explained they have received a ZBA variance for wetland setbacks. Tom Morgan requested that the ZBA variance is verbatim on the recorded plan. He stated that are two existing water shuts off and there are separate water and sewer services and they have gas and electricity also.

Motion:	Khan	To accept case 2023-08 as administratively complete.
Second:	Lowry	Unanimous

Motion:	Janvrin	To approve case 2023-08 with the following condition; -ZBA Variance is verbatim on the plan with the boundary markers.
Second:	Lowry	Unanimous

Janvrin stated he is a state representative and stated there is a bill in concord, trying to get rid of the wetland stamp licensing and landscaping stamp licensing. He representants Seabrook along with Hampton, as has received an email from the Hampton Conservation Commission with this concern on losing these two stamp licensing. There was a discussion between the board, Chirs Raymond and Henry Boyd on how vital it is to not to get rid of these two stamps. Janvrin asked if Tom Morgan could draft a letter to the state reps from the board opposed from this bill.

Meeting was adjourned at 8:47PM. Minutes take by Kelsey Johnson.