



Town of Seabrook
Planning Board Minutes
May 15, 2023

Members Present: Jason Janvrin, Dennis Sweeney, Max Abramson, Paul Knowles, Ravi Ravikumar, David Davidson, Jill Gordon, Mike Lowry, and Madison Pyburn

Also Present: Tom Morgan, Town Planner

Members Absent: George Dow and Peter Sanborn

Janvrin opened the meeting at 6:30 PM.

Old Business: Case #23-3 Proposal by Fiesta Shows for 8 RV trailers at 32 Stard

Henry Boyd brought the board up to date on the Fiesta Carnival proposal. Working on a spill management procedure. Wetland mapping is underway. There is one 500 sf area that may have been filled.

The number of proposed RV's reduced from 4 to 2 near transmission corridor. All were removed from the easement area.

Koko wanted units grounded. Electrical inspector not so sure. Existing electrical cable will serve RVs.

Jill asked about original stormwater proposal. Would like to see test results. Morgan asked how much rainfall can this property handle? Ravi seeks assurance that contaminants will not flow to wetlands and aquifer.

Henry: No more storage containers outdoors. Geosphere will be working with Mr. Dean.

EJ Dean (the applicant) has an agreement with neighbor to park vehicles on the neighbor's lot on drainage pond site.

Ravi asked about impact on schools. Henry: RV's allowed only from April to Oct. EJ said most employees come here on a visa, without family members. Ravi asked about tax revenues.

Dennis asked where do trailers go in winter? Dean: No one will be living there in winter.

Jill: Proposal has changed since BoA variance granted in Sept. Property has been sending stormwater to Pineo Farms since 2008.

Jill: is there a log? EJ volunteered to keep one.

EJ: No one will be there for more than a week or so. Company owns all the trailers. All residents are employees of Fiesta, Henry: Some trailers are owned by employees. EJ: I own some trailers.

EJ: The trailers each sleep 8 people. Electrical conduit to be 3 feet deep. Jill inquired about an inactive NH DES permit. EJ said he owns 18 to 20 RVs. EJ: Visa employees need bus transportation.

Proposed note on plan: no open fires. No Light trespass per site plan standards.

Christopher Bork asked about the 500 sf of wetlands. EJ: That happened two or three years ago. Henry confirmed that wetland was filled. West will submit recovery plan to Eban Lewis of NH DES.

Jim Poorier asked who to call if there are fires.

Dot Flynn: How many people in the RVs? 64

<p>Motion: Knowles Second: Sweeney</p>	<p>To approve case 2023-3 subject to the following conditions:</p> <ol style="list-style-type: none">1) No outside fires2) Signs to be installed re no fires3) No more than 64 occupants4) All occupants must be employees of Fiesta5) April 1 thru Oct 30 occupancy6) No lighting trespass7) All conditions to be noted on site plan8) Trailers to be disconnected and moved by Oct 319) Letter from Curtis that he is satisfied with water & sewer10) All permits be kept current11) Property to be in compliance with Town regs12) If these conditions and well data are not met by April 1, 2024, applicant must return to PB for further review13) Bond to be determined by Town Engineer
<p>Result:</p>	<p>Voting in Favor: Sweeney, Davidson, Lowry, and Ravikumar Opposed: Janvrin, Gordon and Abramson</p>

Max stated that he is not opposed to project, just the attachment of decision to owner.

Jason voted no due to earlier non-compliance.

Cannabis

Morgan explained that the Beach Precinct seeks the Planning Board’s opinion on cannabis sales.

Max OK with an overlay district

Ravi hard no

Dennis concurs with Ravi

Jason would let Town Meeting decide. PB should be in the driver’s seat

Paul neutral

Mike I don’t think we need them

Jill, OK, with restrictions

Dave no, but will defer to Town Meeting

Henry against drugs being legalized. It’s a gateway drug.

Jason stated that he would support it since not allowing legal sale of Cannabis in Seabrook, the Seabrook citizens might be forced to go to MA to buy Cannabis, and hence be forced to break the law of transporting Cannabis across state line. Max Abrams supports it on Libertarian grounds. Jill Gordon said that she herself is against it, but as the mother of teenage son, she would support the sale of Cannabis in Seabrook to keep her son and his friends from being made into felons. However, Majority of the SPB is firmly against it.

Master Plan

Jason wants to invite beach and public to join a steering committee.

Morgan informed the board that the Town Manager published a Request for Proposals that ran from April 3 to May 2. The Town is in receipt of one proposal, that of TZM Planning (Morgan).

Motion: Ravikumar	To accept the TZM proposal (dated April 20, 2023) for preparation of five Master Plan chapters.
Second: Lowry	
Result:	Six in favor. Abramson opposed.

Jill volunteered to serve on the steering committee.

The Brook (conceptual discussion)

Presenting were Greg Mikileitis, John Cronin, Elias Petuchas, and Andre Carrier.

Andre: Raised \$11 million for charities since 2019. Home shortfall is 23,000 in NH. They are proposing 17 duplexes, 80 units in 55+ category, and 120 units in multi-family.

Ravi: Town homes (duplexes) will be facing parking lot.

Andre: Kennel buildings could return to green. This is a 72-acre site. The closest abutter other than Maplewood is 490 feet away.

Andre: Intend to rent, not sell.

Max: we need housing for the disabled and veterans.

Andre: Proposing discounts for some, particularly Brook employees.

Mike: Is this an entire buildout? Andre yes.

Greg talking to NH DOT District 6.

Lots of amenities.

\$2,200 to \$3,500 rents.

Could classify those who qualify for discounts, e.g. first responders, nurses, teachers.

Jason likes some things about this conceptual plan.

Ravi conceptually good.

2x17 Town homes, 118 2BD state of the art luxury apartments and ~40 55+ units were being proposed along w/ significant greenification of the grounds, i.e. reduction of non-permeable surfaces, addition of a building for Brook Offices and a building for function facility. all housing units will be owned by a real-estate company majority owned by Brook. He stated that there will be an accommodation for

discounted rent. Explained that the impact on Sewer and drinking water would be minimum even before the development of the two new proposed wells on Fogg property. Impact on Seabrook Schools might be the addition of 70 students. Expects a \$1M in property tax to Seabrook from the proposed 200 or so units. Tom believes that a town meeting could spot-zone the entire 72 acre property of The Brook to allow multifamily units.

Morgan invited The Brook to return next meeting.

Master Plan

Jason will ask Kelsey to reach out to land use board members to seek volunteers for the steering committee.

Minutes of March 6 & 20th

Motion: Mike	To approve the minutes of March 6 & 20
Second: Jill	
Result:	All in favor except for Ravi and Max who abstained.

Adjournment

Janvrin adjourned the meeting at 9:53 PM

Acting Sec'y T. Morgan