



Town of Seabrook
Planning Board Minutes
July 10, 2023

Members Present: Jason Janvrin, Dennis Sweeney, Max Abramson, Ravi Ravikumar, and Jill Gordon

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

Janvrin opened the meeting at 6:33 PM.

Old Business: Informal Discussion on Housing Proposals by The Brook

Andre Carrier addressed the board. He solicited feedback from the board on his proposal to build housing on vacant land at The Brook. He has researched the Town's water and sewer needs, and school enrollment.

Janvrin proposed a subcommittee comprised of 3 Planning Board members, and staff from Water, Sewer and the School.

The property covers 70 acres. Carrier proposed 80 units of over-50 housing, and 120 units of multi-family. Additionally, there would be 34 duplex units (17 buildings).

Abramson commented that this is a good location for development due to its proximity to I-95.

Ravikumar reminded all that the zoning issue must be addressed.

One board member inquired if a re-zoning to permit the multifamily development would be spot zoning.

Carrier will submit the results of his research. Janvrin will appoint the subcommittee. He proposed that Mike Lowry chair the subcommittee. Motion seconded by Ravikumar and Gordon. The

committee to be entitled the Zone 7 Committee. Morgan will assist. Janvrin recalled the charettes conducted during the last master plan update. We should convene neighborhood meetings and engage business leaders. How are businesses impacted by the housing shortage? Carrier characterized his proposal as the highest and best use of the land.

New Business: Case #23-15 Proposal by Raymond Mace for a Pavement Business at 19 Rocks Road.

Raymond Mace addressed the board. Three employees, only one being not a resident. Start time is 7 AM. Home before dark. Janvrin went through the criteria for a Home Occupation and a Conditional Use Permit.

The board inquired about setbacks. Mace has 100 feet of road frontage.

Motion: Gordon	To find the application sufficiently complete to invoke jurisdiction
Second: Sweeney	
Result:	All in favor

Motion: Janvrin Second: Gordon	To approve case 2023-5 subject to the following conditions: <ol style="list-style-type: none"> 1) No other home based business 2) No nuisance as defined in the Zoning Ordinance 3) No vehicular operations after 7 PM or before 7 AM 4) No asphalt to be stored on site 5) No more than 2 dumptrucks and 1 trailer to be stored on site 6) No petroleum products in containers larger than 5 gallons to be stored on site.
Result:	All in Favor

Minutes of June 5th

Motion: Janvrin	To approve the minutes of June 5
Second: Sweeney	
Result:	All in favor except for Ravikumar and Abramson who abstained.

Request for Extension – Cabin Removal at 158 Lafayette Road

Via correspondence dated July 6, 2023, Henry Boyd requested an extension until January 2024.

Motion: Janvrin Second: Abramson	To extend the cabin removal date until Oct 10, 2023, with the following stipulations: <ol style="list-style-type: none"> 1) A request for a further extension must be received by the administrative deadline for business on the Planning Board agenda of October 2, 2023. 2) To be considered for a further extension, work on cabin removal must have already commenced.
Result:	All in Favor

Request for Extension – NextEra Solar Units 3 & 4

Via an email dated June 9, 2023, NextEra requested an extension to meet Planning Board conditions of approval.

Motion: Janvrin	To grant the requested extension until August 31, 2024
Second: Gordon	
Result:	All in favor

Housing Academy Stipend

The Town's HOP grant stipulated that Planning Board members who successfully completed the Housing Academy would be awarded a stipend of \$250, to be drawn from the grant funds.

Motion: Janvrin	To award Jill Gordon a \$250 stipend, plus milage at the rate of \$.655/mile.
Second: Ravikumar	
Result:	All in favor except Gordon who abstained

Application to be a Planning Board Alternate Member

Bill Howley addressed the board. He noted that he has lived in town for ten years.

Motion: Ravikumar	To appoint Bill Howley as an Alternate Member, term to expire in March 2026.
Second: Sweeney	
Result:	All in favor

Joint Meeting with Select Board to launch the master plan

The Planning Board agreed to convene a joint meeting on Thursday July 20 at 10 AM.

Pedestrian Safety

Abramson spoke to the issue, noting issues with road radii that facilitated excessive speed, curbs, sidewalks and trucking hours. Board discussed a prospective fee for excessive pavement.

SB 78 Site Security

Janvrin asked Morgan to analyze this legislation.

Municipal Budget

Ravikumar stated that the Select Board was considering a 10% reduction in the municipal budget.

Adjournment

Janvrin adjourned the meeting at 8:49 PM

Acting Sec'y T. Morgan