



**Town of Seabrook**  
**Planning Board Minutes**  
**June 19, 2023**  
**Seabrook Town Hall, 99 Lafayette Road**  
**Seabrook, NH 03874**  
**603-474-5605**

Members Present; Jason Janvrin, Srinivasan “Ravi” Ravikumar, Paul Knowles, George Dow, Jill Gordon, Tom Morgan, Town Planner and Lacey Fowler, Building Inspector

**2022-06 – Revised Lot Line Adjustment by Beth & Kevin Pavia and McGary Condominium Association at 4C & 4A Whittier Drive, Tax Map 8, Lots 38-40 & 38-4.**

Janvrin stated that abutter Chris Tilley submitted a letter to the board that Brad Goudreau can speak on his behalf. Kevin Pavia was present and explained to the board that this is a revised lot line adjustment, as the one that was approved last year was incorrect. He stated that the new plan references his lot, Goudreau’s lot and Tilley’s lot, as last year that wasn’t the case. Tom Morgan explained that the assessor caught the error and that the recorded plan needs to have all the landowners and be recorded at the registry. Morgan stated that he just needs to add Tilley on the plan as an owner, take the Condo Association off and get revised condo documents along with a mylar to record. There were no other comments and questions.

<b>Motion:</b>	<b>Jason</b>	<b>To accept case 2022-06 as administratively complete.</b>
<b>Second:</b>	<b>Knowles</b>	<b>Unanimous</b>

<b>Motion:</b>	<b>Jason</b>	<b>To approve case 2022-06 with the conditions;</b>  <b>-The applicant’s attorney certify that the revised condominium documents are consistent with the requirements of RSA 356-B</b>  <b>-If a variance application failed to include all the property owners, then the Planning Board’s approval should be contingent upon the BoA correcting that situation.</b>
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<b>Second:</b>	<b>Knowles</b>	<b>Unanimous</b>
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**2023-14 – Proposal by James Levesque for a site plan review at 158 Lafayette Road, Tax Map 10, Lot 4.**

Henry Boyd, Millenium Engineering presented the case to the board. He explained that a few months ago he came in front of the board for the front of this property, which is now a smoke shop and that this case he is presenting tonight is for the back of the property. Boyd stated the plan presented tonight is for a doggy day care/boarding which they did have to get a variance from the ZBA. He explained that the only thing that will be done this site is a fresh coat of paint on the existing building, which will be a white color as it fits with the smith town regulations, added a couple more parking spaces and adding a chain link fence for the dogs. They do plan to have one light on the back of the building, that is far from the neighbors, but will make sure there is no light trespass. Katie explained the day-to-day operations of the business, she stated that there will be a small rush in the mornings when the owners drop their dogs off but will not impact that traffic flow. Ravi asked if there is enough parking, Boyd stated they have a good system and lot for parking and shouldn't be a problem. Fowler stated that the cottages on that property were supposed to be gone within 6 months of their last approval, as that has passed, Boyd stated that he is going to reach out to the property owner and see what the hold up is. Javrin asked how many employees there will be, Katie stated that there will be at least two in the beginning as they don't know how the business will take off, but the maximum of employees she expects is five. Janvrin asked if the dogs that are kept overnight for boarding are kept inside, Katie stated they will be in kennels inside the building. He also asked about signs and what they had in mind as it is Smithtown and needs to fit the criteria, Levesque said that they are going to put a sign on the side of their building along with a pawprint or silhouette of a dog. Janvrin asked how big the fence will be for the dogs, Boyd stated that the fence will be 6ft tall. There were questions about the noise and if there is going to be a lot of barking, Katie said that the dogs mostly bark when its feeding time which is done inside the building, she stated that if there is a certain dog that is an obsessive barker, the dog will need to leave. Boyd explained that they are open to the idea if there are a lot of complaints about the noise, that they will be asked to come back to the board with the abutters and come up with a solution to the problem. There were no other questions of comments.

<b>Motion:</b>	<b>Jason</b>	<b>To accept case 2023-14 as administratively complete.</b>
<b>Second:</b>	<b>Gordon</b>	<b>Unanimous</b>

<b>Motion:</b>	<b>Jason</b>	<b>To approve case 2023-14 with the conditions;</b> <ul style="list-style-type: none"> <li>- <b>There shall be no light trespass.</b></li> <li>- <b>Snow storage is depicted.</b></li> <li>- <b>Dumpster on the pad and screened prior occupancy.</b></li> <li>- <b>Signage be compliant with the zoning 6M regulations.</b></li> <li>- <b>Dog feces are picked up daily.</b></li> <li>- <b>No overnight boarding shall take place outside.</b></li> <li>- <b>Noise complaints to the town will require a return to the planning board.</b></li> <li>- <b>Bond for signage and dumpster enclosure of \$1,500.</b></li> </ul>
<b>Second:</b>	<b>Knowles</b>	<b>Unanimous</b>

**Case 2023-12 – Proposal by Wilder Companies for a site plan review for a 2,250 S.F. Coffee Shop at 570 Lafayette Road, Tax Map 8, Lot 90.**

Erik Poulin from Jones and Beach Engineering, presented to the board. He stated that they have gone in front of TRC and had a productive meeting and the plans that are shown tonight reflect the changes. Poulin read two letters of changes that were submitted to the Planning Board, Tom Morgan and Chris Raymond, TEC prior to the meeting and is filled in the case folder. Gordon asked about the lights going off at 11PM on a timer, as the hours of operations end at 11PM and the employees will still be inside prepping and cleaning, and will they need more time to be able to make it out to their cars safely. Poulin stated that he will ask his contacts at Starbucks and see if they can bump the timer to 11:30PM.

<b>Motion:</b>	<b>Jason</b>	<b>To accept case 2023-12 as administratively complete.</b>
<b>Second:</b>	<b>Gordon</b>	<b>Unanimous</b>

<b>Motion:</b>	<b>Jason</b>	<b>To grant the three waivers requested by the applicant for case 2023-12.</b>
<b>Second:</b>	<b>Gordon</b>	<b>In favor – Janvrin, Gordon, Dow, Ravi Against-Knowles</b>

<b>Motion:</b>	<b>Jason</b>	<b>To approve case 2023-12 with the following conditions; -Site Security of \$40,000, recommended by TEC -C2 notes to be incorporated -Lights to be on until 11:30PM</b>
<b>Second:</b>	<b>Gordon</b>	<b>In favor – Janvrin, Gordon, Ravi Against-Knowles and Dow Motion Passed</b>

David Davidson has turned a letter resigning from being an alternate of the planning board as he is also a member of the ZBA and as well as Mike Lowry and there can be only one person on both board per state statute.

Janvrin stated that while getting ready to update the master plan he would like to meet with the ZBA, Conservation Commission, Seabrook School and an employee from the towns manager office. Ravi asked if the Planning Board and the Board of Selectmen could have a meeting together to discuss the master plan and the CIP. They will explore dates and times to hold a joint meeting.

Meeting was adjourned at 8:36PM.  
Minutes were taken by Kelsey Johnson