



**Town of Seabrook
Planning Board Minutes
June 5, 2023
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605**

Members Present;

Jason Janvrin, Mike Lowry, Max Abramson, Dennis Sweeney, Harold Eaton, Jill Gordon, David Davidson and Tom Morgan, Town Planner

The meeting was opened with the pledge of allegiance at 6:32PM.

Case 2023-13 – Proposal by Fowler Family Trust for a lot line adjustment for 3 Fowler Brook Road, Tax Map 13, Lots 15 & 16-3

Henry Boyd from Millennium Engineering presented the case to the board. Boyd explained that this street is a private street, owned by the family and they are looking to do a lot line adjustment to carve out a piece in the back of the property to build another house. He explained they did receive a variance from the ZBA and there were some easements already recorded for the access of utilities. There were questions about the driveway, Boyd stated that they are using the existing driveway and it is going to be fed into the new lot.

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| Motion: | Jason | To accept case 2023-13 as administratively complete. |
| Second: | Lowry | Unanimous |

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| Motion: | Jason | To approve case 2023-13 as presented. |
| Second: | Lowry | Unanimous |

Case 2023-12 – Proposal by Wilder Companies for a site plan review for a 2,250 SF coffee shop at 570 Lafayette Road, Tax Map 8, Lot 90.

Erik Poulin from Jones and Beach Engineering presented the site plan review to the board. He explained that they got an approval years back and this presentation is an amendment as they had to make a few changes. Poulin said that the Coffee Shop will be Starbucks and will be 2,250 square feet off of Provident Way, and this was the last piece of the shopping plaza. He stated that the utilities are already stubbed and the drainage is in place. All of Tom Morgans comments have been addressed. Poulin said they are going in front of TRC on June 13th to meet with the department heads to make sure all the utilities and drainage are correct. Eaton asked if this project will disturb the small cemetery that is there, Poulin stated that it is a state law that they must be 25ft away from the cemetery. Morgan stated that the state law with the dimensions of 25ft should be recorded on the plan.

Poulin stated they have three waivers;

-Stormwater Management, Poulin explained that they already received prior approval and stormwater management is already in place and a stormwater management manual will be submitted to the planning board. Gordon asked if there will be a schedule for maintenance in the manual, Poulin stated there will be.

-Traffic Study, Poulin stated that apart of case 2013-15 for the shopping plaza as a whole, and the traffic study was already done and submitted.

-Landscape Stamp, he explained that the original landscape plan was approved, and the layout is similar in its design.

Janvrin asked about the signage and if it was going to be part of the main Pylon on route one. Poulin stated that he isn't sure and will have to check with the applicant. Janvrin asked about the parking, he noticed that there are two handicap spots, and asked if the main parking will be in the big lot, Poulin said yes the main parking will be in the shared lot. Janvrin asked if they could add a bike rack, as many people are using electric and pedal bikes to get around. Abramson asked if they could look into signage for pedestrians walking and crossing, Poulin stated he will look into the different sign options they have. Janvrin asked if they could look at the shopping plaza as a whole, and update the signs, he noticed that two sign stop signs near Kume are bleached and so is the one near the main entrance, he also said that the no left turn near the main entrance is also knocked down and has been for years now. Janvrin asked if they could come back to the board after they go through TRC and return June 19th, Poulin stated yes. The board agreed to have the applicant return June 19th.

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| Motion: | Sweeney | To approve the minutes of May 15th |
| Second: | Lowry | All in Favor. Eaton Abstained |

Abramson asked if he could gather some information regarding pedestrian safety when it comes to site plan reviews, the board agreed and will be put on the agenda for June 19th.

Meeting adjourned at 7:17PM.

Minutes taken by Kelsey Johnson

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