



**Town of Seabrook
Planning Board Minutes
August 21, 2023
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605**

Members Present; Jason Janvrin, Mike Lowry, Dennis Sweeney, Max Abramson, Bill Howley, Jill Gordon, Paul Knowles and Tom Morgan, Town Planner

Chairman Janvrin opened the meeting at 6:32PM with the pledge of allegiance.

18 Stard Road – Tullson Realty

Nick Tully of Tullson Realty was present to ask the board for an extension for 18 Stard Road. He explained that this case has been in front of the board multiple times when the property was owned by another company. The most recent proposal was case 2016-27 for a 10,000 square foot warehouse, which was never constructed. Tully as the newest owner, would like to ask for a new extension to start the process for what was approved in 2016. He stated he would like to start the site work and drainage.

Motion:	Lowry	To approve the request of extension for 18 Stard Road and that site security for the drainage is set by TEC.
Second:	Sweeney	All in Favor Abstain: P Knowles

Case 2023-16 – Proposal by William and Shannon Edwards for a lot line adjustment at 65 & 67 Dows Lane, Tax Map 12, Lots 12-5 & 12-6.

William Edwards presented a simple lot line adjustment for his two pieces of property on Dows Lane. He stated that 5,000 square feet is coming from 65 Dows Lane and moving it to 67 Dows Lane, and the existing shed will be on 67 Dows Lane and will be in the setbacks. The board had no questions as this case was straightforward.

Motion:	Gordon	To accept case 2023-16 as administratively complete.
Second:	Lowry	All in Favor Abstain: P Knowles

Motion:	Gordon	To approve case 2023-16
Second:	Lowry	All in Favor Abstain: P Knowles

Case 2023-17 – Proposal by Bohler for a site plan review at 270 Lafayette Road, Tax Map 9, Lot 49-10.

Keith Curran from Bohler Engineering was present at the meeting. He stated that they met with TRC and that he has made the following changes;

- Site address has been updated
- Pre Construction note has been added
- Drainage swale clearing note has been added
- Storm drain slopes and lengths have been updated due to the 2” layout shift
- Water line size has been updated from 1 ¼ to 1 ½
- The 1” water meter will now be located inside the building
- Added two “No Parking Loading Zone” signs have been added behind the proposed concrete sidewalk on the western side of the site.
- A concrete patio has been added to the southeastern side of the proposed building with seating and fencing.
- Requested bike rack has been added to the plans
- Bollards have been added around the concrete pad located on the northwestern side of the building.
- Two elm trees have been added to the plans.

Curran stated that he had a conversation with Koko Perkins, Deputy Fire Chief regarding the need for sprinklers inside the building, they came to the conclusion that one of the drive thru windows will be another form of egress, along with he bollards being added to protect the building from Route 1.

Janvrin stated that he noticed that the patio is impervious and would like to see it stay pervious. Curran stated that they can make that happen and shouldn’t be a problem.

Dana Spence stated that he owns a couple of Aroma Joes and has come up with some data regarding the number of trips at his current location in Exeter. Spence stated during the highest

peak hour the number of trips is about 40-50, with that being said, Janvrin stated that the exaction fee will be \$5,000 or a donation of \$4,500.

Motion:	Lowry	To approve case 2023-17 with the following conditions; -Outside patio is to stay pervious -Exaction Fee set at \$5,000 -Site Security of \$75,000, recommended by TEC
Second:	Sweeney	All in Favor Against: P Knowles

Motion:	Janvrin	To approve minutes from July 19th
Second:	Knowles	All in Favor Abstain: Lowry and Howley

Motion:	Abramson	To approve minutes from August 7th
Second:	Sweeney	All in Favor Abstain: Gordon and Knowles

Jill Gordon stated the Friends of Seabrook Community is working on creating a nature trail on Lower Collins Street and has been working with Chris Raymond, will be doing a site walk tomorrow at 10am and is inviting the planning board members to join.

Tom Morgan said that the Old Home Days was a great turn out and received a lot of feedback from the residents on what they believe is most important for the Town of Seabrook. Morgan stated that most of the residents are interested in having a safe town and school, great environment, affordable housing, and low tax rates. The board discussed that they need to start exploring zoning articles for the warrant as the next couple months are going to come up quickly.

Janvrin asked the secretary to reach out to Andre from The Brook for the data study numbers for the future expansion of The Brook, as the steering committee needs to review these numbers for recommendations for zone 7M.

Janvrin stated that he is going to invite Dave Baxter to join one of the future board meetings to give an update on current grants and projects that are in the works.

Janvrin adjourned the meeting at 8:47PM. Minutes were taken by Kelsey Johnson.