



**Town of Seabrook
Planning Board Minutes
September 11, 2023
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605**

Members Present; Jason Janvrin, Mike Lowry, Ravi, George Dow, Bill Howley and Tom Morgan, Town Planner

Chairman Janvrin open the meeting at 6:33PM with the pledge of allegiance.

Case 2022-22 – Extension Request

Henry Boyd from Millenium Engineering is asking for a 90-day extension for this case, as they need to wait until springtime for a top coat on the road.

Motion:	Janvrin	To approve the request of extension for 2022-22 until May 15, 2024
Second:	Lowry	Unanimous

Henry Boyd presented all four cases on the agenda.

Case 2023-18 – Proposal by Sicard Family Trust for a lot line adjustment at 37 & 38 Cross Beach, Map 25, Lots 21 & 21-1.

Boyd stated that this property went to court to get corrected titles as most of the Cross Beach properties have unclear deeds and titles. Janvrin stated that he was reading the ZBA variance approval, and it looks like there is a typo as it says 12ft instead 22ft, Boyd stated that he will ask the secretary and clear it up. The board members and Boyd held a conversation regarding the elevations of the houses regarding how high they must be regarding FEMA regulations and the town flood compliances. Abutter Lillian Zail asked if this lot line will affect her property in any way, and if her lot line was being moved as she was confused, Boyd and Janvrin stated this lot line adjustment for only for 37 and 38 Cross Beached both owner by the Sicard Family. Janvrin asked if the existing shed is going to be removed, Boyd stated yes it is. There were no other questions or comments at this time.

Motion:	Ravi	To accept case 2023-18 as administratively complete.
Second:	Lowry	Unanimous

Motion:	Abramson	To approve case 2023-18 with the following conditions; -Label Shed being removed on lot 25-21-1 -Clarify NOD for Zoning Ordinance
Second:	Dow	Unanimous

Case 2023-19 - Proposal by Caitlin Realty LLC for a subdivision at 30 Centennial Street, Tax Map 13, Lot 22.

Boyd stated that this lot is 1.94 acres, is currently occupied by a single-family home and is proposing a 2-lot subdivision, Lot A will have the existing home and will be a total of 30,000 square feet. Lot B will be the new lot and have a total of 54,525 square feet. Boyd did state that they have got in front of the ZBA and have received a variance. There were concerns with Cains Brook that abuts the property and want to make sure that it is protected. The conclusion is to add erosion control silt socks for protection in lot B. Boyd said they will be adding an easement for the abutters, to use the area they already have been using to store their Loster Traps, as the applicant/property owner has no problem with them storing them on his property. There were no other questions or concerns.

Motion:	Janvrin	To accept case 2023-19 as administratively complete.
Second:	Lowry	Unanimous

Motion:	Janvrin	To approve case 2023-19 with the following condition; -Add note on final plans that states “Treated by Erosion Control Silt Sock for protection of Cains Brook in lot B
Second:	Lowry	Unanimous

Case 2023-20 – Proposal by Christopher Franciosa for a lot line adjustment at 211 & 219 Lower Collins Street, Map 14, Lots 32 & 43-100.

Boyd stated that Chuck from Twin Brooks Campground asked Chris Franciosa for 1,488 square feet, as the existing property line is oddly shaped and would be helpful for it to be adjusted. The board members asked Boyd if he could make a detail, so the zoning line and the lot line are not confused with each other as on the plans they look like intertwined. Gordon stated that the ZBA variance that is referenced on the plan is the wrong case number, Henry stated he will fix it. There were no other questions or comments.

Motion:	Ravi	To accept case 2023-20 as administratively complete.
Second:	Lowry	Unanimous

Motion:	Ravi	To approve case 2023-20
Second:	Lowry	Unanimous

Case 2023-21 – Proposal by Amy & Michael McLaughlin for a lot line adjustment at 223 & 227 Lower Collins Street, Tax Map 14, Lots 43 & 43-200.

Boyd stated this is a simple lot line adjustment that will add 9,417 square feet to 227 Lower Collins Street taking it from 223 Lower Collins, both properties are owned by the McLaughlin Family.

Motion:	Ravi	To accept case 2023-21 as administratively complete.
Second:	Lowry	Unanimous

Sharon Tomaselli, 78 Marshview Circle and John Watson, 90 Marshview Circle had some concerns regarding future expansion of the McLaughlin’s property as lot 14-43 is conservation land and they are concerned they will be building more houses back there. Janvrin stated if they were to start that process, they would have to go to the ZBA and conservation committee and meet the five points of criteria. Janvrin stated that tonight the board cannot look at the intent and only what is before us.

Laraine Kiluk, 74 Marshview Circle has concerns about the hours of construction that is currently happening, as they are starting at 5:00AM. Lacey Fowler stated that construction shouldn’t be happening until 7:00AM, Boyd stated that he will call the contractor and speak to him regarding this issue, Fowler stated if any abutter have issues with the noise from the construction they need to come to her office and write a formal complaint. Kiluk also has concerns about the speeding of vehicles, especially with the construction going on. Janvrin

recommended having a meeting with the police chief and invites Kiluk and any of the other abutters that would like to attend.

There were no other questions or comments from the board members or abutters.

Motion:	Ravi	To approve case 2023-21.
Second:	Dow	Unanimous

Janvrin stated that the town manager has given him the budget numbers for FY 2024 and will be exploring the budget numbers with vice chairman Mike Lowry.

Janvrin adjourned the meeting at 8:46PM. The minutes were taken by Kelsey Johnson.

DRAFT