



**Town of Seabrook**  
**Planning Board Minutes**  
**October 23, 2023**  
**Seabrook Town Hall, 99 Lafayette Road**  
**Seabrook, NH 03874**  
**603-474-5605**

Members Present; Jason Janvrin, Mike Lowry, Ravi, Jill Gordon, Dennis Sweeney, Paul Knowles and Tom Morgan, Town Planner

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

Site Security Reduction for Case 2022-22 – Proposal by Michael & Amy McLaughlin for a 6-Lot Subdivision and lot line adjustment at 227-234 Lower Collins Street, Tax Map 14, Lots 43 and 43-1.

Henry Boyd, Millenium Engineering was present to ask for a site security reduction for case 2022-22. Boyd stated that most of the work has been, and the drainage is in and looks good. A lot of the houses have been built and are ready to be moved into, as a couple of houses just have the foundations complete and are still being built. He explained that are looking to reduce the bond for utilities and the drainage as they have been completed. As for the road paving, everything is looking good and will be putting the topcoat on in the spring. The board members agreed they would like to see some money held for the utilities and stormwater but do recommend to release some of it, as for the paving and roadway improvements, they would like to see a decent amount held onto.

<b>Motion:</b>	<b>Janvrin</b>	<b>To approve the request of the reduction of site security based on the recommendations of TEC for case 2022-22.</b>
<b>Second:</b>	<b>Ravi</b>	<b>Unanimous</b>

**Case 2023-22 – Proposal by Steve Harvey, Tambo Development LLC for a site plan review at 32 London Lane, Tax Map 5, Lot 2-10.**

Erik Poulin, Jones and Beach Engineering was present along with the property owner Steve Harvey. Poulin stated that this is a proposal for a 12,000 square foot industrial building with 6 individual bays to rent out for small business owners like electricians and plumbers. Each bay

will have a total of two parking spaces with a total of 15 parking spaces. There will be a storage area in the rear parking lot that will hold equipment that will be utilized by the property owner. Poulin stated that there will be a pump station for the sewer system and a fire suppression system. Harvey and Poulin explained that they are going to TRC for November 14<sup>th</sup>, and then hopefully back to the planning board for November 20<sup>th</sup>, in the meantime they are looking to start clearing trees before the ground starts freezing.

Janvrin asked if they could add a impervious surface near the fire egress as if there was an emergency they would be walking out to dirt and mud. Janvrin also recommended getting in touch with the abutters Arc Source, as it looks like some of the lighting may trespass into their property, Poulin stated he will talk to the property owners regarding that issue. Janvrin stated that they need to have a spill prevention plan as there is going to be equipment outside in the storage area, and the water department will want to see that there is something in place in case of a leak or spillage.

The board explained they see no problem with starting to cut trees down, as long as they don't need a timber permit from the assessor's office.

No other questions or comments were asked, as they will need to come back before the board.

<b>Motion:</b>	<b>Ravi</b>	<b>To accept case 2023-22 as administratively complete</b>
<b>Second:</b>	<b>Sweeney</b>	<b>Unanimous</b>

### Minutes

<b>Motion:</b>	<b>Lowry</b>	<b>To approve minutes of August 21<sup>st</sup> and September 11<sup>th</sup></b>
<b>Second:</b>	<b>Janvrin</b>	<b>Unanimous</b>

### Other Business

Janvrin stated that the grant meeting at the community center was cancelled for the 18<sup>th</sup> and moved to the 24<sup>th</sup> and will be held virtually. Janvrin stated that he is going to try to attend virtually to give a testimony as there is an issue with the time of the route one expansion that is starting in 2023 and needs to start sooner.

Ravi stated that he attended the emergency management drill and that there were concerns regarding the traffic of Blackwater Bridge in the case of an emergency, and it needs to be explored. He also explained that the alarm system at the power plant is 50 years old and needs to be updated, resulting in last year's incident when the alarm went off without a drill or

emergency. Janvrin stated that is something that should be spoken about with Bob Quinn, who is on the nuclear decommission committee.

### **Master Plan**

Tom Morgan explained that himself with help from the board's subcommittee, need to come up with a survey to send out to town residents either physically or digitally for the master plan. Morgan stated that he is going to see if the town hall meeting room is available for November 9<sup>th</sup> for the subcommittees for the master plan and zone 7. Morgan will also explore the ideas of holding meetings at the library, beach precinct and The Brook.

Morgan would like to discuss with the board the sale of cannabis warrant article on November 6<sup>th</sup>'s meeting.

**Meeting was adjourned at 8:05PM. Minutes were taken by Kelsey Johnson**