



**Town of Seabrook
Planning Board Minutes
January 8, 2024
Seabrook Community Center
Seabrook, NH 03874
603-474-5605**

Members Present; Jason Janvrin, Mike Lowry, Ravi, Jill Gordon, Bill Howley, Tom Morgan, Town Planner and Lacey Fowler, Building and Health Officer

Case 2023-23- Proposal by Delacy Real Estate Development for a Condominium Conversion at 60 Worthley Ave, Tax Map 16, Lot 54

Henry Boyd, Millenium Engineers presented the condo conversion to the board. He stated that this land was very difficult to survey as it wasn't surveyed that good back then, but they were able to figure it out. Boyd stated that each unit will have a water meter and an easement for the town. There were no questions or comments from the board or public.

Motion:	Gordon	To accept case 2023-23 as administratively complete.
Second:	Ravi	Unanimous

Motion:	Gordon	To approve the waiver presented.
Second:	Ravi	Unanimous

Motion:	Janvrin	To approve case 2023-23 with the following conditions; 1. Two Water Meters, one on each unit. 2. Water shut offs to benefit the town, Unit 1 easement will be provided.
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Second:	Ravi	Unanimous
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Case 2023-24- Proposal by Tesla, Inc for a site plan review, for an electric vehicle charging station at 319 New Zealand Road, Tax Map 2, Lot 41.

Carole Rocha from Tesla presented the case to the case to the planning board. She stated that the charging units will be placed in the front of The Brooks entrance and will have 10 long charger units and 12 fast charging units. Rocha said that there is an existing transformer and will be working with Until and will be neatly hidden by a fenced in area. The board asked do the customers have to pay for the charging, she stated yes, they do pay for the charging. The board asked them to reach out to the fire department to make sure the fire suppression system is up to standard by the department. She stated that if one of the charging systems has any problems it will send an alert to their local maintenance team and they will be dispatched within 48 hours to fix the issue. The snow maintenance will be done by the contractor who currently takes care of the parking lot as of now. Janvrin asked about the lighting and to make sure it is safe for the customers who are utilizing the stations, she said that they are mimicking the lighting that is already there and it will be a safe lit station. Janvrin read the comments from Chris Raymond, TEC as there are concerns regarding the ADA parking spots that will be taken away. Rocha stated that she will sit down with the property owner and make sure the ADA spots are replaced, and there will be the correct amount of spots on the lot.

Motion:	Ravi	To accept case 2023-24 as administratively complete.
Second:	Janvrin	Unanimous

Motion:	Janvrin	To approve case 2023-24 with the following conditions; <ol style="list-style-type: none"> 1. Pre Construction meeting is set with the building inspector prior to any work on the property 2. Will meet with the property owner to come up with a solution to replace the current ADA parking spots, and make sure they have the efficient spots that need on the property. 3. Site Security set at \$10,000, Recommended by TEC.
	Ravi	Unanimous

Public Hearing;

-A proposed revision to Section 6 of the Zoning Ordinance, as follows:

Add a row to Section 6, Table 1 that designates "shops that sell cannabis" as Not Permitted in all zoning districts.

Janvrin opened the public hearing at 7:21PM

Janvrin stated that back in September of 2023 there was an email sent from a business owner looking to see the regulations to sell medical marijuana in town. As feed back from the town and the board of selectmen they are looking to have the voters in march to vote on the choice to allow the Town of Seabrook to have shops that sell cannabis. The planning board did vote in the finding facts regarding the health related impacts of the use of cannabis, which is inserted below.

Findings of Fact

“The Seabrook Planning Board is concerned about some of the health-related impacts that the use of Cannabis has on the community, especially our teenagers. The problem is exacerbated by the recent proliferation of cannabis retail operations in Massachusetts, where cannabis products have been legalized by the commonwealth. The state of New Hampshire is currently in the deliberation process for legalizing recreational cannabis products.

The science that documents the impacts cannabis has on public health is well established. The Center for Disease control has provided a recent summary of the impact of cannabis use on our society and the health of our citizens:

<https://www.cdc.gov/marijuana/health-effects/index.html>.

Accordingly, the Seabrook Planning Board finds that the future establishment of retail cannabis establishments in Seabrook Beach when legalization does occur, would likely exacerbate the harm to the community’s young people:

<https://www.cdc.gov/marijuana/featured-topics/marijuana-youth.html>

In addition, the unintended ingestion of other cannabis products such as edibles has resulted in significant increases in emergency room visits for children and young adults due to the toxic effects of those products.

<https://www.cdc.gov/mmwr/volumes/72/wr/mm7228a1.htm>. For these reasons, we believe that future expansion of this industry in Seabrook should be curtailed.”

Henry Boyd, Resident of Seabrook stated that he applauds the beach village district and the planning board for bringing this forward and getting in front of the problem.

Vickie Mitchell, Bristol Street stated that we don't need this type of business in town and is hoping to see this on the ballot.

There were no other comments from the board or public. Janvrin closed the public hearing at 7:35PM.

Motion:	Ravi	To adopt and place on the warrant.
Second:	Howley	Unanimous

Janvrin stated that the planning board's attorney will be looking over the proposed revision to be placed on the ballot and will wait for her feedback.

Other Business

Janvrin stated that he received a request from the town treasure, that Aroma Joe's is looking for a site security reduction as the construction is now done and has gone smoothly. Janvrin stated that it would be recommended to hold 10% of the security for the next two years for maintenance, erosion control, as-builts and any remaining construction that has not been finished.

Motion:	Janvrin	To hold 10% of the \$75,000 for the next two years for maintenance, erosion controls, as-builts and any remaining construction that may have not been completed.
Second:	Ravi	Unanimous

There was no other business to come in front of the board. The meeting was adjourned at 7:45PM. Minutes were taken by Kelsey Johnson.