



Town of Seabrook
Planning Board Minutes
March 4, 2024
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605

Members Present; Jason Janvrin, Jill Gordon, Ravi, Dennis Sweeney, George Dow and Paul Knowles

Chairman Janvrin opened the meeting at 6:30PM with the pledge of the allegiance.

Case 2024-1-Proposal by Sharfa LLC for a site plan review at 663 Lafayette Road, Tax Map 7, Lot 87

Nicole Duquette from GPI Engineers presented the case on behalf of Scott Mitchell, Tropic Star. She stated that this is the existing Mobil gas station, and they are looking to add a small addition of about 5ft wide for a total of 140 square feet. This addition would be for a small kitchen area for grab and go food or made to order. She said that the number of parking spaces will be the same, but the space near the addition will be angled for better traffic flow. Ravi asked if there was going to be a new sidewalk where the addition is going, she stated there will not be a sidewalk there, there will only be one in the front of the building and on the side where the gas pumps, where there is currently a sidewalk now. Janvrin stated that there has never been a sign placed from the original site plans that says, "no left turn", he said that he would like that signed place on the property and the maintenance of the sign is kept up every few years from sun damage. Janvrin had questions and comments regarding the easement for the south meeting house, that was approved with the original plans back in 2012. Mitchell explained that he wasn't sure if anything was being done with the south meeting house and has not obtained an easement but has no objections granting one to the town. Janvrin stated that there may be project in the works for the south meeting house and that the easement will need to be executed. Janvrin asked if there was going to be any changes to the current gas pumps or signs, and Duquette stated there are no changes. In Tom Morgans comments he stated that, "In 2014, Town Meeting re-zoned a large tract of land situated north of Route 107 from Zone 2 Commercial to Zone 6 North Village. Gasoline stations are a permitted use in Zone 2, however they are prohibited in Zone 6. The re-zoning transitioned the status of the Mobil station into that of a lawful, non-conforming use. Section 14.100 of the Zoning Ordinance prohibits the expansion of a nonconforming use. Accordingly, the applicant requires a variance in order to expand the building. As the Planning Board has no authority to grant site approval to a proposal that does not comply with the Zoning Ordinance, it appears that this application is a candidate for referral to the Board of Adjustment. Mitchell was confused on why they needed a variance if they are already grandfathered into the

current ordinance, Janvrin stated that they would need to obtain one because they are now in zone 6M. There was no other questions or comments from the board or applicant.

Motion:	Ravi	To accept case 2024-01 as administratively complete.
Second:	Gordon	In Favor; Ravi, Janvrin, Sweeney Against; Knowles and Dow Motion Passed

Motion:	Ravi	To approve case 2024-01 with the following conditions; <ol style="list-style-type: none"> 1. To place the no left turn sign that was approved on the original site plan approval. 2. Obtain an easement for the South Meeting House, with the town/historical society
Second:	Sweeney	In Favor; Ravi, Janvrin, Sweeney Against; Knowles and Dow Motion Passed

Case 2024-2 Proposal by Raven Realty Trust and David Benoit Living Trust for a condominium conversion at 894 Lafayette Road, Tax Map 7, Lot 93-2.

Henry Boyd, Millenium Engineering presented the case to the board, he stated that this is a large piece of land and the front of it is land locked. This plan will be creating two units, and eventually will be coming back to the board for a site plan review for the back new lot. Boyd said that the utilities are already there and that they will be depicting 12 feet to the DOT, its not proposed at this time, but for title insurance it will be recorded just in case. Tom Morgan stated that the final plans need to have the floodplains designated on the plans that will be recorded. There were no questions or comments from the board or public.

Motion:	Ravi	To accept case 2024-02 as administratively complete.
Second:	Sweeney	In Favor; Ravi, Janvrin, Sweeney, Dow Against; Knowles Motion Passed

Motion:	Jason	To approve case 2024-02 with the following conditions; <ol style="list-style-type: none"> 1. Add floodplains on the final plans that will be recorded at registry of deeds.
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Second:	Ravi	In Favor; Ravi, Janvrin, Sweeney, Dow Against; Knowles Motion Passed
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Informal Discussion – 111 Walton Road

Bill Hall, from Civil Design was present to have an informal discussion regarding 111 Walton Road, they are looking to possibly put 5 duplex’s with a total of 10 units on the property. There were conversations amongst the board members about if the town would maintain the development during snow season, how the sidewalks will work and if the town will pick up rubbish and recycling. The board members and the applicant agreed that it would be a good idea for them to meet with the TRC members and the Conservation Commission for more guidance before submitting a complete application.

Master Plan Update

Tom Morgan handed out some updates regarding the master plan/master plan survey after the Steering Committee has met.

Motion:	Jason	To approve January 8th minutes
Second:	Gordon	In Favor; Ravi, Janvrin, Dow, Gordon Abstain; Knowles and Sweeney Motion Passed

Motion:	Jason	To approve January 22nd minutes
Second:	Sweeney	In Favor; Ravi, Janvrin, Sweeney, Gordon Abstain; Knowles and Dow Motion Passed

Meeting was adjourned at 8:10PM, Minutes were taken by Kelsey Johnson