



**Town of Seabrook  
 Planning Board Minutes  
 June 17, 2024  
 Seabrook Town Hall  
 99 Lafayette Road Seabrook, NH 03874  
 603-474-5605**

**Members Present;** Jason Janvrin, Mike Lowry, Paul Knowles, Dennis Sweeney, Harold Eaton, Jill Gordon, George Dow, Tom Morgan, Town Planner and Lacey Fowler, Code Enforcement Officer

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

**Voluntary Lot Merger for 570 Lafayette Road, Map 8 Lot 90 and Lot 90-4.**

Janvrin stated that this is a simple voluntary lot merger, that will remerge the lot adjacent to Hobby Lobby back into main parcel. Wayne Morrill, Jones and Beach stated that the subdivision is not needed anymore as there is an allowed retail use coming soon to the parcel.

<b>Motion:</b>	<b>Janvrin</b>	<b>To accept the voluntary lot merger for 570 Lafayette Road, Map 8, Lot 90 and Lot 90-4 as administratively complete.</b>
<b>Second:</b>	<b>Lowry</b>	<b>Unanimous</b>

<b>Motion:</b>	<b>Janvrin</b>	<b>To approve the voluntary lot merger for 570 Lafayette Road, Map 8, Lot 90 and Lot 90-4.</b>
<b>Second:</b>	<b>Lowry</b>	<b>All in Favor – Janvrin, Lowry, Sweeney, Eaton, Gordon and Dow      Against – Knowles      Motion Passed</b>

**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**

The applicant is requesting a site reduction of \$35,000 out of the \$40,000 that the town is holding. TEC recommends that they hold \$5,000 of the security as road was just paved, and the binding upheld the winter, and they would like to see the finished paving hold up this coming winter. Eaton has concerns that \$5,000 isn't enough and that we need to hold more, as the road way is pretty lengthy. Morgan stated that they will be submitting an as-built as well and that Chris Raymond, TEC thinks that the \$5,000 will be sufficient. The board discussed and would

like to table the matter until the next meeting as they would like a memo from John Starkey, DPW Manager.

**Update on Case 2023-03 – Proposal by Stard Road Realty Trust for a Low Impact Proposal at 32 Stard Road, Tax Map 4, Lot 19-22.**

Janvrin Stated that they have received an update on the property from Curtis Slayton, Water and Sewer Superintendent and Exeter Environmental Services for testing of the soil and water testing. Slayton stated in his memo that everything looks good, and they are cleared for a certificate of occupancy permit. Gordon asked if NHDES tested the site, the applicant stated that they did test the sites, and there are two test sites are open and they can test them anytime. Fowler she has been out several times and everything is complete and the reports look good. She stated that she is going to go out to the site November 1<sup>st</sup> to make sure everything is closed up for the season. All comments have been addressed and the CO is ready to be signed.

**Update on Case 2023-09-Proposal by Quest Diagnostics for a site plan review for a temporary mobile trailer located at 570 Lafayette Road, Tax Map 8, Lot 90.**

Quest Diagnostic has asked for an extension as they had success last year into this year with the mobile trailer at 570 Lafayette Road. They are still feeling out a permanent location a Seabrook, but would like to continue with the mobile trailer.

<b>Motion:</b>	<b>Janvrin</b>	<b>To approve the request for an extension for case 2023-09 until November 1, 2027,</b>
<b>Second:</b>	<b>Sweeney</b>	<b>All in Favor – Janvrin, Lowry, Sweeney, Eaton, Gordon and Dow Against – Knowles Motion Passed</b>

**Other Business**

**Provident Way**

Morgan stated that he has received an email from the new buyers of provident bank, they are looking to do minor upgrades and bring the building up to ADA requirements. They were not sure if they needed to come in front of the planning board. The board stated that it is all cosmetic and they do not need to come in front of the board.

<b>Motion:</b>	<b>Janvrin</b>	<b>The Planning Boad has found that they are not required to come in front of the board for planning review</b>
<b>Second:</b>	<b>Sweeney</b>	<b>All in Favor – Janvrin, Lowry, Sweeney, Eaton, Gordon and Dow Against – Knowles Motion Passed</b>

### **Scheduling for 39 Stard Road**

The applicant, Arleigh Greene for 39 Stard Road has concerns regarding his two upcoming cases and would like for both of them to be heard on July 1<sup>st</sup>, one is a lot line adjustment, and the other is a site plan review. The lot line adjustment is scheduled for July 1<sup>st</sup> to be heard by the board and the site plan review is scheduled for July 15<sup>th</sup> as they are going to TRC for a follow up meeting, as there were concerns with the project being in the 400ft radius of the towns well heads. The board agreed that there are procedures to follow and will here the lot line adjustment on July 1<sup>st</sup> and the site plan one July 15<sup>th</sup> after they meeting with TRC on July 9<sup>th</sup>.

### **Master Plan Update**

Morgan stated that they need to schedule public comment for the master plan chapter 6. The public hearing needs to happen before July 31<sup>st</sup> to meet the grant deadlines. The board discussed that they will discuss the chapter on July 1<sup>st</sup> and the public hearing will take place July 15<sup>th</sup>.

Janvrin adjourned the meeting at 7:50PM. Minutes were taken by Kelsey Johnson.