



**Town of Seabrook  
Planning Board Minutes  
July 15, 2024  
Seabrook Town Hall  
99 Lafayette Road Seabrook, NH 03874  
603-474-5605**

**Members Present:** Jason Janvrin, Dennis Sweeney, Harold Eaton, Paul Knowles, Jill Gordon, and Justin Packard.

**Also Present:** Tom Morgan, Town Planner, and Lacey Fowler, Building Inspector (arrived at 8 PM)

Janvrin opened the meeting at 6:40 PM.

Janvrin continued case **#2024-7 111 Walton Road** to August 5, as per the applicant's request.

**Master Plan Public Hearing:** Morgan and Janvrin spoke to the purpose and importance of the Master Plan. Board members reviewed Draft #2 of the Demographics & Housing chapter. Draft #2 reflects the revisions made by the board on July 8. Janvrin solicited questions and comments from the public. None were forthcoming. Janvrin closed the public hearing.

<b>Motion: Gordon</b>	Adopt the Demographics & Housing chapter of the Master Plan
<b>Second: Sweeney</b>	Second
<b>Result</b>	All in favor

**McLaughlin Subdivision Proposal off of Lower Collins Street.** Henry Boyd had requested a preliminary meeting in order to get a sense of the board's flexibility with requirements for the cul-de-sac radius, pavement width, sidewalks, and overhead electric lines. Eaton commented that he would like the board to review the board's policy on a fee schedule for preliminary meetings. Boyd noted that the proposed Lot 10 (22 acres) would be deeded to the Town for conservation purposes. The proposed road is 630' long. Road construction costs have soared to \$1,200 per foot. Boyd proposed a pavement width of 20 feet.

Janvrin advised to be mindful of sea level rise and marsh migration. Boyd assured the board that his client would abide by FEMA floodplain regulations. A box culvert would be employed to cross the stream.

**Case #2024-5 GRA at 39 Stard Road:** Wayne Morrill presented. The truck service facility is to be situated outside of the DES 400-radius for the Town’s future well. He mentioned the lot line adjustment that provided GRA with more land for this proposal. All stormwater will be directed away from the 400’ radius. The only impervious surfaces will be the building and the concrete apron. TEC indicated that all of their recommendations at the TRC meeting have been adopted by the applicant.

Curtis Slayton, Water Superintendent, addressed the board. It’s a complicated issue. The corner of the proposed building is to be at 400 feet exactly. The 400’ radius will be kept in a natural state.

Janvrin cited Section 16 of the Zoning Ordinance, Aquifer Protection, and provisions such as the 5-gallon limit on hazardous substances. Janvrin distributed copies of the GeoSphere analysis dated July 1. Janvrin asked Slayton if the Town would seek to purchase GRA land within the 400’ radius, or alternately, seek a protective easement. Slayton stated that the negotiations would commence with a proposed purchase.

Janvrin stated that it is important that stormwater be directed away from the 400’ radius. Slayton noted that Morrill assures that this is his intent. Arleigh Greene (GRA) shared the history of this application, and noted that bonding for the well failed at Town Meeting. Morrill noted that the drainage plan meets the requirements of MS4.

Janvrin asked if both dumpsters are necessary. Morrill responded that they will remove the one closest to the well site. Morrill noted that a 6” water suppression line is proposed, as is a 2” domestic line. Snow storage would be near Stard Road. The proposal includes a salt minimization plan. The parking lot will be gravel. Morrill stated that landscaping and lighting are not necessary. Gordon noted a discrepancy between the TRC minutes describing a 6,000 sf building and the site plan that depicts one that is 2,500 sf larger.

Janvrin asked if Section 16 of the Zoning Ordinance is noted on the plan. He asked that all of Section 16 be affixed to the plan, verbatim. He also inquired about a spill protection plan. Morrill stated that a spill protection plan will be submitted to the Town for review. The site plan includes an oil/water separator.

<b>Motion: Janvrin</b>	To find the application to be substantially complete
<b>Second:</b>	There was no second
<b>Result</b>	Motion failed.

<b>Motion: Eaton</b>	To table the application until such time as the board has an opportunity to confer with legal counsel.
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<b>Second: Knowles</b>	Second
<b>Result</b>	All in favor except Janvrin

Janvrin continued this application to August 5. Morgan will see if Attorney Roman is available on July 22 or 29.

**Flooding in front of 16 Perkins Avenue.** Morrill reported that he inspected the site with PB consulting engineer Chris Raymond, and that the two of them propose a solution in the near future.

**Vehicle operating at excessive speed.** Janvrin noted that this topic has been prevalent on Seabrook social media lately. The Town’s two radar units are out of service. Morgan will reach out to NH DOT District 6.

**Fee schedule for preliminary applications.** The board will ask Legal Counsel for advice.

**Road width.** Board members speculated on standards in other communities. Morgan will reach out to the Rockingham Planning Commission.

**Proposed kennel at 920 Lafayette.** Board determined this to be a permitted use in Zone 6. Fowler will respond to the kennel inquiry.

**Master Plan – Next Chapter.** Eaton spoke in favor of commencing work on the Community Facilities and Services chapter so as to start assessing the impact of new housing. Morgan noted that the new round of HOP grants will pay for the sewer and water segment of that chapter, but if those federal funds are utilized, work cannot commence prior to November. The board decided that the next chapter should be Transportation. An updated road maintenance schedule will be included.

**Capital Improvement Program.** Morgan agreed to distribute the latest draft to Planning Board members.

**Exaction Fees.** The board agreed to review the fee schedule, and make adjustments to account for inflation.

**Adjournment:** Janvrin adjourned the meeting at 9:04 PM

Acting Sec'y T. Morgan