

**SBVD PLANNING BOARD  
MEETING MINUTES  
March 1, 2021**

**PRESENT:** Ted Xavier, Robert Gossett, Don Hawkins, Bob Weisner, Steve Keaney, Joel Spiller, Tom Morgan, Bill Howley, Larry Deshler

**ABSENT:** None

**MEETING OPENED:**

The Zoom meeting was called to order at 7:00 PM. Ted Xavier led the meeting in the Pledge of Allegiance.

**MEETING MINUTES:**

The minutes from the 1/4/2021 meeting were distributed and reviewed. The minutes were approved by voice vote.

**PUBLIC HEARING:** Ted Xavier opened the public hearing at 7:05 PM

**SBVD PB Case # 21.01** Proposal by Mark A. Saab Trustee of the Mark A. Saab Revocable Living Trust and Elisia M. Saab, Trustee of the Elisia M. Saab Revocable Living Trust for a Voluntary Lot Merger at 152 and 154 Ocean Boulevard Tax Map 22, Lot 18-1 and Lot 28.

The applicants were represented by Barry Stowe who explained the application was to merge two lots identified on tax map 22 as lot 18-1 and lot 28. The applicants intend to tear down the existing house on lot 28 and build a new larger home. The structure of the new home will sit entirely on current lot 28. The merger is necessary for the driveway, parking, yard and some mechanicals. Ted Xavier asked Tom Morgan if he had any concerns about the application. He did not. Bill Howley asked about the 5' right of way listed in the deed. Stowe said the right of way is to allow access to the beach and will stay as is. Bob Gossett asked the height and square footage of the new building. The applicant said the house would be 30 ft tall and about 10,000 sq ft. Ted Xavier asked if there were any questions from abutters. There were none.

<b>Motion to approve Case 21.01:</b>	<b>Ted Xavier</b>
<b>Motion Seconded by:</b>	<b>Joel Spiller</b>
<b>The motion passed by voice vote.</b>	

Don Hawkins told the applicants the notice of decision would be ready by the end of the week and that the SBVD would record the Voluntary Lot Merger form with the Town of Seabrook and the NH Registry of Deeds. The Voluntary Lot Merger form will have to be signed by the applicants and the SBVD PB.

The public hearing was closed at 7:20 PM

**NEW BUSINESS:** Tom Morgan said the Town of Seabrook was required by the State of NH to update their existing Master Plan. The Town had applied for grant money to complete the update but was unsuccessful. Tom said he was starting the process for the Town and was asking for volunteers to work with him on the advisory board. He said he was starting with the public engagement and vision chapters could be reached by email if anyone was interested.

The meeting was adjourned at 7:25 PM.

Submitted by,

Don Hawkins

**Next PB Meeting:** The next meeting of the PB will be Monday April 5, 2021 at 7:00 PM. The meeting may be canceled if there are no cases to review or business requiring the PB's attention.