

**SBVD PLANNING BOARD
MEETING MINUTES
June 12, 2023**

PRESENT: Joel Spiller, Robert Gossett, Bob Weisner Peter Dunn, Bill Howley, Larry Deshler, Joe Balsamo, Steve Keaney, Don Hawkins,

ABSENT: John Giarrusso, Tom Morgan

MEETING OPENED:

The meeting was called to order at 7:00 PM. Joel Spiller led the meeting in the Pledge of Allegiance.

MEETING MINUTES:

The minutes from the 5/8/2023 meeting were distributed and reviewed. Bill Howley asked for a correction on page 2 which Hawkins agreed to do. The minutes as corrected were approved by voice vote.

RIDE THE WAVE PROPOSAL TO ADD A COFFEE SHOP / SMOOTHY BAR

Joel Spiller reviewed an email sent to the PB members in preparation for this meeting. The email said the owner of the Ride the Wave yoga studio was requesting permission to add a coffee shop / smoothie bar in the south end of her rental space in the SBVD precinct building. She is also requesting the PB waive jurisdiction to the Building Inspector because a full PB review would delay the start of the business into the late summer. Joel reviewed the scope of the project before starting discussions (see attached email).

- Hours of operation: 7AM to undecided but prime time will be 8AM to noon.
- Open to yoga studio clients and the public.
- No indoor seating; window service only; some seating on the patio in the back
- Scope of work:
 - Plumbing - add 4 sinks
 - Electric to support food prep and refrigeration
 - Other - Replace 3 small windows in bathroom and jail cell and one large window on south side of building for window service
 - Food prep units are modular on casters and can be moved as needed.
- Low impact :
 - No building expansion and no discernible impact on abutters.
 - Parking - no zoning requirements. Conflicts with restaurant are possible but unlikely because busiest time is 8 AM to noon.
 - Planters will be used to rope off area in front of service window for safety.
- Planning Board issues:
 - This is a permitted use in Zone 2 but is a change of use from retail to food service.

- Change of use is normally subject to PB review unless jurisdiction is waived to the building inspector.
- Waiving jurisdiction to the building inspector is common for low impact cases.
- Questions for the PB
 - Will the PB agree to waive jurisdiction to the building inspector?

Joel started by asking if bathrooms were required. Steve Keaney said bathrooms were not required because it was just window service and no customers will be allowed in the building. There are two bathrooms in the space for yoga clients and employees.

Larry Deshler asked if we were waiving jurisdiction on change of use. Hawkins answered yes, that is part of the request.

Joel asked about the amount of outdoor seating being requested. He was concerned that it was undefined. He asked if it were possible to have a condition limiting the number of outdoor seats. Hawkins said he could add conditions to the motion to waive jurisdiction. Steve said the plumber and electrician would be required to review their plans with him before starting work.

Motion to waive jurisdiction for the Ride the Wave Coffee Shop/ Smoothie Bar to the Building Inspector with the following conditions:

- **Outdoor seating will be limited to four tables and must remain on the brick patio.**
- **The plumber and electrician must have their plans approved by the building inspector before starting their work.**

Motion made by: Joel Spiller
Motion seconded by: Bob Gossett
Motion passed by voice vote.

OLD BUSINESS:

- **Update on O’Keefe / Dunkin building expansion** – There has been no activity on the proposed expansion.
- **Update from Bill Howley on Seabrook Coastal Resiliency Team** – Bill said the Team was pursuing a NH DES planning grant for \$70,000 (requiring a 25% Town match) to evaluate the conditions of the beach walkways and explore options for improving accessibility while maintaining the integrity of ecological systems. The grant application was due at the end of May but he has not heard anything yet from the DES concerning the grant. Bill said the Safety Committee did review the Seabrook Beach Maintenance Plan and that many items were being done by the Town but there was room for further improvement.
- **Update on HB629 – NH Cannabis Bill** – The bill was killed in the Senate and will likely have to wait until next year to be brought up again. Joel Spiller thought we should continue with efforts to modify SBVD zoning even if we have to make changes in the future. Joel will contact Tom Morgan to talk about a path forward including preparing a Finding of Fact to act as a basis for our zoning change.

NEW BUSINESS:

- **Seabrook Master Plan Update:** Don Hawkins said Tom Morgan won the bid to produce 5 chapters for the Seabrook Master Plan. Tom is looking for volunteers to serve on the Master Plan Executive Committee. Hawkins explained the responsibilities and time requirements to participate on the committee and asked for volunteers. Joel Spiller, Don Hawkins, Larry Deshler, Bob Gossett and Bill Howley all volunteered.

OTHER: None

The meeting was adjourned at 7:58 PM.

Submitted by,
Don Hawkins

Next PB Meeting: The next meeting will be Monday July 10, 2023 at 7:00 PM. The meeting may be canceled if there are no cases to review or business requiring the PB's attention.