

**SBVD PLANNING BOARD
MEETING MINUTES
July 14, 2021**

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

ABSENT: Bill Howley

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 3/1/2021 meeting were distributed and reviewed. The minutes were approved by voice vote.

PUBLIC HEARING: Ted Xavier opened the public hearing at 7:03 PM

SBVD PB Case #21.02 – Proposal by Thomas and Jill O’Shaughnessy & Thomas and Tammy Woelfel for a Condominium Conversion at 216-217 Bristol Street, Seabrook, NH, Tax Map 20, Lot 216-217.

The applicants were represented by Henry Boyd of Millennium Engineering Inc. who explained the application was for a Condo Conversion at 216-217 Bristol Street. No new construction or changes to the building are proposed. Ted Xavier asked Tom Morgan for his comments regarding the project. Morgan read a list of four items that needed to be addressed before the plan is approved. The applicant agreed to include them as conditions of approval. Hawkins read the conditions of approval for case 21.02.

1. The final plans shall be updated to include the case number 21.02.
2. The locus on the final plans shall be updated to correct the location of the house on Bristol Street. The directions of the north arrow on the locus and on the site plan need to agree.
3. The final plans shall depict the location of the sewer service and the water shutoff valve for each unit.
4. An attorney shall certify the Condo Documents are consistent with NH RSA 356-B.
5. All outstanding bills must be paid to the Seabrook Beach Village District before Final Plans will be signed by the Chairman.
6. Final Plans must meet the approval of the SBVD Planner before being signed by the Chairman.

Ted Xavier asked if there were any questions or comments from the Board or from abutters. There were none.

Motion to accept Case 21.02 as administratively complete: Don Hawkins
Motion seconded by: Bob Weisner
The motion passed by voice vote.

Motion to approve Case 21.02 with conditions as listed. Don Hawkins
Motion seconded by: Bob Gossett
The motion passed by voice vote.

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 Condo Conversion Plans and Condo Documents with the Town of Seabrook and the NH Registry of Deeds as soon as the conditions of approval are met and the Chairman signs the final plans.

SBVD PB Case #21.03 – Proposal by Laganas Realty Trust, Audrey Jenkins and Chris Laganas Trustees for a two lot subdivision at 207 Atlantic Ave, Seabrook, NH, Tax Map 22, Lots 23-24.

The applicants were represented by Henry Boyd of Millennium Engineering Inc. who explained the application was for a two lot subdivision at 207 Atlantic Ave. Henry said the two lots were voluntarily merged years ago when the existing home was built across the center property line. The applicants now wish to tear down the existing structure, subdivide the lot and build two homes to replace the existing one. Henry said the applicants have approval from the SBVD ZBA to leave the existing two car garage and to attach it to one of the proposed new houses. None of the new construction will violate set back requirements.

Ted Xavier asked Tom Morgan for his comments on the projects. Morgan reviewed his comments and the applicants agreed to include them as conditions of approval.

Steve Keaney asked how the north lot will access the beach. The applicants agreed to modify the plans and deeds to provide a 5 foot pedestrian walkway to the beach for the benefit of the north lot.

Motion to accept Case 21.03 as administratively complete: Don Hawkins
Motion seconded by: Joel Spiller
The motion passed by voice vote.

Hawkins listed the conditions of approval for the case.

1. The final plans shall be updated to include the case number 21.03
2. The final plans shall depict the sewer and water locations for each house if available.

3. The property owners must remove the patio and brick wall that currently encroach on Town of Seabrook property. The owners agree not to encroach on Town land in the future.
4. The property owners will provide proof of NHDES permit application to the SBVD PB as soon as it is available.
5. The final plans and new deeds shall include an easement in favor of proposed lot A for a 5 foot pedestrian walkway across the east end of Lot B to the existing concrete walk to the beach.
6. All outstanding bills must be paid to the Seabrook Beach Village District before Final Plans will be signed by the Chairman.
7. Final Plans must meet the approval of the SBVD Planner before it will be signed by the Chairman.

Ted Xavier asked if there were any other questions or comments from the PB or from abutters. There were none.

Motion to approve Case 21.03 with conditions as listed.

Bob Gossett

Motion seconded by:

Don Hawkins

The motion passed by voice vote.

Don Hawkins told the applicants the notice of decision would be ready by the end of the week. The SBVD would record the two lot subdivision plans and with the Town of Seabrook and the NH Registry of Deeds as soon as the conditions of approval are met and the Chairman signs the final plans.

The public hearing was closed at 7:45 PM

ELECTION OF OFFICERS 2021:

Joel Spiller was nominated as SBVD PB Chairman by:

Ted Xavier

The nomination was seconded by:

Don Hawkins

Joel Spiller was elected by voice vote.

Ted Xavier was nominated as SBVD PB Vice Chairman by:

Don Hawkins

The nomination was seconded by:

Bob Weisner

Ted Xavier was elected by voice vote.

Motion to allow the PB secretary to sign PB documents in the absence of the PB Chairman: Motion made by:

Ted Xavier

Motion seconded by:

Joel Spiller

Motion passed by voice vote.

NEW BUSINESS: None

The meeting was adjourned at 8:05 PM.

Submitted by,

Don Hawkins

Next PB Meeting: The next meeting will be Monday August 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.