



**Town of Seabrook
Planning Board Minutes
August 19, 2024
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605**

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

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

Janvrin announced that the meetings for September will be on the 9th and 23rd as the first Monday is Labor Day and the Town Offices will be closed.

2024-07- Proposal by Gen4 Builders, LLC for a 5 lot subdivision including a roadway at 111 Walton Road, Tax Map 10, Lot 106.

Janvrin announced that case 2024-07 will be continued until September 9th's meeting. The abutters that were present were concerned that if the case is going to continue to be pushed out to later meeting dates they would like to be renotified. Janvrin and Morgan stated they will reach out to town counsel, Keri Rowan to receive legal guidance.

Case 2024-05 – Proposal by GRA Real Estate Holding for a site plan review at 39 Stard Road, Tax Map 4, Lot 11.

Harold Eaton recused himself from case 2024-05.

This case is continued from July 15th.

Wayne Morrill, Jones and Beach and Arleigh Greene were present at the meeting. Janvrin stated that the board has received legal counsel from Attorney Rowan. Greene and Fowler stated that there was a variance granted back in 2014 by the zoning board.

Motion:	Janvrin	To find case 2024-05 administratively complete.
Second:	Packard	In Favor: Janvrin, Packard, Gordon, Lowry, Sweeney and Dow Against: Knowles Motion Passed

Janvrin recessed the meeting at 6:52PM to look over the ZBA minutes and variance from ZBA Case 2014-007. Janvrin reopened the meeting at 7:00PM.

The variance states that the property is allowed to have vehicle repairs on the property with hours of operation from 7:00am – 8:00pm.

Morrill and Greene stated that they have applied all recommendations from the board and town department heads.

Some of the board members asked if there would be site security, Janvrin stated that they will have site security that will be recommended by Chris Raymond, TEC.

Motion:	Janvrin	<p>To approve case 2024-05 with the following conditions;</p> <ul style="list-style-type: none"> -Hour of operation will be 7am-8pm -Dumpster will be shared with Map 4, Lot 9, and will be located on lot 9 -Submit new plan set depicting the new location of the building and berm to the planning board -Spill protection plan to be approved by the deputy fire chief and submitted to the planning board -Overlay district restrictions to be added on the plan sets -Reference the ZBA Case 2014-007 Variance on the plan sets -Site Security to be set by TEC
Second:	Lowry	<p>In Favor: Janvrin, Packard, Lowry, Sweeney and Dow Against: Knowles and Gordon Motion Passed</p>

Follow up with 16 Perkins Ave – Drainage Issue

Chris Raymond provided an email to the board regarding the issue with the drainage at 16 Perkins Ave, Wayne Morrill was also present to talk about the issue as he is the engineer that represents BJ’s Wholesale Club. Morrill stated that the stormwater isn’t being collected into the catch basin and is pooling at 16 Perkins Ave. Morrill stated that BJ’s is on board to fix the issue for the abutter. The property owner’s daughter Stacey Melican/Sanborn was present and asked if the fix doesn’t work will they try another fix, Morrill stated yes BJ’s is on board to do fix the problem until the property owner is satisfied. Morrill said they will need permission to go onto the property and will sit down with the property owner or her daughter along with Chris Raymond.

Motion:	Janvrin	The plan outlined in the memo (see attached below*) is not satisfied, the issue will come back to the planning board for further review.
Second:	Knowles	Unanimous

*“I have met with the homeowner to gather information and review the problem they are having, I then met with the design engineers for the project (Jones & Beach) to review the drainage issue and develop a solution, we have concluded that rain water flowing off Perkins Ave in front of 16 Perkins Ave is not being collected in the intended catch basin as the homeowners driveway has a low spot that is diverting the rainwater to the homeowners driveway before it can make it to its intended catch basin, this is creating ponding and pooling to occur within the homeowners driveway during storm events. Wayne and I are still ironing out the details of the design but we are proposing to repave the end of the homeowners driveway to raise the grade, adjust the slope, fill in the low spot and create a “gutter” where the driveway meets the road to allow water from Perkins Ave to flow freely to its intended collection point at the nearby catch basin and to prevent pooling in the driveway of Perkins Ave. This design has not been presented to the homeowner yet, but I intend to discuss it with them before anything is finalized or presented to the board.”

158 Lafayette Road – Smokers Choice – Removal of Cottages

Janvrin stated that the secretary sent a letter to the property owners regarding the removal of the cottages at 158 Lafayette Road, see below the letter;

“Dear Jawed Shaikh and ZJBV Properties,

On November 7, 2022 the Planning Board granted approval for a vape shop at your property 158 Lafayette Road with the condition that the cottages are to be removed in 6 months. On July 10, 2023, the Planning Board approved your request for an extension to October 2, 2023. The cottages are still on the property and have not been removed. We have yet to receive a request for another extension or an update regarding the cottages. I will be scheduling a hearing before the board by August 19th, at which time we will be forwarding the issue to the code enforcement officer for adjudication.”

There has been no response from the property owner, applicant or engineer regarding the issue. Therefor the planning board directs the issue to the code enforcement officer to send a violation letter to the property owner.

Motion:	Janvrin	The Code Enforcement officer is to send a letter of violation to the applicant/property owner regarding the removal of the cottages and trailer.
----------------	----------------	--

Second:	Knowles	Unanimous
----------------	----------------	-----------

Other Business

Janvrin stated that the secretary sent out copies a couple months ago regarding the new CIP, and the secretary will reissue another copy to discuss for the September 9th meeting. He said he would like to hold a workshop to discuss the CIP, funding for rail trail, Planning Fees and driveway concerns.

Janvrin stated that there has been a part time worker reorganizing the planning board files by map and lot to make the files easier to pull. The fire department has a scanner that they are going to lend to the planning board to be able to scan old case engineer plans. Janvrin has spoken to the IT manager and Procurement Officer as the technology in the planning office is outdated and they are looking to order a new laptop to be able to use for daily operations and scanning.

Motion:	Janvrin	To move \$1,000 from the personal line to the new equipment line in the planning board budget to purchase a new laptop.
Second:	Gordon	Unanimous

Janvrin adjourned the meeting at 8:20PM.