



**Town of Seabrook
Planning Board Minutes
July 8, 2024
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605**

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

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

Case 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 stated that case 2024-07 will be continued until July 15th.

Alternate Members

The planning board received a letter from Justin Packard, that is looking to be on the planning board as an alternate member.

Motion:	Dow	To accept Justin Packards letter of interest and appoint him as an alternate member with the term ending in 2026
Second:	Lowry	Unanimous

16 Perkins Ave - Drainage Issue

The property owner of 16 Perkins Ave has been experiencing run-off issues that have been coming from BJ's. The stormwater has been building up in the driveway and leaking into the basement. Chris Raymond, TEC will go out to the property when it rains and review the issue and see if BJ's is responsible for the drainage issue.

Site Security Reduction for Case 2022-22 – Proposal by Michael & Amy McLaughlin for a 6-Lot Subdivision and lot line adjustment at 227-234 Lower Collins Street, Tax Map 14, Lots 43 and 43-1

The planning board has received a request from the applicant looking for a site security request. Chris Raymond and John Starkey, DPW Manager has sent a memo to the board recommending the release requested, and to hold \$5,000 until spring of 2025.

Motion:	Sweeney	To approve the request of site security of \$30,000 and hold the remaining amount of \$5,000 until spring of 2025
Second:	Lowry	Unanimous

Case 2023-6 – Proposal by DG NH Seabrook, LLC for a 4.5-Megawatt solar farm at 626 Lafayette Road, Tax Map 7, Lot 110 and Map 11, Lot 2.

Case 2023-7- Proposal by DG NH Seabrook, LLC for a 2.75-Megawatt solar farm at 626 Lafayette Road, Tax Map 7, Lot 110, Map 11, Lot 2 and Map 12, Lot 26.

Janvrin stated that DG NH Seabrook LLC has requested an extension for cases 2023-06 and 2023-07 until December 31, 2025 as they are waiting for the state interconnection and they don't expect the completion until Fall of 2025.

Motion:	Lowry	To approve the request of an extension for cases 2023-06 and cases 2026-07 until December 31, 2025
Second:	Gordon	Unanimous

663 Lafayette Road

Scott Mitchell was present for the meeting and voiced his concerns regarding the easement at 663 Lafayette Road. Janvrin stated that on the original gas station plan sets for 663 Lafayette, there was a note listed that they would provide an easement to the historical society for an easement to Sanborn Meeting House. Janvrin stated that Mitchell needs to reach out to the historical society regarding the easement.

Case 2024-06 – Proposal by GRA Real Estate and Elm Eighty Three Realty for a lot line adjustment at 39 and 45 Stard Road, Tax Map 4, Lots 11 and 13.

Eric Poulin from Jones and Beach was present for the meeting, he stated that this a lot line adjustment to make the site plan that is in the works for 39 Stard Road be able to fit on the property without going into the 400 foot well radius. The site plan will be presented within the next couple of weeks. Poulin stated that the abutter and the landowner were able to come to an agreement to give Greene relief.

Motion:	Janvrin	To accept case 2024-06 as administratively complete.
Second:	Lowry	In Favor: Janvrin, Lowry, Sweeney, Gordon and Dow Against: Knowles Motion Passed

Motion:	Janvrin	To approve the case 2024-06
Second:	Lowry	In Favor: Janvrin, Lowry, Sweeney, Gordon and Dow Abstain: Knowles Motion Passed

Master Plan Review and HOP Grant

All the members have received the draft copy of the Housing and Demographic chapter, the members have reviewed it and are satisfied, they will hold a public hearing on July 15th that has been posted in the newspaper and the town hall and post office.

Motion:	Janvrin	To hold a public hearing on July 15th for; The adoption of an updated chapter to the Master Plan, i.e. Demographics & Housing. An electronic copy is available at https://seabrookmp.online/chapters. Paper copies are available at the Town Hall.
Second:	Knowles	Unanimous

Minutes

Motion:	Janvrin	To approve the public and non-public minutes of May 6th
Second:	Gordon	In Favor: Janvrin, Sweeney, Gordon and Dow Abstain: Knowles and Lowry Motion Passed

Motion:	Janvrin	To make the May 6th non-public minutes public
Second:	Gordon	In Favor: Janvrin, Sweeney, Gordon and Dow Abstain: Knowles and Lowry Motion Passed

Motion:	Janvrin	To approve the minutes of June 3rd
Second:	Sweeney	In Favor: Janvrin, Sweeney, Gordon and Dow Abstain: Knowles and Lowry Motion Passed

Motion:	Lowry	To approve the minutes of June 17th
Second:	Sweeney	Unanimous

Janvrin adjourned the meeting at 7:47PM.