

**SBVD PLANNING BOARD  
MEETING MINUTES  
November 11, 2024**

**PRESENT:** Joel Spiller, Robert Gossett, Ed David, Bob Weisner, Peter Dunn, Joe Balsamo, Steve Keaney, Tom Morgan, Don Hawkins

**ABSENT:** John Giarrusso

**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 8/12/2024 were distributed and reviewed.  
The minutes were approved by voice vote.

**REVIEW OF PROPOSED ZONING CHANGES:**

Joel Spiller led a discussion on why the three zoning amendments were being proposed. There was a long discussion on beach parking and the driveway permitting process that has inadvertently led to a proliferation of fifty-foot-wide driveways that limit on-street parking for residents using the beach. Changes to the current system may require a change to the Town's Driveway Application.

The PB also discussed the street flooding problem that is caused by a combination of basement pumping during storm events, excessive hardscape driveways covering the entire front setback and the town owned shoulder in front of many homes. The lack of an Open Space zoning requirement has led to many home owners covering their entire lot with hardscape leaving no area to absorb storm water runoff.

**Proposed zoning change for Basements:**

***Purpose: To minimize basement flooding by ground water and subsequent pumping of water onto town streets and neighboring properties.***

***All new construction or substantial improvement of residential structures shall have the lowest floor (including the basement) elevated to or above the base flood elevation and 18 inches above the ~~level of the ground water~~ Seasonal High Water Level (established by test borings on the property). All measurements shall be included on the building plans.***

After a short discussion the PB made one grammatical change to the proposed zoning substituting “Seasonal High-Water Level” for “level of the ground water”.

## **Proposed zoning change for Open Space:**

***Purpose: To reduce the impact of storm water runoff onto town streets and neighboring properties and to provide open space to recharge rainwater into the soil.***

***The minimum amount of open space on any residential or commercial lot shall be 25%.***

***Definition of Open Space: Land area not covered by pavement, buildings, or hardscape.***

The PB was told that open space requirements are not unusual for residential and commercial development and that the towns of Seabrook and Hampton have open space requirements that cover most of both towns. The PB agreed to accept the zoning change as presented.

## **Proposed zoning change for Hardscape**

***Purpose: To eliminate the problem of property owners circumventing the Town of Seabrook Driveway Regulations and to make it easier for residents to identify permitted parking places at the beach.***

***All Hardscape structures shall require a building permit and must be shown on the building plan. No hardscape structure shall extend over the property line except one 20 foot wide driveway properly approved by the Seabrook DPW.***

***Definition: Hardscape is any manmade structure within a landscaping design that is made of inanimate materials like brick, wood, pavers (including permeable) or stone. Any solid structure in an outdoor area that is not plant life is considered hardscape. Some examples include driveways, patios, retaining walls, fountains, fire pits and walkways. Crushed or natural stone less than 3 inches in diameter will not be included as hardscape for the purpose of this definition.***

The PB had a long discussion about parking problems at the beach and how allowing hardscape patios and driveways to extend across the full length of the lot and including the Town right-of-way was contributing to the problem. The PB decided something had to be done to address the problem and accepted the zoning change with one clarification; to allow one 20-foot-wide driveway properly approved by the Seabrook DPW to extend over the property line and through the town right-of-way to the street.

**OLD BUSINESS:**

- **Update on Seabrook Coastal Resiliency Team** – The Team made a presentation to Seabrook Residents at the Seabrook Rec. Center on November 24, 2024. They gave an update on their progress evaluating the health of the dunes and the vegetation. They reviewed some of the problems that exist but stated the dunes are very healthy overall. From December through June 2025, they will be addressing how to improve access through the dunes to the beach and make recommendations for projects to accomplish that goal.
- **Seabrook Master Plan Update:** Tom Morgan said work on the Seabrook Master Plan is continuing. The Seabrook Planning Board has adopted two chapters and the committee is currently working on the Town Facilities chapter. Work on the Transportation will begin early next year. The flooding on Rt. 286 will be addressed in the Transportation chapter. Tom said the NH DOT has shown interest in the Rt.286 flooding.

**NEW BUSINESS:** None

**OTHER:** None

The meeting was adjourned at 8:10 PM.

Submitted by,  
Don Hawkins

**Next PB Meeting:** The next meeting will be Monday December 9, 2024 at 7:00 PM. The meeting may be canceled if there are no cases to review or business requiring the PB's attention.