



Town of Seabrook
Planning Board Minutes
December 16, 2024

Members Present: Jason Janvrin, Mike Lowry, Harold Eaton, Paul Knowles, Jill Gordon, Justin Packard, and Sam Merrill.

Also Present: Tom Morgan, Town Planner.

Janvrin opened the meeting at 6:34 PM.

NH Rail Trails Coalition Calendar

Motion: Janvrin	Expend \$20 for the purchase of a NHRTC 2025 wall calendar.
Second: Lowry	Second
Result	All in favor except Eaton who abstained.

Public Hearing on Proposed Zoning Amendment – Section 2. Janvrin explained that the proposal to delete definitions (in Section 2) of Buildable Area and Net Tract Area are tied to the proposed deletion of Section 9, Open Space Development. Morgan noted that all three proposals would be on the same warrant article. There was no comment from the public. Janvrin closed the hearing.

Motion: Janvrin	Recommend both proposals to Town Meeting.
Second: Lowry	Second
Result	All in favor

Case #2024-13 5-unit building off of Eagles Landing, 894 Lafayette Road. Henry Boyd introduced his new associate Kat Morrill, and the applicant, John Guertin. Wetlands were delineated in 2024 by Mark West. Boyd reminded the board that PB legal counsel advised his client to submit a building plan no later than February 2025. Boyd is working on that. This evening's presentation concerns a proposed 5-unit building on Condominium Unit #1. Boyd stressed that Eagles Landing would never become a Town road. The road is completely paved. He mentioned a variance granted by the BoA that would allow more than one principal building on this lot. Janvrin reminded him that a second variance would be required for an off-premise sign.

Eaton asked where the sewer drains. Boyd: to A & B Street pumping station. TRC determined that capacity is more than adequate. Eaton asked if they would install a fire hydrant. Boyd: yes, at the eastern end of the street. It will be served by an 8" line.

Eaton asked if the roadway extension would be built to Town standards. Boyd: yes. Morgan asked if there could be deed restrictions ensuring that the road remain in private hands in perpetuity. Boyd: yes. Guertin concurred.

Morrill explained the note referencing "pavement disturbance." The hydrant will be relocated.

Boyd agreed to boundary markers along the property's perimeter. Morrill stated that new lighting will be shielded wall packs.

Janvrin suggested Cape Cod berms. Morrill agreed.

Janvrin asked about the absence of handicap parking spaces. Boyd agreed to add one.

Janvrin asked if stormwater would flow onto Market Basket land. Boyd, yes, but it will continue eastly away from Market Basket. Janvrin asked if a groundwater analysis had been conducted. Morrill: no.

Morgan asked if the applicant would be willing to better define the Eagles Landing ROW via painted striping on the pavement. Morrill: yes.

Motion: Janvrin	Find the application to be complete.
Second: Lowry	Second
Result	All in favor except Knowles.

Boyd stated that he would seek clarification from the BoA re: the terms of the variance.

Motion: Janvrin	Waive the curb requirements in order to allow Cape Cod berms.
Second: Lowry	Second
Result	All in favor.

Motion: Janvrin	Grant site plan approval subject to the following conditions: <ol style="list-style-type: none"> 1) Pavement to be striped to define the ROW and prevent vehicles from parking in the roadway. 2) Site security to be determined by TEC. 3) Dumpster hours to be 7AM to 10PM. 4) Enclose the dumpster. 5) Add note on plan to indicate business hours will be between 7AM and 7PM.
Second: Lowry	Second
Result	All in favor except Knowles.

Case #2024-14 Proposal for a 90-seat Chick-filet-A restaurant at 712 Lafayette Road. Joey Fonseca of Bohler Engineering, Jason Adams of the Bowman Consulting Group, and Zach Middlebrooks of Chick-filet-A presented the proposal.

Fonseca gave an overview. The goal of preserving the Outback building was not possible due to the zoning ordinance's 20' greenbelt requirement along Lafayette Road. There will be two canopies, and a new accessway in the rear of the lot. They will also retain the access adjacent to McDonalds. There will be ample pedestrian access. Stormwater will flow into the existing system. They will two light poles, 12 evergreen trees, and multiple shrubs. The dumpster enclosure will blend in with the building.

Adams summarized the traffic study's methodology and traffic counts. He explained the difference between destination trips, pass-by trips, and internal capture trips. The applicant will not count internal capture trips toward the total. They will submit the study to NH DOT.

Eaton noted that his teenage son and friends travel all the way to Methuen to patronize Chick-filet-A. That is a destination trip. Adams replied that over time there would be fewer destination trips as Chick-filet-A builds more restaurants in the region.

Merrill requested traffic counts from comparable Chick-filet-A restaurants.

Gordon concurred with Eaton's observation that Chick-filet-A is a destination.

Eaton noted that the destination status must be taken into account when calculating the exaction fee.

Janvrin requested traffic data from similar sized Chick-filet-A restaurants. He question whether there was adequate site distance at the proposed access point. Could the access be moved to the south?

Fonseca replied that moving the access would complicate internal circulation. Adams added that visibility is more important than proximity in assessing the safety of the access siting. Janvrin replied that the driving habits of certain out-of-state motorists concerned him in regards to the proximity to the One-Stop drive.

Adams addressed Morgan's memorandum of December 13:

1 & 2) They are willing to post new signs.

3) Chick-filet-A will have a shared parking agreement with the shopping center. Both parcels have the same owner.

4 & 5) The site designers view proposed stacking capacity as adequate.

6, 7 & 8) The applicant looks forward to addressing these issues with the board's consulting traffic engineers.

Janvrin inquired about air emissions. Eaton reiterated that Chick-filet-A is a destination.

9) Bowman finds the annual average to be more appropriate.

10) Fonseca spoke again to pedestrian access. The path to One-Stop needs to be depicted better. Operation hours will be 6:30 AM to 10 PM.

11 & 12) No comment required.

13) Will do.

14) Sign details are on the last sheet.

15) No comment.

16) Will do.

Janvrin reminded them to include an elm tree. Signs should be well maintained, and not faded as can be observed at some locations along Lafayette.

Motion: Janvrin	Find the application to be complete.
Second: Merrill	Second
Result	All in favor except for Knowles who abstained.

Morgan will reach out to TEC's traffic division to set up a meeting with the applicant.

Janvrin continued the hearing to Monday January 20 at 6:30 PM.

Proposed Re-Zoning along Foggs Lane. Atty. Peter John presented the proposal. Janvrin gave a brief historical narrative on the nearby Industrial Zoning. The west side of I-95 is zoned Industrial. The self-storage at 72 New Zealand Road is an industrial-type use. John explained that the purpose of the proposal is to allow a digital billboard to be erected alongside of I-95 on the Gove Mausoleum property. John's petition would re-zone this land along with 27 & 45 Foggs Lane and 72 New Zealand Road to Zone 2 Commercial.

Janvrin asked Morgan to draft a public hearing notice to re-zone these parcels to Zone 3 Industrial instead of Zone 2 Commercial. This would spare the applicant the requirement for a variance. Janvrin specified the billboard would be allowed within 100 feet of I-95.

Motion: Janvrin	Draft a PH notice to re-zone these 4 parcels to Industrial.
Second: Packard	Second
Result	All in favor except Knowles.

Janvrin announced that the public hearing would be scheduled for January 6.

Work session on Route 286 Evacuation Issues to be held on January 6. Board member briefly discussed logistics for the upcoming work session. The session will be held at the Recreation Center.

Annual \$50 Gift Cards that are traditionally given to Planning Board members at this time of year.

Motion: Janvrin	In lieu of accepting gift cards, the Planning Board will donate those monies to Community Table.
Second: Knowles	Second
Result	All in favor.

Recommendation to the BoS for the appointment of a Seabrook representative to the Metropolitan Planning Commission's Technical Advisory Committee.

Motion: Janvrin	Recommend Sam Merrill for this appointment.
Second: Lowry	Second
Result	All in favor.

Adjournment: Janvrin adjourned the meeting at 9:49 PM
Acting Sec'y T. Morgan