



**Town of Seabrook
Planning Board Minutes
November 4, 2024
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605**

Jason Janvrin, Mike Lowry, Justin Packard, Dennis Sweeney, Jill Gordon, George Dow, Sam Merrill, Matt Sabourin, Paul Knowles, Tom Morgan, Town Planner and Lacey Fowler, Code Enforcement Officer

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

Case 2024-11 – Proposal by Colliers Engineers on the behalf of Walmart for a site plan review at 700 Lafayette Road, Tax Map 8, Lot 55-100.

Janvrin announced that case 2024-11 is continued until November 25th.

Case 2024-12-Proposal by Scott & Matt Tobey for a site plan review at 124 Lafayette Road, Tax Map 10, Lot 7.

Daniel Koravos, DK Engineering, was present at the meeting. Koravos stated that this project for Newfound Motors, that currently located next door, but has purchased this property to move their business over. He explained that they are currently remodeling the existing building and plan on constructing an additional building to the rear of the existing structure. They obtained a variance from the ZBA back in April of 2024 which allows the owner to work on their own vehicles. He stated that they will have to receive a few more variances which include, setbacks, paving and signage, he said that the application is about to be submitted to the ZBA secretary for review. Koravos explained that the existing apartment on the second floor will be redone and rented out to a tenant. He said there will be no work done on outside cars, and the cars being worked on will be owned by the business owners. Janvrin stated that he wants to make sure that there is a spill protection plan in place. There has been a DOT driveway permit submitted back in October and is still waiting to hear back from the DOT. All of Tom Morgans comments were addressed and satisfied. This case will be going in front of TRC on November 12th for department head and TEC review.

Motion:	Janvrin	To accept case 2024-12 as administratively complete.
Second:	Lowry	All in Favor Abstain: Knowles Motion Passed

Discussions

Case 2014-29 Greenhead Lobster at 25 London Lane, the past minutes said that shipping hours would be done during business hours during the day and not between 11pm-7am, and the dumpster hours for picking up would not happen between 7:00pm-7:00am. The minutes also stated that there should be no smell to the neighbors. An abutter has come forward and stated that the shipping and dumpster hours have been all over the place and is disruptive, and the smell from the property has gotten worse. Janvrin stated that this issue needs to be brought to the building and health officer, Lacey Fowler and the Board of Selectmen. Abutters were present stating that the smell is getting worse and shipping is happening throughout the night. The property manager of Greenhead Lobster was present, and after discussion the board will pull the site plans, minutes and do a site walk and try to resolve the issue. As far the noise and smell, they are going to have to go in front of the Board of Selectmen as it is a nuisance.

111 Walton Road

There was an email that came in that asked if they should withdraw their current application, as they are going to switch to a conventional subdivision and should submit a new application. Morgan stated that if they are continuing with the 5 lots, they can continue with the current application but if they are going to have more than 5, they need to submit a new application and renotify the abutters. Janvrin stated that the ball is in their court and they have two options to go forward.

Master Plan

Morgan stated that he is working on the transportation chapter and stated that route 286 is becoming a rising concern with sea rising, and flooding and would like to get the boards input before writing the chapter. Janvrin stated that he would like to get the executor counselor included in this as that is where our funds will be coming from. The board discussed a time and date and are looking to hold a brief meeting at 6PM on November 25th before their regular scheduled meeting to have this discussion.

Zoning Amendments

The board discussed and will be holding a public hearing for November 25th for zoning changes regarding to delete Section 9; Open Space Development and editing the definition of Gasoline Station.

Motion:	Janvrin	To post the public notice regarding the items above for a public hearing for November 25th at 6:30PM.
Second:	Knowles	All in Favor

Chairman Janvrin adjourned the meeting at 8:51PM. Minutes were taken by Kelsey Johnson.