

**SEABROOK BEACH VILLAGE DISTRICT
MEETING MINUTES
October 10, 2016**

PRESENT Dick Maguire, Joe Giuffre, Don Hawkins
Steve Keaney, Mike Rurak

ABSENT None

The meeting was called to order at 7:00 PM. Dick Maguire led the meeting in the Pledge of Allegiance.

SECRETARY’S REPORT

Minutes of the September 12, 2016 meeting were distributed and reviewed.

Motion to accept Secretary’s Report:	Joe Giuffre
Motion seconded:	Dick Maguire
Motion passed by voice vote.	

TREASURER’S REPORT

Mike Rurak reported the September current period, YTD and PY financial figures.

2016	September	YTD	Prior YTD
Total Income	\$ 1,530	\$ 38,096	\$ 49,903
Total Expenses	3,474	36,569	54,510
Net Ordinary Income	(1,944)	1,527	(4,607)
Total Interest Income	38	303	261
Net Income	(1,906)	1,830	(4,346)

Total cash in the District checking and saving accounts was \$244,452 at the end of September 2016 vs. \$247,625 at the end of September 2015.

- September revenues were \$1,530 with expenses of \$3,474 and interest income of \$38 resulting in a Net Loss of \$1,906. There were no unusual expenses in September.
- YTD revenues are \$38,096 with expenses of \$36,569 and interest income of \$303 resulting in a Net Income of \$1,830 for the year compared to the PY Net Loss \$4,346. The prior year loss was the result of a new roof installed on the district building.
- Mike sent the SBVD Audit letter discussed last month to NHDOR as required.
- Primex will do a routine inspection of the district building in the coming week to ensure the district has the appropriate level of insurance.

- The scooter rental store paid rent through 3/31/17. Rental income will be recognized on a monthly basis through the end of March 2017.
- The commissioners were given the monthly disbursement approval forms and bank statements for their review and approval.
- Dick Maguire told the audience the financial reports were available for review after the meeting.

Motion to accept Treasurer’s Report:
Motion seconded:
Motion passed unanimously by voice vote

Don Hawkins
Joe Giuffre

BUILDING INSPECTOR’S REPORT

Steve Keaney reported:

- He did not issue as many permits in September as he originally expected but still expects to issue permits for new homes on Groveland Street, Portsmouth Ave, Manchester Street, Atlantic Ave and Franklin Street this fall.
- There will not be a ZBA meeting this month but he expects an application for relief from setbacks for a property on State Line Street. Steve requests all ZBA members let him know if they are going away this winter so he can schedule meetings and alternates.
- The 2017 Rental inspection schedule is posted and inspections will start shortly. The realtors and home owners are becoming more comfortable with the process.
- A potential buyer for a Portsmouth Ave property is asking if the building is a legal 4 unit building. The buyer would like to rehab the building.
- A home on Franklin applied for and was granted a flood insurance exemption from FIMA because they could demonstrate their first floor was above the minimum flood height requirement.

Motion to accept Building Inspector’s Report:
Motion seconded:
Motion passed unanimously by voice vote

Joe Giuffre
Don Hawkins

OLD BUSINESS

A. Update on question of solar potential for the District Building.

Don Hawkins reported he did have conversations with RPC members with knowledge in the field and that grants for municipalities to install solar panels were not currently available in NH. One RPC member from Kingston (Pete Coffin) did volunteer to help the commissioners understand the real costs and savings available from installing solar panels on the district building.

B. Update on question of problem(s) with beach rights of way.

Joe Giuffre reported that the town manager, two selectmen and a number of beach residents did an inspection of several walk ways to the beach. Several of the paths need repair to eliminate tripping hazards. There did not seem to be a need for complete replacement of any of them, most of which have been in place for over 20 years. Dick

Maguire said he had a discussion with the town manager who talked about doing the repairs in 2016 rather than putting the cost in the 2017 budget.

Regarding property owners building patios over their property line and onto town land; the Town Manager said he prefers to wait for NHDES to weigh in on the issue before deciding on a town course of action. Joe Giuffre said NHDES is concerned with damage done to the dunes but enforcement on encroachment is up to the Town. The Town Manager did ask the town Code Enforcement Officer to inspect and write a report. Dick Maguire said the town manager is waiting for a position from NHDES. Doris Sweet asked about the status of the infringement issues. Dick Maguire said he wrote a letter to the Town Manager but has not had a reply. Theresa Kyle said the Selectmen will bring it up at a future meeting.

NEW BUSINESS –

A. Request of James George, 348 Woodstock Street for figures associated with the District’s legal cost for the Coletti matter.

Dick Maguire responded to the request for legal costs by providing Mr. George with 2015 and 2016 actual spending and 2016 budget amounts for legal expenses. He made it clear the figures were for all legal expenses and not just one case. More details may be available once the case is resolved. Dick made the point that SBVD financial data is available for district residents at the end of each meeting and invited Mr. George to attend the meetings.

B. Communication from Rockingham County Planning Commission relative to SB 146 concerning “ accessory dwelling units”

Don Hawkins briefly reviewed the new law on ADUs and that the SBVD would have to amend the zoning ordinance to comply with the law or be subject to every detail as it is written in the law. Municipalities are allowed some specific modifications to fit the needs of their communities but the changes must be reflected in their zoning ordinance. The Seabrook Planning Board is currently reviewing the SB146 and will be making recommendations for allowed changes. Hawkins recommended letting that process play out before the Commissioners undertook a review for the district.

OTHER BUSINESS - None

The meeting was adjourned.

Submitted by,

Don Hawkins