

**PUBLIC HEARING AND BUSINESS MEETING
FINAL**

- A. CALL TO ORDER:** L. Smith called the meeting to order at 7:02 p.m.
- B. ROLL CALL:** L. Smith, Vice Chairman; A. Franciosa, Members; M. Kasprzak, Selectmen's Representative; R. Spoerry, Alternate Member; L. Ruest, Administrative Assistant; D. Smith, Circuit Rider Planner; K. Kelley, Building Inspector
Not Present: C. Brown, Chairman; R. Janvrin, B. Mutrie, A. Tonry, Members

R. Spoerry was designated a voting member in A. Tonry's vacant seat making four members present which represents a quorum.

B. PUBLIC HEARING

Case # 10-07-01: Application from **T. P. Realty Trust** for a Final Public Hearing to Propose the Conversion of the Existing Retail Sales Outlet to a 275 Seat Function Hall. The existing building is to be renovated with a modest expansion for entrance and service requirements. The applicant is applying for an Expedited Review on the property located in Zone B at 1 Lafayette Road (Map 7, Lot 70)

Applicant David Benoit, Attorney John Colliander and Engineer Bill Evans were present as well as Real Estate Agent Patti Visconte.

L. Smith reported that an advance review of this site plan by the Town's engineer was requested by the applicant and resulted in a review letter outlining numerous issues. A number of issues affect the Board's ability to hear this matter this meeting. There is a need to address proper notification to abutters in Seabrook, therefore, no public hearing will be held and the application will not be accepted as complete at this time. L. Smith added that the request for expedited review cannot be addressed due to the review comments of Jones and Beach Engineers and Circuit Rider Planner D. Smith.

Attorney Colliander requested a preliminary review of the plan to determine concerns of the Board in order to address any issues raised before the next meeting. L. Smith stated for the record that any discussion this meeting is non-binding on both the Board and the applicant. J. Colliander stated he understood that conversation would effectively be the same as the preliminary consultation application process before the Planning Board in order to obtain an informal determination of the concept of use.

Attorney Colliander reported that the property before the Board is the former Dexter Shoe property. The applicant is bringing forward an application for a change of use from retail sales to a function room dedicated for charitable gaming purposes (gaming, gambling, poker nights). It is not planned to have the function hall open at all times, but rather open to functions. L. Smith asked whether other functions are planned to be held at this facility such as weddings. J. Colliander stated the use is proposed to be a function hall that would include events such as weddings, however, wants the Board to be aware of the gaming activities planned. He added that food and drinks, to include alcohol, are planned as well.

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B. Evans reviewed certain aspects of the plan to include number of required parking spaces, septic system regulations and changes to the 8,800 square foot building. L. Smith restated that the Board is not to review specifics at this time. It was noted, however, that the letter from the Rockingham County Conservation District indicates all test pits failed. This will need to be addressed next meeting. B. Evans provided the Chairman and Circuit Rider Planner with a copy of a letter he prepared answering the concerns outlined in the Town Engineer's review comments as well as an updated plan.

L. Smith noted that additional information is needed to include architectural design, a landscaping plan, information regarding traffic flow and deceleration lane, potential impact to Prime Wetland, disposition of a utility pole and hours of operation. He requested that as the applicant works through the review comments that they consult with the reviewers in order to bring the most updated information to the Planning Board's next meeting.

Discussion was opened to members of the Board. D. Smith stated that he does see this proposal as a permitted use. He added that he and the Building Inspector would be willing to work with B. Evans with regard to parking questions to include ADA requirements.

In closing, L. Smith stated he felt that the applicant has received a sense of what the Board is looking for next meeting and reminded abutters that no further notification will be forthcoming and that the next meeting of the Planning Board is August 24. He restated that no discussion held this meeting is binding.

C. REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES

MOTION: To approve the minutes of the June meeting as written.

MOTION: M. KASPRZAK

SECOND: R. SPOERRY

UNANIMOUS

D. OTHER BUSINESS

1. Committee Reports: L. Smith acknowledged minutes of the Ordinance and Regulations Review Committee meeting of July 15.
2. Certificate of Adoption – Site Plan Regulation Amendment – 8.8 Illumination: Board members signed this certificate for filing with the Town Clerk.

E. COMMUNICATIONS TO BOARD MEMBERS

- Local Government Center announcement of its 23rd Annual Municipal Volunteer of the Year Award program.
- Lorman Education Services, Announcement of Wetland Regulation in NH seminar.

**PLANNING BOARD
JULY 27, 2010**

**7:00 PM
TOWN HALL**

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L. Smith requested that members contact C. Brown if they are interested in these matters.

F. ADJOURNMENT

MOTION: To adjourn the meeting at 7:32 p.m.

MOTION: M. KASPRZAK

SECOND: R. SPOERRY

UNANIMOUS