

The Seabrook Planning and Zoning Commission met in regular session on Thursday, June 17, 2021 at 6:00 PM at Seabrook City Hall and via teleconference to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DARRELL PICHA	VICE - CHAIR
SCOTT REYNOLDS (exc. absence)	MEMBER
ROSEBUD CARADEC	MEMBER
GREG AGUILAR	MEMBER
GUY RODGERS	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE ASSISTANT

Chairman Gary Renola called the meeting to order at 6:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

No public comments.

2.0 NEW BUSINESS

2.1 Consider and take all appropriate action on a request to amend the code of the City of Seabrook Appendix A, Comprehensive Zoning, Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix", by adding "Seasonal Christmas Tree Sales" as an allowable use within a "SH 146 Main Commercial District" (146-M), "C-2 Medium Commercial" (C-2), "WAD Waterfront Activity District" (WAD), and "MMU Marine Oriented Mixed Use District" (MMU); and amending Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations, by creating special use regulations as it relates to Seasonal Christmas Tree Sales.

Director of Community Development Sean Landis explained to the Board that per the last P&Z Meeting he made modifications to the land use matrix to add Seasonal Christmas Tree Sales as an allowable use within the SH146-Main, C-2 Medium Commercial, WAD Waterfront and MMU Marine Mixed districts. A permit would be required to operate a seasonal Christmas tree lot with an application fee of \$1,000. The effective date of each permit would be from November 1 of one year until January 10 of the following year. Hours of operation would fall in the hours of 8:00 AM to 10:00 PM. Additional requirements per the City recommended text would also need to be met before acquiring a permit.

Motion made by Darrell Picha and seconded by Greg Aguilar.

To approve as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

- 56 **2.2 Consider and take all appropriate action on a request for an amendment to**
57 **Appendix A, "Comprehensive Zoning", Article III. "Establishment of Zoning**
58 **Districts and Associated Regulations", by revising Sections 3.02.13, ("R-LD"),**
59 **3.03.13, ("R-1"), 3.04.11, ("R-2"), all under the Subtitle "Supplementary**
60 **Regulations", to such sections, to create prohibition of the use of hazardous**
61 **materials; to include, but not limited to the prohibition of Barbed Wire,**
62 **Concertina Wire, Razor Wire, Electrically Charged Wire, and the use of Glass or**
63 **other Sharp Objects.**

64
65 The board discussed the agenda item and suggested the following: (1) to prohibit the use
66 of hazardous materials on ALL residential. (2) to allow for use in Commercial (C-2), (C-3),
67 and (LI) with a height restriction of 6ft. or higher.

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69 Motion made by Darrell Picha and seconded by Greg Aguilar.

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71 To table this agenda item and bring it back to the P&Z board.

72
73 MOTION CARRIED BY UNANIMOUS CONSENT

- 74
75 **2.3 Discussion and review of the Planning & Zoning goals for fiscal year 2021-2022**
76 **per the Comprehensive Master Plan, and in preparation for the June 24th Joint**
77 **Goal Setting Session with City Council and Economic Development.**

78
79 Sean Landis discussed the following with the Board:

- 80
81
 - 82 • Overview of the Comprehensive Master Plan 2035
 - 83 • Review P&Z goals and plan recommendations from year 2019
 - 84 • Overview of Implementation Accomplishments
 - 85 • Overview of the Remaining Implementation Items to be Addressed
 - 86 • Discuss the upcoming Joint Goals Workshop Meeting with City Council & EDC

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88
89 **3.0 ROUTINE BUSINESS**

- 90
91 **3.1 Approve the minutes from the May 20, 2021 regular P&Z Meeting.**

92
93 Motion made by Guy Rodgers and seconded by Rosebud Caradec

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95 To approve the minutes as presented.

96
97 MOTION CARRIED BY UNANIMOUS CONSENT

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99 **3.2 Report from the Director of Planning and Community Development on status**
100 **update of City projects.**

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102 Sean Landis gave a brief report.

- 103
104 **3.3 Update on Livable Centers Study.**

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106 Sean Landis gave a brief report.
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114 **3.4 Report from the Director of Planning and Community Development on the status**
115 **of a list of actions taken by Planning & Zoning and sent to City Council for its**
116 **action or review.**

117
118 Sean Landis gave a brief report.
119

120 **3.5 Establish future agenda items and meeting dates.**
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122 Next meeting scheduled: Joint Meeting - Thursday, June 24, 2021.
123

124 **Motion was made by Rosebud Caradec and seconded by Darrell Picha.**
125

126 *To adjourn the June 17, 2021 Planning & Zoning meeting.*
127

128 Having no further business, the meeting adjourned at 7:22 p.m.
129

130 APPROVED THIS 15th DAY OF July, 2021.
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132
133 Gary T. Renola
134 Gary T. Renola, Chairman

132
133 Pat Patel
134 Pat Patel, Administrative Assistant