

**SEABROOK BEACH VILLAGE DISTRICT
MEETING MINUTES
October 13, 2014**

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

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 August 11, 2014 meeting were distributed and reviewed.

Motion to accept Secretary's Report: Ted Xavier

Motion seconded: Joe Giuffre

Motion passed by voice vote.

TREASURER'S REPORT

Mike Rurak reviewed the treasurer's report for September 2014 including current period and YTD information.

2014	September	YTD	Prior YTD
Total Income	\$ 12,370	\$ 32,943	\$ 46,860
Total Expenses	13,499	48,292	40,383
Net Ordinary Income	(1,129)	(15,349)	6,477
Total Interest Income	30	273	1,321
Net Income	(1,099)	(15,076)	7,798

Total cash in the District checking and saving accounts was \$245,666 at the end of September 2014.

- September revenues were \$12,370 with expenses of \$13,499 and interest income of \$30 resulting in an operating loss on \$1,099. Revenue included \$11,620 in permit fees and rental income of \$750. Expenses include \$8,680 in legal fees and \$1,508 in building maintenance cost.
- YTD revenues are \$32,943 with expenses of \$48,292 and interest income of \$273 resulting in a net loss of \$15,076.
- The YTD Net Income drop is primarily due to a drop in building permit revenue of \$18,340 and an expense increase of nearly \$8,000.
- Seabrook Scooter paid rent through March 2015. The advanced payment was recorded as deferred income.

- Dick Maguire pointed out that in spite of the loss recorded this year, SBVD assets of \$245,666 still exceeded PY assets of \$235,782 by \$6,884.
- 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:	Joe Giuffre
Motion seconded:	Ted Xavier
Motion passed unanimously by voice vote	

BUILDING INSPECTOR’S REPORT

Steve Keaney reported:

- He expects to issue permits for two new homes on Atlantic Ave one new home on Bristol and one new home on Concord.
- The SBVD building has lost shingles and roof repairs are needed sooner rather than later to allow the new shingles to set before the cold weather. Steve did not know how old the existing roof is but knows it is more than 13 years old. The commissioners requested a quote for the repairs.
- One of the office computers and one of the printers needs to be replaced ASAP. Steve expects the computer will cost \$700 - \$800. The entire project will be less than \$1,000. Steve will check with the town IT manager to ensure the district can hook up to the town system.
- Unitil has committed to removing the pole on the east side of Ocean Drive as soon as service is strung across the street to the new house.
- Steve is recommending the district try again to implement a zoning change to set minimum safety standards rental properties. He will draft a list of criterion for the Commissioners to review at the next meeting.
- The Round Rock Restaurant has closed so the order to relocate the dumpster is not needed. Steve said Ocean Gaming is looking at the space. They would have to go to the Planning Board and probably the ZBA to address parking requirements.

Motion to accept Building Inspector’s Report:	Joe Giuffre
Motion seconded:	Ted Xavier
Motion passed unanimously by voice vote	

OLD BUSINESS –

A. Membership on the SBVD ZBA.

Bob Weisner has volunteered to fill an open position on the SBVD ZBA. There is one open ZBA case involving an appeal of a commissioner administrative decision relating to the zoning regulations. The ZBA is having trouble seating a board to hear the case because a number of ZBA members are related to or close friends of the parties involved

in the case. Henry Therriault said that three ZBA reps are enough to hear the case but the person bringing the complaint insist on a full board. The case has been going on for a year and a full board has not been available because of the number of people recusing themselves. Dick Maguire said there was a phone conversation between the attorneys but nothing was resolved. Ted Xavier suggested trying to get the two parties together ½ hour before the next ZBA meeting to try to reach a resolution. Theresa Kyle thought it was important to leave the lawyers out of the meeting. Dick Maguire said he would call the parties involved and ask them to meet before the ZBA meeting. He will also explain that a full board will not be available to hear the case. Mike Rurak thought an impartial person should moderate the meeting. The Commissioners asked Theresa Kyle to serve as moderator. She agreed.

B. Copy of letter from J. B. Tanzer in re to 155 Atlantic Ave.

Mr. Tanzer wrote a letter to the town assessor concerning one of his neighbors encroaching on town land with shrubbery and an arbor. Mr. Tanzer said it is not appropriate to discuss the letter in public until he receives a response from the assessor. The assessor gave the letter to the Town Manager but so far no response.

NEW BUSINESS –

A. Action taken at Selectmen’s meeting October 6, 2014 in re to parking at Seabrook Beach.

Dick Maguire reviewed an email from the town manager recommending the Selectmen adopt the parking policy that was in effect during the summer of 2014. The Selectmen did adopt the policy on October 6, 2014 but had two concerns they thought needed further review. The Selectmen agreed to reduce the number of handicapped spaces on Hookset from three to one but insisted the remaining parking will be parallel spaces. The Town Manager was asked to study the impact on parking caused by driveways that are in excess of the 20 foot wide allowance. The Town Manager will report back to the Selectmen in 120 days with recommendations. Joe Giuffre thought the commissioners could help with the issue by requiring driveways be shown on the building plans and withholding occupancy permits until the driveway width is inspected. Steve Keaney said that would not work because many people want to move in before the driveway is installed. He also did not want to enforce town rules. The commissioners agreed to meet with the Building Inspector to work out a recommendation. Theresa Kyle said the Selectmen were considering painting parking spaces on the road in front of driveways that are too wide.

B. Communication from Town Manager in re to above. Same

C. Communication from Jennifer Gilbert, NH Flood Plane Management Coordinator in re to actions necessary by SBVD at the 2015 Annual Meeting, April 28, 2015.

FIMA requires all towns adopt certain flood plain management language in their zoning regulations in order to be eligible for flood insurance coverage. The language required to be adopted is provided by FIMA and has to be voted on at the Annual Meeting in April.

OTHER BUSINESS

Joe Giuffre reviewed the status of rental and repairs on the SBVD building.

- The back door needs to be winterized.
- The scooter store will be closed for the winter. The owners will move all the scooters to storage this week.
- Seabrook Emergency Management is interested in the empty space. They require an emergency generator which may be available from the Seabrook Police. It will cost about \$12,000 to get the space ready for them to use. Repairs include AC repair of \$2,500 and a new hot water heater. The SBVD may need to spend some money.
- Joe said the space would be rent free for a couple of years but the town will do the snow plowing around the building.
- Dick Maguire asked when Emergency Management would make a decision. Joe said he did not know but if not in 2-3 weeks the building would have to be closed and winterized.

The meeting was adjourned.

Submitted by,

Don Hawkins