



Town of Seabrook
Planning Board Minutes
November 6, 2023
Seabrook Town Hall, 99 Lafayette Road
Seabrook, NH 03874
603-474-5605

Members Present; Jason Janvrin, Mike Lowry, Paul Knowles, Ravi, Jill Gordon, Bill Howley, Tom Morgan, Town Planner and Lacey Fowler, Building and Health Officer

The meeting was opened at 6:35PM with the pledge of allegiance.

Meeting with the ZBA

Jeff Brown, Chairman of the ZBA was present to represent the Zoning Board for a joint discussion with the planning board. Brown stated that the ZBA are seeing similar cases this year and the past years with the same type of variances. He recommends eliminating zone 6 which the Smith Town district located north and south of town on route one. The purpose of this district was suppose to have a old village look to it when they came up with it, but as of now it has never panned out as they have granted lots of variances and site plans for the two areas in the past years and decades that don't fit the Smith Town look. There were recommendations to switch the zones to commercial in the public's interest, as they fit the criteria of the rest of route one, which is zoned as commercial. There were discussions on exploring the idea to change zone 6 to be commercial and some parts residential. Brown also stated that a lot of other variances they have been seeing are with the allowed uses in the zones, which the table should be eliminated. He said that the ZBA also has concerns with the conservation zones (4), with that being said he recommends that all zones be looked again. There were conversations at looking to expand the aquifer protection all the way down to route one to better protect the town water supply. At the end of Folly Mill Road there is industrial buildings and would like to see if that area should be zoned as industrial, as it is good for taxes, new jobs and low calls for police and fire services.

Brown stated that as a citizen and not a board member, he would like to see the planning board or the board of selectmen put a stop to new builds for a few years, as the growth has been so big in Seabrook for new businesses.

Tom Morgan requested taking all these comments brought from Brown and discuss them on November 9th during the subcommittee meetings for the master plan and zone 7.

Informal Discussion – Rockingham Village

Chris Wyett, Owner of Rockingham Village Apartments, and his Attorney were present to speak to the board regarding the future of the property. They are looking at the possibility of expanding or exploring other routes, the board had concerns about the utility uses and the use of fire and police services. They would like to see the data from the department heads for water, sewer, fire, and police.

Zoning Changes

The board had voiced there concerns a couple times with the future sale of cannabis in town and exploring to put a zoning article on the warrant for march meeting to band sales in the town or specific zones. Morgan stated he will come up with definitions like the Beach Village District did, as they received findings from a medical professional. After the definition is drafted a public hearing will take place, for the public to come in and voice their opinions, questions, and comments.

Meeting adjourned at 8:47PM. Minutes were taken by Kelsey Johnson.