

**SEABROOK BEACH VILLAGE DISTRICT  
ANNUAL MEETING MINUTES  
April 22, 2025**

**PRESENT:** Don Hawkins, Ed David, George Corde – Commissioners  
Theresa Kyle –Moderator  
Steve Keaney – Building Inspector  
Laura Spector-Morgan – SBVD Attorney

**ABSENT:** Jim Martin – Auditor

The meeting was called to order at 7:00 PM. Theresa Kyle led the meeting in the Pledge of Allegiance. Kyle explained the rules of order to the meeting attendees and asked that the non-voters in the meeting sit in the designated area to make vote counting easier.

**DISTRICT WARRANT FOR 2025 - (Attached)**

The Moderator introduced the district warrant articles and read each in its entirety before discussion started and votes were taken. Copies of the 2025 Warrant and Budget were handed out to each voter before the meeting.

**ARTICLE 1: To elect a commissioner for said District for a term of three years.**

Don Hawkins was nominated by Ed David.  
The nomination was seconded by a district voter.  
There were no other nominations.  
Don Hawkins was elected by a hand vote.

**ARTICLE 2: To elect a Clerk for said District for a term of one year.**

There were no nominations.

**ARTICLE 3: To elect a moderator for said District for a term of one year.**

Theresa Kyle was nominated by Sherry Spiller.  
The nomination was seconded by a district voter.  
There were no other nominations.  
Theresa Kyle was elected by hand vote.

**ARTICLE 4: To elect a treasurer for said District for a term of one year.**

Richard Nardella was nominated by Lance Wilkerson.  
The nomination was seconded by a district voter.  
There were no other nominations.  
Richard Nardella was elected by a hand vote.

**ARTICLE 5: To elect an auditor for said District for a term of one year.**

Mike Rurak was nominated by Joel Spiller.  
The nomination was seconded by a district voter.  
There were no other nominations.  
Mike Rurak was elected by hand vote.

**ARTICLE 6: To see if the District will raise and appropriate the sum of One Hundred Thirty Thousand Eight Hundred Fifty (\$130,850) dollars to be used for general expenses and legal fees of the District. (Recommended by the SBVD Commissioners) (Recommended by the Budget Committee) (No impact on the tax rate).**

Ed David reviewed the 2024 financial statements and compared the 2025 proposed budget to the 2024 budget and answered several questions pertaining to the 2025 budget. (Handout attached to the warrant)

A district voter asked for the balance in the reserve fund. Ed David told him that the fund balance at the end of 2024 was about \$875,000.

Ed David made a motion to approve Article 6.  
The motion was seconded by a district voter.  
Article 6 passed by a hand vote.

**ARTICLE 7: Are you in favor of amending the existing Seabrook Beach Village District Zoning Ordinance as proposed by the SBVD Planning Board by adding the following paragraph to Section IV:**

*All new construction shall have the lowest floor (including basement) elevated to 18 inches above the Seasonal High-Water Level (established by test borings on the property). All measurements shall be included in the building plans and verified on the as-built plans.*

**And adding the following definition to Section X:**

*Seasonal High-Water Level is the highest level groundwater rises to during the wet season. It's a zone of saturated soil that occurs when excess water from rain and melting snow pushes the water table up.*

The purpose of the amendment is to minimize basement flooding by ground water and subsequent pumping of water onto town streets and neighboring properties.

Joel Spiller, Chairman of the SBVD Planning board explained the purpose of the zoning amendment. Several district voters questioned the process and the data used by the commissioners and the planning board to develop the amendment and said they were not made aware of the proposed changes. Ed David explained the history of complaints made to the commissioners concerning flooding in the district and that these changes were intended to reduce the flooding problems. Several more district voters talked for and against the amendment.

Karen Aznoia of 123 Atlantic Ave made a motion to table Articles 7,8 and 9 until more information is provided. The motion was seconded by Mike Brown. Don Hawkins explained that all three articles had several public hearings held by the planning board and by the commissioners where the public was invited to ask questions both about the process and about the data used to develop the three amendments. After an additional period of discussion, the moderator called for a vote on the motion to table Articles 7,8 and 9. The motion failed by a hand vote of 11 votes for and 22 votes against.

The Moderator called for a vote on Article 7.  
Article 7 passed by a hand vote.

**ARTICLE 8: Are you in favor of amending the existing Seabrook Beach Village District Zoning Ordinance as proposed by the SBVD Planning Board by adding the following sentence to Section IV:**

*The minimum amount of Open Space on any residential or commercial lot shall be 25%.*

**And adding the following definition to Section X:**

*Open Space: Land area not covered by pavement, buildings, or hardscape.*

The purpose of the amendment is to reduce the impact of storm water runoff onto town streets and neighboring properties and to provide open space to recharge rainwater into the soil.

ED David explained the purpose of Article 8 which is intended to help reduce flooding in the district. He also noted that the Town of Seabrook and the surrounding towns all had similar open space policies.

The Moderator called for a vote on Article 8.  
Article 8 passed by a hand vote.

**ARTICLE 9: Are you in favor of amending the existing Seabrook Beach Village District Zoning Ordinance as proposed by the SBVD Planning Board by adding the following Paragraph to Section IV:**

*All new Hardscape structures shall require a building permit and must be shown on the building plan. No hardscape structure shall extend over the property line except one 20-foot-wide driveway properly approved by the Seabrook DPW.*

**And adding the following definition to Section X:**

*Hardscape: Any manmade structure within a landscaping design that is made of inanimate materials like brick, wood, pavers (including permeable pavers) or stone. Any solid structure in an outdoor area that is not plant life is considered hardscape. Some examples include driveways, patios, retaining walls, fountains, fire pits and walkways. For the purpose of this definition crushed or natural stone less than 3 inches in diameter and artificial turf will not be included as hardscape.*

The purpose of this amendment is to clarify the intent of the Town of Seabrook Driveway Regulations to allow one 20-foot-wide driveway per lot and to make it easier for residents to identify permitted parking places at the beach.

Joel Spiller explained the purpose of Article 9 was to stop the proliferation of 50-foot-wide driveways that exceed the 20-foot limit set by the Town that reduce on street parking at the beach. Don Hawkins noted that property owners do not have the right to install a driveway across Town property that exceeds the 20-foot limit allowed by the Town.

After a short discussion the Moderator called for a vote on Article 9. Article 9 passed by a hand vote.

**ARTICLE 10. To transact all business that may legally come before the meeting.**

Bob Preston asked that future meetings be televised on Ch 22.

The meeting was adjourned at 8:14 PM

**Submitted by:**

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**Donald Hawkins, SBVD Acting Clerk**

**Minutes of 2025 SBVD Annual Meeting Approved by:**

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**Ed David, Commissioner**

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**George Corde, Commissioner**

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**Donald Hawkins, Commissioner**

**THE STATE OF NEW HAMPSHIRE  
SEABROOK BEACH VILLAGE DISTRICT  
SEABROOK NEW HAMPSHIRE**

**DISTRICT WARRANT FOR 2025**

**To the inhabitants of the Town of Seabrook, County of Rockingham, State of New Hampshire, residing in the Seabrook Beach Village District, qualified to vote in the District affairs: You are hereby notified to assemble for the Annual Meeting of the Seabrook Beach Village District in the Seabrook Recreation/Community Center, 311 Lafayette Road (Route 1) on Tuesday, April 22, 2025 at 7:00 o'clock PM to act on the following articles.**

**Article 1: To elect a Commissioner for said District for a term of three (3) years. Said election is to be held by a show of hands unless there is more than one (1) candidate running for this office in which case voting shall be conducted by secret ballot.**

**Article 2: To elect a Clerk for said District for a term of one (1) year. Said election is to be held by a show of hands unless there is more than one (1) candidate running for this office in which case voting shall be conducted by secret ballot.**

**Article 3: To elect a Moderator for said District for a term of one (1) year. Said election is to be held by a show of hands unless there is more than one (1) candidate running for this office in which case voting shall be conducted by secret ballot.**

**Article 4: To elect a Treasurer for said District for a term of one (1) year. Said election is to be held by a show of hands unless there is more than one (1) candidate running for this office in which case voting shall be conducted by secret ballot.**

**Article 5: To elect an Auditor for said District for a term of one (1) year. Said election is to be held by a show of hands unless there is more than one (1)**

**candidate running for this office in which case voting shall be conducted by secret ballot.**

**Article 6: To see if the District will vote to raise and appropriate the sum of One Hundred Thirty Thousand Eight Hundred Fifty (\$130,850) dollars to be used for general expenses and legal fees of the district. (Recommended by the SBVD Commissioners) (Recommended by the Budget Committee) (No impact on the tax rate).**

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**Article 10. To transact any and all business that may legally come before the meeting.**