



**Town of Seabrook
Planning Board Minutes
October 21, 2024
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605**

Members Present;

Jason Janvrin, Harold Eaton, Justin Packard, George Dow, Dennis Sweeney, Jill Gordon, George Dow, Sam Merrill, Matt Sabourin, Paul Knowles, Tom Morgan, Town Planner and Lacey Fowler, Code Enforcement Officer

Chairman Janvrin opened the meeting at 6:39PM with the Pledge of Allegiance.

Asking for a continuance until October 21st -Case 2024-11 – Proposal by Colliers Engineers on the behalf of Walmart for a site plan review at 700 Lafayette Road, Tax Map 8, Lot 55-100.

Janvrin stated that case 2024-11 will be continued to November 4th.

Case 2024-07- Proposal by Gen4 Builders, LLC for a 5-lot subdivision including a roadway at 111 Walton Road, Tax Map 10, Lot 106.

111 Walton Road is asking for a continuance to November 18th as they are going to TRC on November 12th. Abutter Nicole Letz, 112 Walton Road stated that they have been coming to the meetings, and they just keep getting continues and they are not satisfied. Janvrin stated that the applicant and engineer are meeting with TRC on November 12th and the planning board will be holding a meeting on November 25th instead of the 18th. He stated that this will be their last chance, and if they choose to continue again, they will need to resubmit their application.

Town Planner Rate

Town Planner, Tom Morgan passed out a memo regarding a pay increase. Eaton stated that he would like to do some research regarding other pay rates in surrounding towns before making a vote. The board discussed and a majority of the board agreed with the pay increase.

Motion:	Dow	To approve the pay increase for Town Planner, Tom Morgan.
Second:	Knowles	All in Favor Abstain: Eaton Motion Passed

920 Lafayette Road

Janvrin stated that Talkie, that does the Tax Maps for the town, never received the condo docs for 920 Lafayette Road and that they need to be given for updating the Tax Maps.

Motion:	Janvrin	Case 2024-02 by state statue is submitting the condominium docs to the Planning Board by February 2025.
Second:	Dow	All in Favor Abstain: Knowles Motion Passed

Public Hearing - The Seabrook Planning Board will hold a public hearing at 6:30PM on Monday, October 21, 2024 at the Seabrook Town Hall in order to consider the adoption of three Master Plan components: 1) Vision, 2) Survey Results and 3) SWOT comments. The full text of the proposals are available for public inspection at the Seabrook Town Hall.

Janvrin opened the public hearing at 7:19Pm but there was no public in attendance, Janvrin closed the hearing at 7:20PM.

Motion:	Eaton	To adopt the three master plan components 1) Vision, 2) Survey Results and 3) SWOT comments .
Second:	Dow	Unanimous

Budget Review 2025

Janvrin stated that the finance has put the budget together and will be going in front of the Board of Selectmen and the Budget Committee. Janvrin went over the different line items and what they are used for throughout the budget. Janvrin said that he submitted the budget to bill with a 24% decrease, and Bill has approved the budget to be sent to the selectmen.

Discussions

There were discussions regarding doing traffic studies and streamline bids to get a feel how much it cost to do a study, mostly for the review of route one and route 107. Janvrin stated that conversations about zoning changes including; section 9, north village, smith town and anything code enforcement office, Lacey Fowler may have will be discussed.

Motion:	Janvrin	To approve minutes from August 19th.
Second:	Dow	Knowles – Abstain Motion Passed
Motion:	Janvrin	To approve minutes from September 9th.
Second:	Dow	Knowles – Abstain Motion Passed
Motion:	Janvrin	To approve minutes from September 23rd.
Second:	Dow	Knowles and Sweeney – Abstain Motion Passed

Janvrin adjourned the meeting at 8:42PM. Minutes were taken by Kelsey Johnson.