

Seabrook Planning Board Agenda

January 5, 2026 6:30PM

Seabrook Town Hall

99 Lafayette Road, Seabrook, NH 03874 603-474-3252

New Cases;

- Case 2025-21 – Proposal by 38 Rocks Road LLC for a Condominium Conversion for 38 Rock Road, Tax 7, Lot 116-1
- Case 2025-22 – Proposal by DECM LLC for a 9 lot subdivision at 227 Lower Collins Street, Tax Map 14, Lot 43

Other Business;

- Release site security for case 2023-2 – Port Lighting

Public Hearing;

Proposed Zoning Amendment #3

Are you in favor of the adoption of Amendment No. 3, as proposed by the Planning Board, to amend the Zoning Ordinance as follows: Amend Section 13.400 to prohibit digital display signs that change their message more frequently than once every two minutes in the Town of Seabrook

Proposed Citizens Amendment:

To amend the Zoning Ordinance and Zoning Map as set forth below in order to generate no less than \$1,000,000 in non-tax income to the Town and its taxpayers over the next 20 years by allowing the installation of a V-shaped electronic billboard no more than 150 feet from the Eastern side of interstate 95 that would be visible to motorists traveling on Interstate 95.

ARTICLE 2

BY PETITION: Are you in favor of amending the Zoning Ordinance as proposed by the petition of Robert Quinn and others to rezone four (4) parcels of land:

Rezoning from Zone 2R (Residential) to Zone 3 (Industrial) three (3) parcels of land comprising approximately 7 acres in total, located as follows: 63 Foggs Lane, shown on Tax Map 7 as Lot 51; 45 Foggs Lane, shown on Tax Map 7 as Lot 53; 27 Foggs Lane, shown on Tax Map 7 as Lot 54; and by rezoning from Zone 6M Smithtown Mixed-Use to Zone 3 (Industrial) a parcel of land located at 72 New Zealand Road, shown on Tax Map 7 as Lot 55.

This amendment (is/is not) recommended by the Planning Board.

ARTICLE 3

BY PETITION: Are you in favor of amending the Zoning Ordinance as proposed by the petition of Robert Quinn and others to exempt certain billboards from Article 13 by adding the following to Section 13:

Add a new subsection to Section 13 – Signs:

13.800 Billboards Adjacent to Interstate 95.

Billboards (including electronic LED Billboards) located on parcels abutting the East side of Interstate 95 shall be exempt from the regulations of Section 13-Signs of the Seabrook Ordinances. Such Billboard(s) shall be constructed and maintained subject to applicable state and federal regulations. Existing non-conforming billboards do not fall under this exception.

This amendment (is/is not) recommended by the Planning Board.

Proposed Zoning Amendment #4

Are you in favor of amending the Zoning Ordinance as proposed by the Planning Board to exempt certain billboards from Article 13 by adding the following to Section 13:

Add a new subsection to Section 13 – Signs:

13.800 Billboards Adjacent to Interstate 95.

Billboards (including electronic LED Billboards) located on parcels abutting the East side of Interstate 95 shall be exempt from the regulations of Section 13-Signs of the Seabrook Ordinances. Such Billboard(s) shall be constructed and maintained subject to applicable state and federal regulations. Existing non-conforming billboards do not fall under this exception.

Billboards (including electronic LED Billboards) located on parcels abutting the West side of Interstate 95 shall likewise be exempt from Section 13 of this Ordinance.