



Town of Seabrook Planning Board Minutes

February 18, 2025

Seabrook Town Hall

99 Lafayette Road Seabrook, NH 03874
603-474-5605

Members Present: Jason Janvrin, Chairman, Harold Eaton, Paul Knowles, Jill Gordon, Justin Packard, Matt Sabourin, Dennis Sweeney and Tom Morgan

Chairman Janvrin opened the meeting at 6:30PM with the pledge of allegiance.

Janvrin stated that the meeting for February 3rd was continued until today as there was no meeting on the 3rd.

Case 2024-14 - Proposal by Chick-fil-A c/o Bohler Engineering for a site plan review at 712 Lafayette Road, Tax Map 8, Lot 55-10 asking for a continuance until March 3rd.

The board continued that case until March 3rd.

Request from Francis Chase – 219 New Zealand Road RTE 107

Francis Chase is requesting the board to waive jurisdiction at 219 Rte 107 (New Zealand Road) to build a building for personal storage. Chase stated that a while back he went in front of the ZBA and was granted a variance for this piece of land to be zoned as commercial as it is so small for industrial. Fowler stated that this was originally approved back in 2002 of March and that he would like to build a smaller building that was on the original plan. Janvrin asked if the drainage had been done, Chase said he nothing has been done to the property yet, but he will do everything that was designed on the original plans. Fowler has concerns about the plans, as there are no specifics on what he wants built and she would like to have them to hold the owner accountable, Chase stated he will get the board and Fowler the plans. Janvrin asked if there were going to be any signs, Chase stated there would be no signs beside the address sign on the building. Janvrin asked Chase to submit a new plan with the dimensions of the building he would like to build there and come back in front of the board.

Case 2025-1 – Proposal by Gen4 Builders, LLC for a 5-lot subdivision at 111 Walton Road, Tax Map 10, Lot 106.

Thomas Schomburg, Civil Design Consultants, was present at the meeting, he stated they were previously in front of the board for a similar submission. He stated that the property is about 6.4 acres with two existing driveways and a single-family dwelling. Part of the property has been cleared, but the majority of the site has remained wooded. The site has been marked for wetlands

by John O'Keefe III, and there is a wetland complex on the site that is associated with Cains Brook that flows through northern part of the property. Janvrin stated that the United States postal services will not add rural address to the routes and what they were going to do about it, Schomburg stated that he does not know and will have to figure it out. Janvrin stated that the hydrant next to the tree isn't a good spot for it as the roots of the tree may disturb the hydrant, Schomburg stated he will take a look at that. Schomburg stated that the water and sewer are both 8-inch lines, and a 12-inch stormwater drain, the drainage from of the paved area and roof will be going into catch basin for lot 3, and lots 1,2,4,5 have their own subsurface drywells. Janvrin asked about the turning template, and if a firetruck they can fit down there, Schomburg stated that he spoke to Koko at TRC and the turnaround is a good size and can fit a firetruck. There was a discussion about if the town was going to be a town road eventually, Schomburg wasn't too familiar with the last case as it was a different engineer, but he will discuss that with the applicant. Janvrin stated that in Morgans comments, the right of way is 40ft and what is being proposed is 50ft, but the paved portion would be 20ft in width and asked what the end of the pavement would be, Schomburg said vertical or cape code curbing.

Motion:	Janvrin	To accept case 2025-1 as administratively complete and to take a site walk of the property.
Second:	Packard	Yes; Janvrin, Packard, Gordon, Eaton, Sabourin, Sweeney Against; Knowles Motion Passed

There were conversations about drainage, and Morgan stated that the drainage will actually stay on site, Schomburg said that the drainage will leave the basin and go to the wetlands. Eaton asked about lot 2's driveway as it looks shorter than the rest, Schomburg said about 20ft, likely closer to 30ft and a pickup truck can fit, Eaton asked if it could be bigger, Schomburg said that they may be able to make a little bigger but not much because of the wetlands. Janvrin asked what the well easement is for, Schomburg stated that the easement is for the existing well that is there that belongs to the neighbor. Janvrin stated that the existing building that is going to be removed needs to put "will be removed" on the plans. Janvrin stated that he agrees with Morgan that the wetlands need to be clearly marked for the future homeowners. Janvrin said that he would like to see the markers be maintained and would like to see it in the deed restrictions.

Janvrin opened the floor to the abutters.

Nicole Lentz, 112 Walton Road

Lentz stated she has some concerns regarding how tight the area is, as there is a curve right near the property and there are no sidewalks. Lentz ask what has changed since their last proposal, as it was a 5 subdivision. Janvrin stated that the original plan was 5 lots of duplex's, and this proposal is 5single families, so instead of 10 residences it is now 5. Lentz stated she has concerns

about the mail, rubbish pickups, schooling and bus stops. There were no other abutters. Janvrin stated that they are going to do a site walk and evaluate the lot and issues raised. Janvrin and the board decided to set the site walk for Saturday, February 22nd at 10am and is open to the public.

Case 2025-2 – Proposal by RMH NH, LLC for a site plan review at 319 New Zealand Road (Route 107), Tax Map 2, Lot 41.

Andre Carrier from The Brook was present. He stated that this proposal is a 24,000 square foot expansion, for lockers and restrooms for the employees, retail, storage, a restaurant and updating the back of the building where the track is located. Jared Grondin, from Allen and Major Associates, stated that they will be modifying the parking lot, handicap lots, and adding ramps, outback there will parking spaces for employees. Joe Johnston, McClure Traffic Engineers stated that he did a traffic study for the applicant and said that 20% of the trips are there for dining and the rest of the 80% is for other events and gaming. He stated that movement on route 107 moved very well, and there are no major problems moving in or out of the site. They stated that they have not submitted a new DOT permit as there are more phases in the project, and they are going to do it as a whole, and that this phase is mostly for office space, storage and employee parking, locker rooms and restrooms. Outback there will be 5 new firepits with seating, with stone pathways, and a concrete pad for a removable tent for events. Grondin stated they will be adding a 10-foot sound barrier made from pressure treated wood. Carrier stated that if they get approval tonight, they are going to order the steel as it takes awhile to come in and start building by September/fall and hopefully have it done by January of 2026.

Motion:	Janvrin	To accept case 2025-2 as administratively complete.
Second:	Knowles	Unanimous

The abutter that is directly behind the left corner of The Brook at 13 Dandiview Acres has concerns about the wetlands and how wet her land is already and doesn't want it anymore wet. Grondin they are going to improve and clean up the drainage system, so it won't affect the abutters and hope to improve the conditions. Chad Reardon, 26 Deer Crossing asked when the sound all will be put in and has concerns about noise.

Fowler stated that construction should not start before 7am, and recommends that the planning board put in a condition of an end time for outdoor events.

There were no other questions or comments from abutters or planning board.

Motion:	Janvrin	To approve case 2025-2 with the following conditions;
		-Site Security of \$150,000 recommended by TEC
		-Lighting to meet regulations

		-Outside entertainment shall end at 11PM, subject to entertainment license from the Board of Selectmen
Second:	Sweeney	Unanimous

286 Grant Application

Morgan stated that the grant looks good and is a zero-match grant. He said the grant was taken off the website, and he is thinking they are updating the requirements and may have to update the application and will look into it.

Janvrin stated that they need to appoint someone to the RPC and need to bring it before the Selectmen,

Chairman Janvrin adjourned the meeting at 9:37PM. Minutes taken by Kelsey Johnson.