



**Town of Seabrook
Planning Board Minutes
May 19, 2025
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605**

Member Present; Jason Janvrin, Chairman, Mike Lowry, Vice Chairman, Paul Knowles, Justin Packard, John Kelley, Jill Gordon, Matt Sabourin, Bob Albright, Tom Moran, Town Planner

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

Case 2025-8 -Proposal by Viginia Small Trust/Talas Family Trust for lot line adjustment at 44 & 48 Weare Road, Tax Map 4, Lots 3 & 3-1.

Morgan stated the application if complete, and that the only minor issue is that they need to submit a waiver for topographical contour requirement. The applicant spoke and asked the board for it to be waived.

Motion:	Janvrin	To accept case 2025-8 as administratively complete.
Second:	Knowles	Unanimous

Motion:	Janvrin	To grant waiver for the requirement of topographical contour.
Second:	Knowles	Unanimous

Motion:	Janvrin	To approve case 2025-8.
Second:	Knowles	Unanimous

Case 2025-7 – Proposal by Phantom Fireworks for a conditional use permit at 3 Chevy Chase Road, Tax Map 8, Lot 54-3.

Phantom fireworks is looking to put two storage containers in the parking lot for a couple months due to the busy season in the summer. The board asked for the containers to be grounded and locked, the applicant stated they will be locked, and overnight security will be in place. Eaton had concerns about protection and was asking if they could put bollards, the applicant did state that there is a fence around the property. The board discussed and asked the applicant if they could modify the layout of the containers to make it safer, and they had no objections

Motion:	Janvrin	To accept case 2025-7 as administratively complete.
Second:	Lowry	Yes; Janvrin, Lowry, Gordon, Kelley, Albright, Eaton Against; Knowles Motion Passed

- Does not have an adverse effect on surrounding properties or on environmentally sensitive areas; **No Comments**
- Does not at any time of day decrease the existing level of service of roads and intersections servicing the property and any other road or intersection to be determined by the Planning Board; **No Comments**
- Implements mitigation measures that retain the existing and/or improve the level of service of roads and intersections servicing the property including other affected components of the roadways network identified by the Planning Board; **No Comments**
- Does not cause erosion, or discharge of chemicals or other pollutants into stormwater; **No Comments**
- Does not emit odors, noise, dust, vibration, smoke or fumes which travel beyond the boundary lines of the subject property; and **No Comments**
- Does not interfere with or decrease safety and access for motorists, bicyclists, pedestrians and residents. **No Comments**

Motion:	Janvrin	To approve the conditional use permit for case 2025-7 with the following condition; <ol style="list-style-type: none">1. To allow two storage containers on the property from April 11, – July 11 yearly2. Containers be bonded and grounded3. Comply with saf-c 2607.024. Inspection be done code enforcement officer and fire dept.
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Second:	Albright	Yes; Janvrin, Lowry, Gordon, Kelley, Albright, Eaton Against; Knowles Motion Passed
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DOT Scoping Session for Chick-fil-A

Morgan stated that the state has had a session with Chick-Fil-A regarding their driveway permit. He said that Chick-Fil-A is currently going through a lawsuit and is currently at a standstill, they will have to go back a second meeting with the DOT.

PREP Grant

Morgan stated that Seabrook's application was rejected due to increased competition.

Application Fees

Janvrin stated that they are going to look at the fees and post a public hearing to update the fee schedule for the planning board application, mainly towards TRC review, informal reviews and abutter fees.

Chairman Janvrin adjourned the meeting at 8:20PM. Minutes were taken by Kelsey Johnson.