



**Town of Seabrook
Planning Board Minutes
May 5, 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, Tom Moran, Town Planner

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

Chairman Janvrin stated that Case 2025-06 asked for a continuance until June 16th, which has been continued.

Case 2025-05 - Proposal by FW Webb Company for a site plan review at 131 Lafayette Road, Tax Map 9, Lot 155.

Cory Belden from Altus Engineering was present at the meeting. Belden stated that this lot was the Phoenicia Motel and is looking to construct a new 6,100 sf building. The motel has been demolished already, due to safety and health concerns. There will be a connection in the back of the lot to 131 and 147 Lafayette Road which is the showroom and the warehouse for FW Webb, this will allow FW Webb to manage and move supplies without entering Lafayette Road. Belden stated that they have submitted their DOT Driveway Permit and have addressed all comments with DOT and expect approval within a few weeks. He stated that the on-site stormwater management system will retain and treat and flow into two infiltration ponds and a subsurface infiltration system. The board discussed the design of the building and is satisfied and fits the regulations with the Smithtown Village district zone. Janvrin stated that he would like to see the dumpster hours on the final plan set along with the hours of operations. They have gone in front of TRC and have addressed all outstanding comments. Janvrin said that he would like to see the drainage and back access easement recorded at the registry of deeds. Eaton asked about the fire alarm suppression room, Belden stated that they will add one, with a separate water line for the system. There were no other comments or questions.

Motion:	Janvrin	To accept case 2025-05 as administratively complete.
Second:	Lowry	Yes; Janvrin, Lowry, Kelley, Eaton, Gordon, Sabourin Against; Paul Knowles Motion Passed

Motion:	Janvrin	To accept waivers; Waiver - Section 13.400 Street and Internal Access And Waiver - To have 3 trees, instead of 4 along route one
Second:	Lowry	Yes; Janvrin, Lowry, Kelley, Eaton, Gordon, Sabourin Against; Paul Knowles Motion Passed

Motion:	Janvrin	To approve case 2025-05 with the following conditions; <ol style="list-style-type: none"> 1. Light Trespass onto the show rooms property is permitted, note needs to be added to the site plan. 2. Snow Storage is to be depicted 3. Site Security is to be set at \$160,000, recommended by TEC. 4. Fire suppression system water line is to be separated from the domestic water line. 5. Driveway permit from DOT, copy for the planning board file. 6. Dumpster hours, placed on C2 7. Hours of operation, place on C2 8. Drainage Easement and back access easement to lot 9-153 to be recorded
Second:	Lowry	Yes; Janvrin, Lowry, Kelley, Eaton, Gordon, Sabourin Against; Paul Knowles Motion Passed

Site Security Release for Ashleys Way

The board discussed that TEC recommends to release \$40,000 plus any interest upon receipt of as built plans and mylar to the Town of Seabrook.

Motion:	Janvrin	To release \$40,000 plus any interest upon receipt of as built plans and mylar to the Town of Seabrook for Ashleys Way.
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Second:	Lowry	Unanimous
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Administrative Process

Janvrin stated that he would like to try and review cases periodically if we are holding their site security, just so the board can stay updated.

Chairman Janvrin adjourned the meeting at 8:04PM. Minutes were taken by Kelsey Johnson.