



**Town of Seabrook
Planning Board Minutes
August 4, 2025
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605**

Members Present; Jason Janvrin, Paul Knowles, Jill Gordon, John Kelley, Bob Albright, Justin Packard, Matt Sabourin, Maddie DiIunno, RPC Interim Planner

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

Janvrin stated about a year ago the planning board discussed a permanent boundary marker be placed between the Seabrook and Kensington, he stated that it has been marked, and they are waiting for both board of selectmen from the towns to walk the border and see where the permanent marker can be placed.

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| Motion: | Janvrin | The planning board appropriate \$750 from the personnel line item and placing it in the new equipment line for the purpose of placing a permanent bound maker between Seabrook and Kensington in vicinity of the town wells. |
| Second: | Knowles | Unanimous |

Adder Lane

The board looked over the TRC minutes regarding 18 Adder Lane. TRC recommended that the applicant can proceed with placing a unit on lot 18. If lots 8-17 are to be developed, they need to submit a site plan review with updated engineered plan sets.

Case 2025-09 – Proposal by Sully GP3 LLC for site plan review at 319 Route 286, Tax Map 17, lot 9

Henry Boyd, Millenium Engineering was present at the meeting; he stated that Mr. Sully would like to withdraw the application from the planning as he would like to give it more thought about developing the property. Janvrin stated that he would like Boyd to review his application to see if he is entitled for a partial reimbursement, Boyd stated that he does not think the applicant is entitled to a reimbursement as most of the fee is secretarial work for abutters, public notices and etc.

Case 2025-10 – Proposal by Lori Ebbs for a condominium conversion at 82-84 Viola Circle, Tax Map 14, Lot 28-22.

Boyd stated that he is representing Lori Ebbs, her father just passed away, he lived in one unit and she lived in the other and would like to change the ownership through the process of a condominium conversion. He stated that nothing is changing on the site and that this just for her to be able to sell both of the units. Boyd stated that they did have the water line updated for both units to have their own water supply and shut offs, that work has been completed. Boyd said he will be adding the water easement to the final plans.

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| Motion: | Janvrin | To find case 2025-10 administratively complete. |
| Second: | Knowles | Unanimous |

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| Motion: | Janvrin | To approve case 2025-10 with the following conditions; 1. The draft condominium documents are reviewed by legal. 2. The utility easements for the water shut offs are on final plans. |
| Second: | Knowles | Unanimous |

Billboard Warrant Article Update

The board received a letter from the law firm that is representing the owner of Foggs Lane, who wants to put in billboards on Foggs Lane, but the article did not pass in March of this year at town meeting. The letter stated that the board and owner need to be better at informing the public that if this article did pass the town would receive \$50,000 per year. Janvrin stated that the board cannot electioneer, and they can only discuss in public meetings or at the deliberative session for the purpose of the warrant article.

Other Business

Janvrin stated that he has received from the fire department the new wide format printer and scanner, allowing us to go through all the cases and scan them in so we can start getting rid of paper files. This process will be easier for the secretary and the building health office to find files by map and lot. Janvrin stated that he is going to start looking for a part-timer, maybe from the recreation department, to start the process of scanning material in.

Janvrin welcomed the interim town planner, Maddie DiLonno from RPC, as she is very familiar with the Town of Seabrook, and the board looks forward to working with her. He stated that the board needs to start exploring zoning changes, for the upcoming election season.

Janvrin adjourned the meeting at 7:27PM. Minutes were taken by Kelsey Johnson.