

Seabrook Planning Board Agenda

December 15, 2025 6:30PM

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

Old Cases;

Case 2005-30 – Proposal by Francis Chase for Site Plan Amendment at 219 New Zealand Road/Route 107, Tax Map 5, Lot 6.

Case 2025-06 – Proposal by Cardinal LLC for a site plan review at 894 Lafayette Road, Tax Map 7, Lots 93-20 and 93-200

New Cases;

Case 2025-18 – Proposal by 185 Lafayette Road Realty Trust for a Low Impact Proposal at 185 Lafayette Road, Tax Map 9, Lot 149.

Case 2025-19 – Proposal by Harold Perkins and Valerie Fowler for a Condominium Conversion at 79 Centennial Street, Tax Map 9, Lot 33.

Case 2025-20 – Proposal by Seabrook Development Associates LLC for a Condominium Conversion at 603 Lafayette Road.

Public Hearing;

Proposed Zoning Amendment – Mutil Family Dwelling (Turn to next page to review)
(Please see the planning secretary for a copy of the proposed zoning change.)

Other Business;

LED Signs

Proposed Zoning Amendment #1

Are you in favor of the adoption of Amendment No. 1, as proposed by the Planning Board, to amend the Zoning Ordinance as follows: Amend Section 6 – Permitted Land Uses, Table 1, to permit multi-family dwellings in Zones 2, 5, 6R, and 6M, provided that adequate infrastructure is available to support such development; and amend Section 7 – Dimensional Requirements to require a minimum lot size of 45,000 square feet for lots containing multi-family dwellings, and to change the maximum number of dwelling units per lot in Zones 2, 5, 6R, and 6M from two dwelling units per lot to not applicable?

Explanation: *Effective July 1, 2026, RSA 674 was amended to require municipalities to allow multi-family residential development on commercially zoned land, provided that adequate infrastructure is available to support that development.*

ZONING AMENDMENT

Existing Language

Existing Language to be removed

New Language

Section 6 Permitted Land Uses

Table 1

Uses	Zoning Districts							
	1	2	2R	3	4	5	6R	6M
Residential ⁴								
Mobile Home Park	N	N	N	N	N	N	N	N
Multi-family Dwelling ⁶	N	N-P	N	N	N	N-P	N-P	N-P
Mixed Use with no more than 5 dwelling units	N	C	N	N	N	N	N	P
Single Family Dwelling	P	P	P	N	N	P	P	N
Single Family Dwelling + ADU	P	P	P	N	N	P	P	N
Two Attached Primary Dwelling Units	P	P	P	N	N	N	P	N

⁴In North Village, existing residential uses are grandfathered and can be redeveloped and expanded as the same use while conforming to all other requirements.

⁵In Zone 6M North Village, restaurants that have drive-up windows are permitted if the Planning Board grants a conditional use permit.

⁶Pursuant to RSA 674:77-78, multi-family dwellings are permitted in districts specified in Section 6 above provided that adequate infrastructure, including roads, water, and waste-disposal systems are available to support the development. All applicable zoning, site plan and subdivision regulations shall apply.

Section 7 Dimensional Requirements

	Zoning Districts							
	1	2	2R	3	4	5	6R	6M
Minimum Lot Area (in thousands of sq ft)								
Single Family Dwelling ⁶	20	30	15	30		20	15	30

Single Family Dwelling + ADU ⁶	20	30	15	30		20	15	30
Two attached primary dwelling units	30	30	30				20	
Multi-family dwelling	--	45	45	--	--	45	45	45
Non-residential Buildings	20	30	15	30	--	20	15	30
Maximum # of Primary Structures⁷								
Residential buildings per lot ⁸	1	1	1	--	--	1	1	1
Residential Dwelling units per lot ³	2	2 NA	2	--	--	2 NA	2 NA	2 NA
Mixed use (max dwelling units per building)		--	--	--	--	--	--	5
Minimum Lot Dimensions								
Continuous Road Frontage (i.e., uninterrupted frontage)	125	125	100	125		100	100	125
Depth and Width	125	125	100	125		100	100	125
Minimum Setbacks¹⁰								
Front	20	30	20	50		30	20	15
Frontage abutting Route 1	30	30	30	30		30	30	30
Side and Rear	10	15	10	15		15	10	15
Side and Rear for sheds less than 100 sq ft	2	2	2	2		2	2	2
From ponds & streams	50	50	50	50		50	50	50
Bus and Transit Shelters:								
setback from roadway pavement	8	8	8	8		8	8	8
setback from roadway intersections	20	20	20	20		20	20	20
Side and rear setbacks for commercial uses from land utilized or zoned Residential	30	30	30	30		30	20	30
Minimum Buffers <i>See Section 15 for buffer and setback requirements for wetlands and surface waters</i>								
Maximum Height¹¹								
In 6M - with parking on first floor	35	35	35	50		35	35	45
In 6M - without parking on first floor								40
Minimum Width of Greenbelt along Lafayette Road¹²		20						20
Minimum % of Open Space	25%	25%	25%	25%	100%	25%	25%	20%
Maximum Building Footprint (in square feet)¹³								
Mixed Use Building (with no more than 5 dwelling units per building permitted)								7500
In 6M-Smithtown								7500
In 6M North Village west of Route 1								7500
In 6M North Village east of Route 1								20000

⁶ This requirement shall not apply to lots of record that were recorded at the Registry of Deeds prior to 1974.

⁷ Note exceptions for lots in Zone 2, per Section 5 of this ordinance.

⁸ A second dwelling building, containing one dwelling unit, may be placed on a lot in Zones 2R & 6R, providing that the lot is 45,000 sq ft or larger; and the number of dwelling units on the lot does not exceed two.

⁹ Parcels dedicated for conveyance to the Town of Seabrook for conservation purposes shall be exempt from the roadway frontage requirement.

¹⁰ On corner lots where the side yard abuts a street, the side yard shall be subject to the minimum setback requirements for front yards.

¹¹ Utility structures such as radio/television towers are exempt from this height limit. For wind systems, see Section 19. The maximum height limit for all other structures on properties that abut Lafayette Road in Zone 2 is 50 feet (not 35 feet).

¹² The minimum 20-foot Lafayette greenbelt shall be measured from the edge of the widest proposed right of-way currently under consideration by NH DOT.

¹³ In Zone 6-M North Village, existing lots of record as of adoption of the 6-M North Village zoning district are allowed to redevelop the square footage of their existing building footprint(s) on that property.

¹⁴ Conditional Use Permit from the Planning Board required to permit structures greater than 20,000 square feet on the east side of Route 1 in 6-M North Village for Industrial-Light uses.