

# Seabrook Planning Board Agenda

## December 15, 2025 6:30PM

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

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### **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 <sup>4</sup>								
Mobile Home Park	N	N	N	N	N	N	N	N
Multi-family Dwelling <sup>6</sup>	N	<del>N</del> <sup>P</sup>	N	N	N	<del>N</del> <sup>P</sup>	<del>N</del> <sup>P</sup>	<del>N</del> <sup>P</sup>
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

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

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

<sup>6</sup>Pursuant 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
<b>Minimum Lot Area (in thousands of sq ft)</b>								
Single Family Dwelling <sup>6</sup>	20	30	15	30		20	15	30

Single Family Dwelling + ADU <sup>6</sup>	20	30	15	30		20	15	30
Two attached primary dwelling units	30	30	30				20	
<b>Multi-family dwelling</b>	<b>--</b>	<b>45</b>	<b>45</b>	<b>--</b>	<b>--</b>	<b>45</b>	<b>45</b>	<b>45</b>
Non-residential Buildings	20	30	15	30	--	20	15	30
<b>Maximum # of Primary Structures<sup>7</sup></b>								
Residential buildings per lot <sup>8</sup>	1	1	1	--	--	1	1	1
Residential Dwelling units per lot <sup>3</sup>	2	2 NA	2	--	--	2 NA	2 NA	2 NA
Mixed use (max dwelling units per building)		--	--	--	--	--	--	5
<b>Minimum Lot Dimensions</b>								
Continuous Road Frontage (i.e., uninterrupted frontage)	125	125	100	125		100	100	125
Depth and Width	125	125	100	125		100	100	125
<b>Minimum Setbacks<sup>10</sup></b>								
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
<b>Bus and Transit Shelters:</b>								
setback from roadway pavement	8	8	8	8		8	8	8
setback from roadway intersections	20	20	20	20		20	20	20
<b>Side and rear setbacks for commercial uses from land utilized or zoned Residential</b>	30	30	30	30		30	20	30
<b>Minimum Buffers</b> See Section 15 for buffer and setback requirements for wetlands and surface waters								
<b>Maximum Height<sup>11</sup></b>								
In 6M - with parking on first floor	35	35	35	50		35	35	45
In 6M - without parking on first floor								40
<b>Minimum Width of Greenbelt along Lafayette Road<sup>12</sup></b>		20						20
<b>Minimum % of Open Space</b>	25%	25%	25%	25%	100%	25%	25%	20%
<b>Maximum Building Footprint (in square feet)<sup>13</sup></b>								
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

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

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

<sup>8</sup> 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.

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

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

<sup>11</sup> 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).

<sup>12</sup> 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.

<sup>13</sup> 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.

<sup>14</sup> 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.