



**Town of Seabrook
Planning Board Minutes
July 7, 2025
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605**

Members Present; Jason Janvrin, Mike Lowry, Justin Packard, Paul Knowles, Jill Gordon, Matt Sabourin, John Kelley

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

Janvrin stated the next meeting, July 21st has been moved to a different location. The meeting will be at the Trinity United Parish House across the street from the town hall on Main Street. This meeting is to meet with Rockingham Planning Commission and the Rail Trail, to review the CIP and the Master Plan.

Adder Lane

Janvrin stated that he has received a memo from legal regarding Adder Lane. He stated that last year the planning board voted to waive jurisdiction so long as it did not divert from the original plan from 1970. He stated that they are going to meet with TRC tomorrow July 8th. Janvrin stated that we are now charging a fee for TRC, and that they have submitted an application to be able to bill the applicant, Janvrin stated after TRC they can come back and ask for the planning board application fee to be waived. Lacey Fowler, Building Inspector stated that she read the legal memo, and has some confusion that this should be an amended site plan as they wanted to add additional units, which was back in the 1990's and in 2005 they had a site plan approved as well. Edwards Surveying recently did a site plan that was submitted with the application for TRC. Janvrin stated after hearing the timeline, he would like to see them back in front of the planning board after TRC for review.

Extension for 2025-06, 894 Lafayette Road

The applicant has stated that they are asking for another extension, they haven't been to TRC with update plans as of now and would like to push off the meeting. Janvrin stated that case 2025-06 will be on the August 18th meeting. Janvrin stated that they would like to notice the abutters again, as this continued from March to August.

Motion:	Janvrin	Planning Board that the applicant is required to notify abutters for case 2025-06 for August 18th
Second:	Lowry	Unanimous

Update Cottage at 158 Lafayette Road

Janvrin stated that the cottages have been removed from the site. Fowler stated that they did pull a demolition permit from her office.

Other Business

Case 2025-2 – Proposal by RMH NH, LLC for a site plan review at 319 New Zealand Road (Route 107), Tax Map 2, Lot 41.

This case was approved back in the beginning of the year, and they are at the meeting today asking to extend the approved sound wall. Janvrin stated that this is a minor adjustment and the planning board can find this issue minor and waive jurisdiction and make the minimal change. They are looking to extend the sound wall further to block the sound, to reduce the noise traveling into the neighborhoods out back.

Motion:	Janvrin	The planning board find in the case 2025-02 the extension of the sound wall up to 90 feet a minor change to the site plan, and waive jurisdiction to further to review the case.
Second:	Lowry	Yes; Janvrin, Kelley, Lowry, Gordon, Packard Abstain; Knowles Motion Passed

Town Planner

Janvrin stated that the Town Planner has told the board that he needs to take a 6-month absence. Janvrin said that he has reached out to RPC and see if they can utilize one of their circuit writers for the planning board. Janvrin stated that they gave him a worksheet of the cost, and description of what this person will be doing, which is similar to what the town planner does now.

Motion:	Janvrin	Pursuant to RSA 673;16 I the planning board negotiate with RPC for planning services coverage, and that they add in paragraph 7; if either party terminates this agreement without cause with 45 days' notice in such case the Town of Seabrook will pay the commission for the 45 day period and if that is acceptable to the commission the planning board chairman is authorized to sign the contract on the behalf of the board.
Second:	Knowles	Unanimous

Janvrin adjourned the meeting at 7:24PM. Minutes were taken by Kelsey Johnson.