



**Town of Seabrook
Planning Board Minutes
June 2, 2025
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605**

Member Present; Jason Janvrin, Chairman, Paul Knowles, Justin Packard, John Kelley, Jill Gordon, Matt Sabourin, Bob Albright, Tom Moran, Town Planner

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

Case 2025-09 – Proposal by RT 1 Truck and Auto Sales for a conditional use permit for 894 Lafayette Road, Tax Map 7, Lot 93-2.

Nick Mancini, Tenant of Unit to at 894 Lafayette Road, was present at the meeting, he stated that he is asking for a conditional use permit to sell used vehicles, with no mechanical or auto body repairs at the location. Janvrin asked about the hours of operation, Mancini stated that the hours will be 8:30am-4:00pm Monday – Friday and 9:00am-12:00pm on Saturday. Janvrin asked how they are going to remove trash from the site, Mancini stated that he would use the common area dumpster, which would be everyday trash, no machinal or hazardous items. Janvrin said that they would need a variance for their sign if they wanted to have an offsite sign. Mancini stated that he would probably just put the sign on top of the roof as there is one there now. Janvrin stated that he would like to give him more hours of operation as in the summer he may be busier, Janvrin changed the hours to 8:00am-9:00pm Sunday-Saturday, and the business owner can use them as he sees fit throughout the year. Janvrin asked if one of the cars leaked, and how it would be cleaned up, Mancini stated that he would use the appropriate tools to clean up any spills. The board asked how many vehicles will be on the lot; Mancini stated about 7-8 vehicles.

Motion:	Janvrin	To accept case 2025-9 as administratively complete.
Second:	Eaton	Unanimous

- Does not have an adverse effect on surrounding properties or on environmentally sensitive areas; **No Comments**
- Does not at any time of day decrease the existing level of service of roads and intersections servicing the property and any other road or intersection to be determined by the Planning Board; **No Comments**

- Implements mitigation measures that retain the existing and/or improve the level of service of roads and intersections servicing the property including other affected components of the roadways network identified by the Planning Board; **No Comments**
- Does not cause erosion, or discharge of chemicals or other pollutants into stormwater; **No Comments**
- Does not emit odors, noise, dust, vibration, smoke or fumes which travel beyond the boundary lines of the subject property; and **No Comments**
- Does not interfere with or decrease safety and access for motorists, bicyclists, pedestrians and residents. **No Comments**

Motion:	Janvrin	To approve the conditional use permit for case 2025-9 with the following condition; <ol style="list-style-type: none"> 1. Hours of Operation 8:00am-9:00pm Sunday-Saturday 2. No dumpster onsite 3. Signs to be accordance with zoning. 4. No repair, inspection or refueling of vehicles on the property. 5. No more than 8 vehicles are on display outside. 6. If the current applicant is too close business and vacate, and similar business is to open at location, they shall abide by these conditions.
Second:	Gordon	Yes; Janvrin, Gordon, Albright, Packard, Kelley, Sabourin Against; Knowles Motion Passed

Public Hearing;

1) Add the following to Section 4.200 in the Subdivision Regulations: Technical Review Committee Fee: \$326 for every hour of TRC meeting time, plus \$25 for administration.

2) Add a new Section 3.200 in the Site Plan Review Regulations, and re-number subsequently sections accordingly: Technical Review Committee Fee: \$326 for every hour of TRC meeting time, plus \$25 for administration

Janvrin opened the public hearing at 7:03PM, there were no comments by the public, Janvrin closed the hearing at 7:04PM.

The board discussed that this is a fee for the TRC meetings, which is all the department heads meeting with the applicant to review their case before they go in front of the planning board. These department heads take time out of their day to review and meet regarding the cases, which the town needs to be reimbursed.

Motion:	Gordon	1) Add the following to Section 4.200 in the Subdivision Regulations: Technical Review Committee Fee: \$326 for every hour of TRC meeting time, plus \$25 for administration. 2) Add a new Section 3.200 in the Site Plan Review Regulations, and re-number subsequently sections accordingly: Technical Review Committee Fee: \$326 for every hour of TRC meeting time, plus \$25 for administration
Second:	Knowles	Unanimous

Driveway Regulations

Janvrin and the board had a discussion with the issues with driveways in town especially the beach. Janvrin stated that he would like to see the state change the wording of the statute as the planning board has jurisdiction over driveways, but the wording isn't that clear and causes disagreements on who has jurisdiction if it's the planning board or the board of selectmen.

Motion:	Janvrin	To petition the three representatives to the general court to change the statute Driveway Regulations 236 to be more definitive.
Second:	Sabourin	Unanimous

Janvrin adjourned the meeting at 7:58PM. Minutes taken by Kelsey Johnson.