



**Town of Seabrook
Planning Board Minutes
March 23, 2026
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605**

Members Present; Jason Janvrin, Harold Eaton, Bob Albright, Justin Packard, Jill Gordon, George Dow, Dennis Sweeney, James Sanborn and Maddie DiIonno, RPC Interim Planner

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

Janvrin stated that John Kelley has put in this letter of resignation and that he was an elected member, and his seat is now vacant, and the planning board can vote in an alternate to fill the seat until the next election.

Motion:	Janvrin	To appoint Justin Packard into the vacant seat until the 2027 town meeting.
Second:	Albright	Unanimous

Joint Meeting with the Board of Selectmen - Case 2026-04 – Proposal by Jonathan Clark for 8 lot subdivision on Ledge Road, Tax Map 3, Lots 26, 26-1, 28, 29-2 and 31.

The planning board held a joint meeting with the board of selectmen to hold a conversation regarding water infrastructure and capacity. Janvrin suggested that the water commissioners and the superintendent do fact finding study that the water capacity is satisfied or not in the summer months. Janvrin worries that the town water capacity isn't enough for new housing and multifamily housing that are coming into town. Janvrin stated that if the board of selectmen or water department need funding for this project, the planning board has available funds in the budget. Khan and Janvrin stated that this isn't for the current application but is for future submissions regarding the concern for the water supply. Curtis Slayton, Water and Sewer Superintendent stated that they keep track of water usage for the whole town and isn't sure what other data they will need. He said the dryer the summer gets the more water needed, the town has experienced a few droughts in the last few years that will last a couple months. Slayton asked if this for residential and commercial, Janvrin stated that this is a determination for multifamily, but if the study comes back that there is a water supply problem, the planning board could pass an emergency for one year and restrict all new development. Slayton said that there are new wells in the works and should be online in the next few years. Both boards agreed that there needs to be a study done regarding the water study supply.

Erik Poulin, Jones and Beach Engineer was present at the meeting. Janvrin stated that he has the board of selectmen at the meeting, as there was a conversation at the last meeting regarding an exchange of land possibility as the town of Seabrook owns two lots east of the property. Janvrin said that the applicant was present at the last board of selectmen meeting and that he voiced that he would like to hold off with the planning board until the selectmen could navigate that, which if a land swap was to happen it would have to go to town meeting in 2027. Poulin stated currently that town has two wells in those east properties and the well radius runs into Clark's property on Ledge Road. The land swap would include Clark taking part of the town's land north and the town would take over the area of the radius, for Clark to be able to shift the project out of the radius. Janvrin suggested that the applicant continues the case every 30 days until they come up with a resolution, Poulin agreed.

Motion:	Janvrin	To continue case 2026-04 until April 20 th .
Second:	Gordon	Unanimous

Security Release for case 2025-03 Aldi's

Aldi's is requesting a partial security release as the building is constructed and open, the landscape needs to be completely still. Chris Raymond, TEC recommends the partial release.

Motion:	Gordon	To reduce the site security for case 2025-03 to \$15,000
Second:	Eaton	Unanimous

Case 2026-07 – Proposal by Four Seasons LLC for a site plan review at 30 Perkins Ave at Tax Map 8, Lot 1.

Erik Poulin, Jones and Beach Engineering presented the case. Poulin stated that when they put in BJ's and BJ's gas, they have graded out a gravel pad behind the club for the intent of future development. He said they are proposing a hotel to occupy the space with 136 rooms, with parking around the whole building. Poulin stated that they did get a variance from the ZBA for the height of the project. He said that the entrance to the hotel will be from Perkins Ave around the back of the gas station and on the right side of the club. Poulin said that all the utilities are stubbed out already, Janvrin asked if there was going to be a pool, Poulin stated yes there is. Eaton asked if the pool was inside or outside, they stated the pool is inside of the hotel. Poulin stated the hope of the meeting tonight is to get the case administratively complete and ask for a 30-day continuation to address TEC comments. The board discussed with Poulin and applicant about water usage as they have concerns with what previously talked about in the meeting. The applicant stated that he owns a handful of hotels in the New England area and they don't use more

than 200 gallons a day and have been trying to figure out ways to conserve water in the hotels. Poulin stated that he will come back to the board with more data.

Motion:	Janvrin	To find case 2026-07 as administratively complete.
Second:	Sweeney	Unanimous

Janvrin stated that abutter Kelly McDonald and her family that owns a home on Carolyn Ave, have concerns regarding the fence that is supposed to block the views of the lot of BJ's, Janvrin asked if he could take a look at that to satisfy the abutter. McDonald stated that noise level is loud as well and has concerns with the traffic coming in on Perkins. She stated that there are almost accidents every day, and there are senior citizens that live in the park right there and has concerns with the entrance and safety. The board agreed that the entrance off Perkins Ave is an issue and have agreed to do a site walk with either Poulin or Wayne Morrill from Jones and Beach on March 30th at 5:30pm or April 2nd at 5:30pm. The secretary will post the public notice to the public regarding the day and time of the site walk.

Motion:	Janvrin	To continue case 2026-07 until April 20 th .
Second:	Sweeney	Unanimous

Other Business

Janvrin stated that the secretary and the town planner have received a request from Morris and Scully, PLLC representing an applicant who wants to install a billboard at 122 Stard Road, and they would like to do an informal meeting with the planning board. Janvrin stated that currently we have no way to bill them for an informal meeting, and we need to have something in the regulations to be able to bill for personal and administrative work. Janvrin stated that he would like to get the facts straight and would like to reach out to the planning board attorney before meeting with them. DiIonna stated that she will take a look at the emails and see if they can exchange emails without needing to come in. Janvrin asked DiIonna if she could reach out to legal and see if she is available to speak with them.

Eaton would like to share some information he put together regarding impact fees. The board agreed to explore further and have DiIonna put a list together of agencies that do impact fee studies.

Chairman adjourned the meeting at 9:07PM. Minutes were take by Kelsey Johnson.