

**SEABROOK BEACH VILLAGE DISTRICT  
COMMISSIONERS MEETING MINUTES  
March 11, 2026**

**PRESENT:** Ed David, Don Hawkins, George Corde - Commissioners  
Steve Keaney – Building Inspector

**ABSENT:** Rick Nardella – Treasurer

The meeting was called to order at 7:00 PM. Ed David led the meeting in the pledge of Allegiance.

**PUBLIC HEARING**

Ed David opened the public hearing on the SBVD 2026 Warrant and Budget at 7:05 PM. Don Hawkins read each of the first six articles and reviewed the Budget article #6 in some detail. He noted the only large increase in the budget is the addition of \$25,000 to repair beach walkways with the spending contingent on the Town contributing an equal amount. He also said the building maintenance budget will be lower by \$10,000 due to the quotes for the window project coming in lower than originally expected.

Don Hawkins reviewed zoning articles #7 and #8 in detail. Article 7 would allow multi-dwelling development in Zone 2 provided that adequate infrastructure is available to support the development. He explained in 2025 the NH Legislature passed several bills intended to expand the mix of affordable housing opportunities in New Hampshire. HB 631 created a new zoning mandate that “requires municipalities to allow multi-family residential development on commercially zoned land provided that adequate infrastructure is available to support that development.” Article 7 is intended to comply with the NH zoning mandate.

Article 8 will make several changes to the existing ADU section of the SBVD zoning. The changes will allow detached ADUs which are currently prohibited. Each ADU will be provided at least one off-street parking space. Mobile homes, recreational vehicles, sheds, storage containers and tiny homes will be prohibited as ADUs. ADUs cannot be converted to a condominium or sold through condominium conveyance. Finally, the maximum size of an ADU will be increased from 750 sqft to 950 sqft. Hawkins said the NH Legislature modified the ADU laws to expand the mix of affordable housing opportunities in NH. HB 577 amends RSA 674:71-73 by changing some of the requirements for Accessory Dwelling Units. The SBVD zoning changes are intended to comply with the NH ADU requirements.

Ed David asked the public if there were any comments or questions. There were no none.

<b>Motion to approve the SBVD Budget and Warrant to be voted on at the 2026 SBVD Annual Meeting made by:</b>	<b>Ed David</b>
<b>Motion seconded by:</b>	<b>Don Hawkins</b>
<b>The motion passed by voice vote.</b>	

The public hearing was closed at 7:35

**SECRETARY’S REPORT**

Minutes of Commissioners Meeting on December 10, 2025 were distributed and reviewed. The minutes were approved by voice vote.

**TREASURER’S REPORT**

Ed David reviewed the December 2025, January 2026 and February 2026 financial reports. He said the January and February meetings had been canceled due to a lack of quorum and that the activity level for all three months was very low.

2026	February	YTD	Prior YTD
Fee Income	\$6,760	\$8,510	\$16,298
Rental Income	0	1,650	3,100
<b>Total Income</b>	<b>6,760</b>	<b>10,160</b>	<b>19,398</b>
Total Expenses	16,827	23,870	7,455
Net Ordinary Income	-10,067	-13,710	11,943
Total Interest Income	1,942	4,093	4,621
Other Expense	0	0	0
<b>Net Income</b>	<b>-8,125</b>	<b>-9,617</b>	<b>16,564</b>

- Total cash in the SBVD checking and saving accounts was \$947,394 at the end of February 2026 vs. \$892,558 at the end of February 2025.
- The current month’s revenues included \$6,760 fee income and \$ 0 rental income. Expenses were \$16,827 which included \$13,026 for the window replacement project. Interest income for the period was \$1,942. The net loss for the month was \$8,125.
- The commissioners were given the monthly disbursement form and bank statements for their review and approval.
- Ed David told the audience the financial reports were available for review after the meeting.

**Motion to accept Treasurer’s Report:**  
**Motion seconded by:**  
**The motion passed by voice vote.**

**Ed David**  
**Don Hawkins**

**BUILDING INSPECTOR’S REPORT**

- Steve Keaney said December January and February have been very slow which has given him time to clean out some old files. He has seen a pick-up in the last few days which may signal more small projects in the spring. YTD he has issued 26 permits and he expects a large project at 203 Atlantic in the coming months. Housing sales are still very slow at the beach which may be related to high interest rates.
- There are no ZBA cases on the schedule.

- There is one PB case scheduled in April for a condo conversion.

**Motion to accept Building Inspector Report:** Don Hawkins  
**Motion seconded by:** George Corde  
**The motion passed by voice vote.**

### **OLD BUSINESS**

- **Building Maintenance:**
  - **Window Replacement:** George Corde reported the window replacement project was complete by Kingman Construction and that there were only a few issues scheduling around the yoga studio hours. All agreed they were happy with the work and the choice of slider windows. The commissioners thanked George Corde for spearheading the project.
  - **Rental Unit water Leak:** George said the plumber couldn't find any leak in the Ground Swell room where the ceiling tiles were damaged and that the area is currently dry. George said he will replace the damaged ceiling tiles before they open in the spring.
  - **Fire Alarm Panel:** Steve Keaney said the recent alarm was set off by a problem with the second phone line. He contacted the alarm service company and the issue has been resolved.
- **Joint meeting with Seabrook BoS:**
  - No new meeting has been scheduled with the BoS. The TM said he is working on a plan to repair the Andover Street walkway sometime in early spring.
- **Televised Future meetings:** No activity

### **NEW BUSINESS**

- **Beach Signs:** Ed David said he will walk the beach and make a recommendation on which signs need to be replaced.
- **Harbor Dredging:** Bill Manzi sent an email saying the Army Corp of Engineers is planning to dredge Seabrook/Hampton harbor in the 2028-2029 time frame and is asking the Town and SBVD where they want the sand placed. Steve Keaney recommended the sand be spread on the beach north of Hookset Street and if there is any extra sand that it be spread from Hookset Street south. This is the plan that was followed the last time the harbor was dredged. The commissioners agreed and Ed David said he would inform Bill Manzi.

### **OTHER BUSINESS**

- **Annual Meeting:** Hawkins said activities for the SBVD Annual Meeting on April 28, 2026 were on schedule. He said a more detailed review of the schedule and work assignments will take place at the April 8, 2026 commissioner meeting. Theresa Kyle

said she would not be able to attend the 2026 Annual Meeting to act as Moderator due to a recent health issue. She also said she would be retiring as SBVD Moderator.

Ed David announced the Commissioners would be entering Non-Public Session at 8:00 PM and thanked everyone for attending the meeting.

**Motion to enter a Non-Public Session authorized under NH RSA 91-A-3, II.**  
**Motion made by: Ed David**  
**Motion seconded by: Don Hawkins**  
**Motion passed unanimously by voice vote.**

The meeting was adjourned at 7:55 PM

**The next SBVD Commissioners meeting will be Wednesday, April 8, 2026 at 7:00 PM in the SBVD meeting room.**

Submitted by,

Don Hawkins