

**SBVD PLANNING BOARD  
MEETING MINUTES  
February 9, 2026**

**PRESENT:** Members: Joel Spiller (remote by cell phone), Peter Dunn, Bob Weisner,  
Bob Gossett  
Alternates: Joe Balsamo, George Corde (for Ed David)  
Building Inspector: Steve Keaney  
Secretary: Don Hawkins

**ABSENT:** Ed David, John Giarrusso, Tom Morgan

**MEETING OPENED:**

The meeting was called to order at 7:00 PM. Bob Gossett led the meeting in the Pledge of Allegiance.

**MEETING MINUTES:**

The minutes from 12/8/2025 were distributed and reviewed.  
The minutes were approved by voice vote.

**PUBLIC HEARING:**

Bob Gossett opened the public hearing on SBVD PB Zoning change recommendations that will be added to the 2026 SBVD Warrant and voted on at the SBVD 2026 Annual meeting in April. Bob asked Don Hawkins to review the updated zoning proposal.

Hawkins started by saying 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.” The changes being recommended by the PB are intended to comply with the NH zoning mandate.

Hawkins reviewed the changes being recommended for the USE REGULATIONS in Section III of the Zoning (attached). The changes will allow multi-dwelling development in Zone 2 provided that adequate infrastructure is available to support the development. The SBVD PB in conjunction with the Town of Seabrook will determine if adequate infrastructure existed to support the development. A definition of “infrastructure” will be added to Section X of the zoning. These changes will appear as Article 7 in the Warrant.

NH Legislature also modified the Accessory Dwelling Unit (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.

The PB changes (attached) to the existing ADU section of the SBVD zoning include: Allowing detached ADUs which are currently prohibited. Each ADU will be provided at least one off-street parking space on the same lot as the ADU. 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. There are also several less significant changes. These changes will appear as article 8 on the Warrant.

Bob Gossett asked if there were any questions by the board or the public. The board members had a couple of clarifications questions and a few text changes that Hawkins agreed to make to the final zoning. There were no questions by the public.

Bob Gossett closed the public hearing at 7:30

Hawkins asked if the board was ready to vote on a motion. He said the Motion to Accept had to be a roll call vote because one member of the board was remote.

**Motion to accept the proposed Zoning changes as presented and corrected.**

**Motion made by:**

**Peter Dunn**

**Motion seconded by:**

**Bob Gossett**

**Roll Call Vote:**

**George Corde - Yes**

**Bob Gossett – Yes**

**Bob Weisner – Yes**

**Peter Dunn – Yes**

**Joe Balsamo – Yes**

**Joel Spiller (remote) – Yes**

**The motion passed by unanimous voice vote.**

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**OTHER:** None

The meeting was adjourned at 7:40 PM.

Submitted by,  
Don Hawkins

**Next PB Meeting:** The next meeting will be Monday April 20, 2026 at 7:00 PM. The meeting may be canceled if there is no quorum or business requiring PB attention.

# Attachment

## SECTION III: USE REGULATIONS

### A. Zone 1:

In Zone 1, no building, structure or portion thereof shall be erected, altered, moved or used and no land or building or part thereof shall be used, arranged or designed to be used except for one or more of the following uses:

1. Single dwelling unit buildings (including ADU's), excluding mobile homes and trailers.
2. Professional use which is incidental and secondary to the use of the principal structure and does not change the character thereof. There shall be no more than one office per single family house and no such office shall have more than one professional person engaged in such professional use, which person shall be the owner/occupant, and no such office shall have more than two employees other than said owner/occupant.

### **3. ~~Municipal buildings.~~ (Move to Zone 2 ??)**

4. Churches, schools and libraries.
5. Parks and playgrounds for general outdoor recreation of a non-commercial nature.
6. Swimming pools for use of occupants and guests.
7. Accessory buildings not for human habitation which are incidental to the primary use.
8. Accessory uses by owner or tenants incidental to the above permitted uses and not detrimental to a residential neighborhood, except tents erected for the purpose of human habitation. Any accessory use that is specifically prohibited as a primary or principal use shall be prohibited as an accessory use.
9. Multi dwelling unit buildings, mobile homes, trailers and commercial vehicles with three (3) or more axle are specifically excluded from this district.

### B. Zone 2:

In Zone 2, no building, structure or portion thereof shall be erected, altered, moved or used and no land or building or part thereof shall be used, arranged or designed to be used, except for one (1) or more of the following uses:

1. Any use permitted in Zone 1, subject to all limitations there applicable.
2. Retail businesses, excepting and excluding the following:
  - (a) Junkyards, dumps and storage of abandoned automobiles.
  - (a) Travel trailer parks and/or mobile home parks.
  - (b) Commercial recreational and/or amusement facilities.
  - (c) Commercial parking lots and similar facilities.
  - (d) Motels or hotels
  - (e) Planned unit development.

- (f) Sale(s) of Class B special fireworks and/or Class C common fireworks, whether such fireworks are intended for retail or wholesale distribution. This subsection (g) shall be interpreted in accordance with the definition(s) of N.H. RSA 160-A:1, or any successor statute.
- (g) Sexually oriented commercial enterprises.
- (j) Pawn Shop.
- (k) Body piercing/Branding or Tattoo Parlor.
- (l) Sale of Vaping Devices, E-cigarettes, E-liquids and other related items.
- (m) Sale of Cannabis, Cannabis Accessories and Cannabis Products

3. Banks, offices **and municipal buildings.**

4. Restaurants.

5. **Multi-dwelling unit residential development provided that adequate infrastructure is available to support that development.**

- **The SBVD Planning Board in conjunction with the Town of Seabrook (who provide the services) shall determine if adequate “infrastructure” exist to support the development.**

**Definition to be included in Section X**

**“Infrastructure” shall include all capital facilities owned and operated by the Town of Seabrook and the SBVD including water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; storm water , drainage and flood control facilities; municipal road systems and rights-of-way; municipal office facilities; public school facilities; public works facilities; the municipality's proportional share of capital facilities of a cooperative or regional school district of which the municipality is a member; public safety facilities; solid waste collection, transfer, recycling, processing, and disposal facilities; public library facilities; and public recreational facilities not including public open space.**

- 6. Accessory uses of structures and of land normally incidental to the permitted principal use of the premises. Any accessory use that is specifically prohibited as a primary or principal use shall be prohibited as an accessory use.
- 7. ~~Multi dwelling unit buildings~~, Mobile homes , trailers, **recreational vehicles and storage containers used as dwelling units are specifically excluded from this district. and** Public address systems and/or amplified speakers, that produce or emit musical and/or vocal sound outside of the enclosed building or structure are **also** specifically excluded from this district.

C. Zone 3:

In Zone 3, no building, structure or other improvement shall be erected or altered herein. It is intended that this zone shall be dedicated to land conservation and used primarily for flood control, wildlife preserves, and other recreational uses which would not disturb its natural environment.

## ACCESSORY DWELLING UNITS - ZONE 1 AND ZONE 2

Authority:

This section is enacted in accordance with the provisions of RSA 674:71 – 73 and RSA 674:21.

Purpose:

The purposes of the ADU ordinance are to:

- Increase the supply of affordable housing without the need for more infrastructure or further land development.
- Provide flexible housing options for residents and their families.
- Integrate affordable housing into the community with minimal negative impact.
- Provide elderly citizens with the opportunity to retain their homes and age in place.
- The purpose is NOT to provide short term daily or weekly vacation rental space.

Definition:

An “Accessory Dwelling Unit” (ADU) means a residential living unit that is ~~within or attached to~~ **located on a lot containing** a single-family dwelling and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.

Criteria for Approval:

All of the following criteria must be met before the building inspector will permit the construction of an ADU:

- An ADU application is required that addresses all the requirements for an approved ADU.
- A building permit shall be required for an ADU.
- A maximum of one (1) ADU per lot may be permitted in zoning districts that allow single-family dwellings.
- **ADUs are prohibited for multi-dwelling unit buildings and for single-family dwellings attached to each other such as townhouses.**
- ~~An ADU may not be detached from a single-family dwelling unit.~~
- ~~An interior door shall be provided between the principal dwelling unit and the ADU.~~
- The ADU shall have **either** an independent means of ingress/egress **or ingress/egress through common space shared with the principal dwelling.**
- All municipal regulations applicable to a single-family dwelling shall apply to the single-family dwelling and ADU combination.

- ~~Two~~ **At least one** off-street parking space shall be provided ~~between the principal dwelling unit and for~~ the ADU.
- Either the single-family dwelling unit or the ADU shall be owner occupied.
- **Every three years the property owner shall provide proof to the Building Inspector that the owner is occupying either the single-family dwelling or the ADU as their place of residence and that the ADU remains in compliance with this ordinance.**
- An ADU shall not be converted to a condominium **or sold through condominium conveyance.**
- **Mobile homes, recreational vehicles, sheds, storage containers and tiny homes are prohibited as ADUs.**
- ~~ADU's shall maintain an aesthetic continuity with the principal dwelling unit.~~
- An ADU may not be larger than **750 950** square feet.
- The ADU shall have no more than 2 bedrooms.
- Neither the ADU nor the principal dwelling unit shall be used for short term daily or weekly vacation rental space.
- An occupancy permit is required before an ADU can be occupied.