



**Town of Seabrook
Planning Board Minutes
September 22, 2025
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605**

Members Present; Jason Janvrin, Harold Eaton, Bob Albright, Justin Packard, John Kelley, Matt Sabourin and Maddie DiIonno, RPC Interim Planner

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

Joint Meeting with the Board of Selectmen on CIP and 10 Year Plan

Harold Eaton, Aboul Khan, Theresa Kyle and Town Manger Bill Manzi were present for the meeting with the planning board. The board discussed with the selectmen the updates on the DOT projects for the rail trail and route one and the CIP.

Regional Impact Notice – Town of Hampton

The Town of Seabrook received public notice from the Town of Hampton regarding an upcoming meeting for the new casino ballroom property as it has developed regional impact and that the public and board members are welcome to go.

Chairman Janvrin recessed the meeting at 7:15pm for a 5-minute break.

Discussion with Attorney Peter C. John – Zoning Amendment

Peter C. John, representative of GRA holdings, was present at the meeting. They are requesting a warrant article for 63 Foggs Lane, which abuts interstate 95, they are looking for the area to be rezoned and to be able to put a billboard at the location. He stated that they did have a warrant article on the ballot last year, but it did not pass. They would like it on the warrant again this year with language for the voters to understand that the town will receive revenue from the billboard that will not come from taxpayers. Janvrin stated that the state of NH prohibits an elected board from electioneering, and cannot flyer the town saying pass the article, and the only thing the planning board can do is go to the annual town meeting and tell the public what they are proposing and the benefits to the town. Janvrin stated that they cannot utilize town funds for PR. Janvrin stated that the note part of the article would have to go in front of the Board of Selectmen which they adopt. Janvrin stated that he has asked the town planner to address site plan review for billboards, as of now it is not in the regs, and if it was to be approved, they would like to be prepared as town for applicants and the public.

Amended Site Plan Review – Outdoor Event Area - 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

Jared Grondin, Allen and Major Associates were present at the meeting, he stated they went to TRC on September 9th as the board directed and all department heads were satisfied. He said that this glass and metal event building will help with noise reduction instead of the approved white open event tent. Eaton and Janvrin that they will have to go to the Board of Selectmen for an entertainment license for outdoor music. Eaton has concerns about the sound and asked if the speakers will be faced towards the abutters or away and pointed at the casino, Grondin stated that they will pointed towards the casino. Lacey Fowler, Building Inspector asked the board if the entertainment license will be for outdoor music and the for the music in the glass building, they said for both.

Brian Halloran, Maple Ridge Road, he stated that his bedroom window is about 25 yards from the parking lot and said that the noise level has risen significantly on the weekends. Halloran also has concerns about the housing coming in. Fowler stated that they did amend their plans a couple months ago for a bigger sound wall for the property. Janvrin stated that this project in front of the board at the moment is for the southeast corner of the property and his property is in the northwest, and the board has not received plans for housing and that this is for the outdoor area. Janvrin asked what the timetable is for the sound wall to go up, they said it is in the works, and the materials have been ordered, but there is no specific time, but it will be soon. Philip Walsh, 31 Irene's Way also had concerns about the noise and asked if they could go for a variance for a higher fence, Janvrin stated no they cannot, it can only be 8 feet tall. Chris Raymond, TEC wrote a memo stating that the drainage is fine with the change.

Motion:	Packard	To accept amended case 2025-02 as administratively complete.
Second:	Eaton	Unanimous

Motion:	Janvrin	<p>To approve the amended site plan for case 2025-02 with the following conditions;</p> <ol style="list-style-type: none"> 1. All original site plan conditions from February 18, 2025 approval shall apply. 2. All lighting shall comply with site plan review. 3. All outdoor entertainment should conclude no later than 11:00PM. 4. Amended drainage analysis dated September 15th be reviewed. 5. All applicable fire and safety codes shall be applied. 6. Site plan shall meet all requirements from the water and sewer superintendent.
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		7. Shall meet all applicable requirements for the building and health department.
Second:	Kelley	Unanimous

Adopting the 2026-2031 Capital Improvement Plan (CIP)

Janvrin asked if there were any members from the public that would like to comment on the CIP, there were no comments. Janvrin stated that he placed a TBD in route one project expansion and for the rail trail project he placed 137,230 for engineering. He said that for the coordination for signals for route one, he wrote in whole amount of the project from the 10 year plan, as there isn't information on how it will be split by all four towns.

Motion:	Kelley	To adopt the 2026-2031 Capital Improvement Plan
Second:	Eaton	Unanimous

Chairman Janvrin adjourned the meeting at 8:45PM. Minutes were taken by Kelsey Johnson.