



**Town of Seabrook  
Planning Board Minutes  
September 8, 2025  
Seabrook Town Hall  
99 Lafayette Road Seabrook, NH 03874  
603-474-5605**

Members Present; Jason Janvrin, Harold Eaton, Paul Knowles, Jill Gordon, Bob Albright, Justin Packard, John Kelley and Maddie DiIonno, RPC Interim Planner

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

Sarah Gagnon from SHEA wanted to give an update to the board that SHEA has put in a grant through the state conservation moose plate program, and this project would be proposed to hire a consultant to do a natural resource inventory in the town of Seabrook.

**Case 2025-11 – Proposal by Barrington Solar for a low impact proposal at 7 London Lane, Tax Map 5, Lot 8**

Andrew Pieroni from Horizons Engineering was present on behalf of Waterline Industries Corp and Barrington Solar. He stated that there is an existing building with a parking lot and looking to add 176 solar panels in the stormwater pond at the north side of the property. He said the purpose of this project is to offset the operational costs for the current business. Pieroni stated that they are away from the wetland setback, but they did have to get ZBA variance for the frontage setback. He said they are not removing any trees on London Lane, no changes to the parking lot, sidewalks or building. Pieroni stated that the solar panels will be sitting on 26 C Chanel Posts in the stormwater pond, and they did an analysis of how this would impact the pond, and he said there will be no impact of the operation of the pond. Eaton asked about the glare angel and if there will be any effects on the traffic on the road, Pieroni said that there isn't a strong glare as the panels are made to absorb the sunlight and don't have many issues with the glare. Janvrin stated that the angel they would be set at in the summer would create a glare onto Blacksnake Road, Ted Vansant from Barrington Solar said the intent is to have them tilted at 35 degrees during the summer and there should be no glare. Vansant stated that if there is a glare it would be in the late afternoon in the winter off to the west where there are trees blocking it. The owner of the property went to the neighbors to let them know about the project and there is no issues.

<b>Motion:</b>	<b>Janvrin</b>	To accept case 2025-11 as administratively complete.
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<b>Second:</b>	<b>Packard</b>	Yes; Janvrin, Eaton, Gordon, Albright, Packard, Kelley Against; Knowles Motion Passed
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Janvrin asked Pieroni if he could reach out to Judie Walker and obtain the official copy of the zoning NOD and submit it to the planning board. Janvrin said they will be setting the site security at \$5,000 minimum as they have not gotten a recommendation from TEC. There were conversations regarding stormwater maintenance and to make sure it is cleaned and brought up to standard before any panels are installed and will continue to be maintained.

<b>Motion:</b>	<b>Janvrin</b>	To approve case 2025-11 with the following conditions;  <ol style="list-style-type: none"> <li>1. Submit zoning variance NOD to the planning board.</li> <li>2. Site Security is to be set at \$5,000.</li> <li>3. Stormwater manual is updated, submitted and kept onsite.</li> <li>4. The panels are to not go more than 35 degrees year round.</li> </ol>
<b>Second:</b>	<b>Kelley</b>	Yes; Janvrin, Eaton, Gordon, Albright, Packard, Kelley Against; Knowles Motion Passed

**Case 2025-12 – Proposal by Fowler Family Trust for a lot line adjustment at 88 Centennial Street and 2 Fowler Brooks Road, Tax Map 13, Lots 16 and 16-2.**

Henry Boyd from Millenium Engineering was present for the meeting, he stated that this is a lot line adjustment for a family that occupies the lots, Boyd explained that they are taking some land from parcel A and moving it to back parcel B. There were no comments from the board or public.

<b>Motion:</b>	<b>Janvrin</b>	To accept case 2025-12 as administratively complete.
<b>Second:</b>	<b>Knowles</b>	Unanimous

<b>Motion:</b>	<b>Janvrin</b>	To approve case 2025-12 that the easement is submitted with the final plan set.
<b>Second:</b>	<b>Eaton</b>	Unanimous

**Case 2025-13 – Proposal by 177 Ash Swamp Road LLC for a condo conversion at 219 and 219A South Main Street, Tax Map 16, Lot 12.**

Henry Boyd, Millenium Engineering presented the case, he stated that there are two existing structures and that the purpose of the conversion is due to change in ownership. Boyd said the regulations require the depiction of water shut offs but they did not have that information yet, Boyd stated that he has to meet with the water department to see where the shut offs and get that resolved which can be a condition of approval.

<b>Motion:</b>	<b>Janvrin</b>	To accept case 2025-13 as administratively complete.
<b>Second:</b>	<b>Albright</b>	Unanimous

<b>Motion:</b>	<b>Janvrin</b>	To approve case 2025-13 with the following conditions;  1. Water shut offs to be depicted, and any easements be submitted to the town. 2. Condo Documents are satisfied with legal.
<b>Second:</b>	<b>Gordon</b>	Unanimous

**Discussion – The Brook, Case 2025-02**

Jared Grondin, Allen and Major Associates was present at the meeting, he stated that this is an amendment to the approved case 2025-02, he stated the change is the outdoor area, where there was going to be a removable white event tent and is looking to put a glass and metal free standing structure on concrete slab instead of the tent. Eaton asked about the bathrooms, Grondin said it is a portable bathroom tied into the sewer. Grondin said they do have to amend the state AOT permit as well but has to get planning board approval first. DiIonno stated that this should be noticed to the abutters as it is a change to the plans, Janvrin agreed and stated that they need to pay one half of the original site plan fee for an amended site plan, the notices will be go out tomorrow the 8<sup>th</sup> and they will meet with TRC as well tomorrow to be able to go on the September 22<sup>nd</sup> meeting.

**ADU Amendment and Application Fees**

DiIonno gave the board a memo (see below) regarding the state law changes for ADU's, she is proposing the planning board adopt in a public hearing in the next few weeks, and it will go to town meeting.

## SECTION 2: DEFINITIONS

**Accessory Dwelling Unit (ADU):** A residential living unit ~~that is within or attached to a single-family dwelling~~ 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. ADU's are subject to the following restrictions:

- An ADU may not be converted to a condominium;
- Accessory dwelling units shall not be permitted in single-family dwellings attached to each other, such as townhouses.
- ~~An ADU may not be detached from the Single-Family Dwelling;~~
- ~~Two~~ At least one off-street parking spaces ~~are~~ is required for the ADU;
- There shall be no more than one ADU per single-family dwelling lot;
- Either the ADU or the Single-Family Dwelling shall be owner occupied;
- The living area of the accessory dwelling unit shall not exceed 950 square feet. ~~The ADU shall be no larger than 900 square feet; and~~
- The ADU shall contain no more than two bedrooms.
- Attached accessory dwelling units shall have either an independent means of ingress and egress or ingress and egress through a common space shared with the principal dwelling.
- ~~An interior door shall be provided between the primary dwelling unit and the ADU.~~
- ~~The ADU shall maintain an aesthetic continuity with the primary dwelling unit.~~

**Explanation:** *Effective July 1, 2025, RSA 674:71 was amended to require municipalities to allow one accessory dwelling unit (ADU) - attached or detached - by right in all zoning districts that permit single-family dwellings. The amendment further prohibits municipalities from imposing additional requirements for lot size, setbacks, or other controls beyond those applicable to single-family dwellings, and explicitly allows for the conversion of existing structures, such as detached garages, into ADUs.*

The board discussed the application fee's regarding the mail coverage cost, Janvrin stated he went to the post office and spoke to them and determined that the secretary can draft up the public notice and envelop them, bring them to the post office and they will stamp the abutter list a verified. The board discussed and agreed that the new abutter fees will be \$125 + \$12.25 per owner, applicant, professional service provider; \$2 per abutter and this will be held at a public hearing for discussion within the next few weeks.

<b>Motion:</b>	<b>Janvrin</b>	Adopt the policy that any abutter notices for any planning board cases be done by verified united states first class mail.
<b>Second:</b>	<b>Eaton</b>	Unanimous

<b>Motion:</b>	<b>Janvrin</b>	The planning board go into non public RSA 91 II (b) at 8:58PM
<b>Second:</b>	<b>Gordon</b>	Unanimous Roll Call; Janvrin – yes Eaton – yes Knowles- yes Gordon – yes Albright – yes Kelley - yes

Minutes were taken by Kelsey Johnson.