



**Town of Seabrook
 Planning Board Minutes
 January 5, 2026
 Seabrook Town Hall
 99 Lafayette Road Seabrook, NH 03874
 603-474-5605**

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

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

Case 2025-21 – Proposal by 38 Rocks Road LLC for a Condominium Conversion for 38 Rock Road, Tax 7, Lot 116-1

Ryan Lavelle, from Lavelle Associates, was present at the meeting, he stated that this is a duplex and that they are looking for a condominium conversion. He said that the plan and the docs have been already recorded at the registry, and the applicant wasn't aware of the process of going in front of the planning board. They haven't been conveyed yet, as the planning board needs to give approval. Janvrin asked if the water shut offs were in the town right away, Lavelle stated that he believes that they are on the property. Janvrin stated that he needs to add an easement from the property owner to access the easements. Lavelle stated that he will reach out to the water and sewer department to figure out his shut offs, and easements. Janvrin asked DiIonno if she finds the application administratively complete, she stated yes she does find it complete.

Motion:	Janvrin	To find case 2025-21 as administratively complete.
Second:	Eaton	Yes; Janvrin, Eaton, Albright, Packard, Gordon Abstain; Knowles Motion Passed

Motion:	Janvrin	To approve case 2025-21 with the following conditions; 1. Applicants attorney submit certification in conformance with the Seabrook's zoning ordinance, RSA 356B
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		2. Obtain easements for utilities from water and sewer departments,
Second:	Eaton	Yes; Janvrin, Eaton, Albright, Packard, Gordon Abstain; Knowles Motion Passed

Case 2025-22 – Proposal by DECM LLC for a 9 lot subdivision at 227 Lower Collins Street, Tax Map 14, Lot 43

Kat Morrill, from Millenium Engineering, was present at the meeting, she stated that this is a subdivision for 9 single family lots and a 22 acre parcel with the intent to be gifted to the town. She stated that there will be a new roadway, and requests that the road be 20 foot wide, with an 50 feet right away. She is looking for the board to accept the application as administratively complete along with granting the waivers. Morrill stated that she has been in front of TRC and has been in communication with the department heads regarding the project. Janvrin asked DiIonna if she finds the application administratively complete, she stated yes she does find it complete.

Motion:	Janvrin	To find case 2025-22 as administratively complete.
Second:	Packard	Yes; Janvrin, Eaton, Albright, Packard, Gordon Against; Knowles Motion Passed

Waivers

Bob LaRochelle, Abutter Old Salt Drive, stated that he looked at the waiver requests and has concerns and why they should not be granted, and would like this issue to be addressed at the next meeting to give the abutters to review material and submit a formal letter to the board.

Kat Morrill stated that she is meeting with TRC next week again and that some of these waivers affect the plans with the meeting TRC and that’s why she was asking for them to be voted on tonight.

Eaton stated as a selectman he would like to see these new roads coming into town meet the town standards and regulations if they are adopted and maintained by the town.

The board discussed that the post office isn’t adding any additional stops on their routes, so, the mailboxes will need to be on Lower Collins as a communal area.

Chuck Ballatine, 211 Lower Collins Street (Twin Brooks Campground), he asked what they are getting rid of for trees, as there are some dead pine trees on the tree line and they need be

cut down. He also stated that he has concerns with the buffer and light trespassing from the neighborhood into the campground.

Janvrin stated that he will continue the case to February 2nd for the abutters to submit their concerns.

1. A waiver from Seabrook Subdivision Regulations Section 6.1 subsection 6.103 for underground utilities – specifically underground electric. Applicants propose traditional overhead wires and services for the new lots. Poles will be placed in the proposed Right-Of-Way for future service or maintenance by Unitil. Applicant requests waiver to prevent issues at the stream crossing.
2. A waiver from Seabrook Subdivision Regulations Section 6.2 subsection 6.201 for pavement width. A 22' pavement cross section is required for subcollector roadways and a 20' width is requested for this subdivision as no further development can occur once this development is permitted.
3. A waiver from Seabrook Subdivision Regulations Section 6.209 and Seabrook Site Plan Review Regulations Section 8.090 requesting partial relief from the regulation to allow a subdivision with bituminous curbing as the primary curb type for the road edge. The initial entrance to the new street is designed to have vertical granite curbing along the tie in with Lower Collins before the curbing is transitioned to bituminous curb. While there are several reasons for this, the financial impact of bituminous curbing is far less than that of vertical while still providing the same end result. In this case we believe that this is similar to the development done at Marshall Way.
4. A waiver from Seabrook Site Plan Review Regulations Section 8.080 for mandatory sidewalk construction and in conjunction a waiver from the Seabrook Subdivision Regulations for Section 6.220. We note that this project is located on a dead-end street and is producing a dead-end street. As there is no ability for future development, we request no sidewalks be required.
5. A waiver from Seabrook Site Plan Review Regulations Section 13.015 for a formal landscape plan. Given the compact nature of this site we believe that a formal landscape plan is not pertinent. The subdivision conserves many acres of land and retains their natural beauty and character as a forest. The area that will be impacted by the development will be largely grass to allow future residences lawn to recreate in. A 20' limited disturbance buffer has been placed along the Map 14 Lot 32 boundary as required by the Seabrook Zoning Board. This buffer will be enhanced with a plantings as necessary to help create eye level screening where the natural tree canopy cannot.
6. A partial wavier from Seabrook Site Plan Review Regulations Section 13.205 for the existing tree survey. Applicant requests that a waiver be granted to allow the diameter at breast height (dbh) be increased from the 6" requirement to 12". The existing conditions plans have been

developed using this criterion. In addition to relief to allow this tree survey to be completed only on parts of the site that are being disturbed. This site, which is largely forested includes both deciduous and coniferous trees. The applicant commits to integrating the existing trees into the landscape where able at the edges of lots and as focal trees.

Motion:	Janvrin	To continue the case 2025-22 to February 2 nd .
Second:	Packard	Unanimous

Janvrin recessed the meeting at 7:55PM for break, he reopened the meeting at 8:02PM.

Public Hearing – Zoning Amendments – 8:05PM

Janvrin stated that petition article was originally one article but has spit it into two, Articles 2 and 3. See Below. Attorney Peter John, representing GRA Holdings LLC and Wrapcity Outdoor LLC stated that he saw that are now two articles and he asked if it could be submitted as one, to create less confusion. Attorney John stated that the residents that signed the petition article was for one article and not two, and that would be a violation. Janvrin read a memo from the towns attorney stating that they were not submitted in correct form under RSA 675-4, and under RSA 675-3 VII, and the new articles are what is recommended from the town attorney. Janvrin stated that he should reach out to the town manager and get in touch with the town’s attorney to discuss the issue as there is confusion with the proposed zoning amendment 4 as it will proceed article 3, so it may be confusing for the voters to see all these articles. Janvrin stated that article 4 is proposed by the planning board, as this will allow billboards on the east and west side of 95. Janvrin stated that attorney John, the planning boards lawyer Attorney Roman and the towns attorney need to discuss regarding proposed article 2 and 3.

Motion:	Janvrin	To table the proposed zoning amendments (below) and resubmit a public hearing notice for January 19 th .
Second:	Eaton	Unanimous

ARTICLE 2

BY PETITION: Are you in favor of amending the Zoning Ordinance as proposed by the petition of Robert Quinn and others to rezone four (4) parcels of land:

Rezoning from Zone 2R (Residential) to Zone 3 (Industrial) three (3) parcels of land comprising approximately 7 acres in total, located as follows: 63 Foggs Lane, shown on Tax Map 7 as Lot 51; 45 Foggs Lane, shown on Tax Map 7 as Lot 53; 27 Foggs Lane, shown on Tax Map 7 as Lot 54; and by rezoning from Zone 6M Smithtown Mixed-Use to Zone 3 (Industrial) a parcel of land located at 72 New Zealand Road, shown on Tax Map 7 as Lot 55.

This amendment (is/is not) recommended by the Planning Board.

ARTICLE 3

BY PETITION: Are you in favor of amending the Zoning Ordinance as proposed by the petition of Robert Quinn and others to exempt certain billboards from Article 13 by adding the following to Section 13:**Add a new subsection to Section 13 – Signs: 13.800 Billboards Adjacent to Interstate 95.** *Billboards (including electronic LED Billboards) located on parcels abutting the East side of Interstate 95 shall be exempt from the regulations of Section 13-Signs of the Seabrook Ordinances. Such Billboard(s) shall be constructed and maintained subject to applicable state and federal regulations. Existing non-conforming billboards do not fall under this exception.*

This amendment (is/is not) recommended by the Planning Board.

PROPOSED ZONING AMENDMENT 4

Are you in favor of amending the Zoning Ordinance as proposed by the Planning Board to exempt certain billboards from Article 13 by adding the following to Section 13:

Add a new subsection to Section 13 – Signs:

13.800 Billboards Adjacent to Interstate 95.

Billboards (including electronic LED Billboards) located on parcels abutting the East side of Interstate 95 shall be exempt from the regulations of Section 13-Signs of the Seabrook Ordinances. Such Billboard(s) shall be constructed and maintained subject to applicable state and federal regulations. Existing non-conforming billboards do not fall under this exception.

Billboards (including electronic LED Billboards) located on parcels abutting the West side of Interstate 95 shall likewise be exempt from Section 13 of this Ordinance.

Alternate Members

Janvrin stated that there are three openings to be an alternate member for the planning board. He did receive a letter that Matt Souborin has resigned as an alternate member and received a letter of interest from James Sanborn III.

Motion:	Knowles	To appoint James Sanborn III as an alternate member until April 1, 2028.
Second:	Eaton	Unanimous

Release site security for case 2023-2 – Port Lighting

TEC submitted a memo in favor of releasing the funds for case 2023-02.

Motion:	Janvrin	To release the outstanding \$5,000 security bond for case 2023-2.
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Second:	Eaton	Yes; Janvrin, Eaton, Albright, Packard, Gordon Abstain; Knowles Motion Passed
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Chairman Janvrin adjourned the meeting at 8:57PM. Minutes were taken by Kelsey Johnson.