



**Town of Seabrook
Planning Board Minutes
May 18, 2026
Seabrook Town Hall
99 Lafayette Road Seabrook, NH 03874
603-474-5605**

Members Present; Jason Janvrin, Harold Eaton, Bob Albright, Justin Packard, James Sanborn, George Dow and Maddie DiIonno, RPC Interim Planner

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

Case 2026-10 – Proposal by Affordable Computer Technology for a site plan review at 16 Whitaker Way, Tax Map 4, Lot 19-30. (Building Addition)

Janvrin stated that the applicant asked for a continuance until June 15th as they hired a engineering firm and the plans aren't complete yet. Janvrin said they will be back in front of the planning board on June 15th at 6:30PM.

Case 2026-04 – Proposal by Jonathan Clark for 8 lot subdivision on Ledge Road, Tax Map 3, Lots 26, 26-1, 28, 29-2 and 31.

Janvrin stated that the secretary received an email from Jones and Beach requesting a continuance. Janvrin said they will be back in front of the planning board on June 15th at 6:30PM.

Case 2026-13 – Proposal by Revon LLC for a low impact proposal at 103 Ledge Road Unit 3, Tax Map 5, Lot 80-3.

Janvrin stated that he has received a memo from Lacey Fowler, Building Inspector stating she had no objections for the use of the property. Janvrin explained to the applicant that this property is right in the middle of the aquafer protection zone, and he will go over the do's and don'ts regarding protecting the towns water supply. Nate Morison, Revon LLC was present at the meeting, he stated that he is a automobile broker, which consists of storage and online sales. He said that no auto work will be done on the vehicles, and he strictly just sells them. Albright asked how many vehicles will be stored there at a time, Morison stated he will have about a dozen, with stacker lifts in the unit and 6 allotted spots outside the unit. Janvrin said that the other automotive business that's at unit 7 has pallets in the wood line, a dumpster in the parking lot that isn't supposed to be there and hard bin storage containers in the lot as well. Janvrin voiced he wanted to show the applicant that these are things that shouldn't be done and the unit owner will be hearing from Code Enforcement about issues at that unit. Morison stated he will have no

solid waste or hazardous materials on site. Janvrin asked if there was going to be any washing of the vehicles at the site, Morison stated that this unit is not set up for that and will be contracting out for the vehicles to be washed and he would only clean the inside of the vehicles and wax them if needed. Morison said he is going to ZBA for his variance this month.

Motion:	Janvrin	To accept case 2026-13 as administratively complete.
Second:	Sanborn	Unanimous

Motion:	Janvrin	<p>To approve case 2026-13 with the following conditions;</p> <p>Conditions Precedent:</p> <ol style="list-style-type: none"> 1. the applicant shall obtain all necessary variances from the Zoning Board of Adjustment for the proposed use(s). 2. All applicable local, state, and federal permits shall be obtained. Permit numbers shall be noted on the approved plans. 3. All fees incurred by the Planning Board, including but not limited to consulting, engineering, and legal fees, shall be paid in full by the applicant prior to the issuance of any permits. <p>Conditions Subsequent:</p> <ol style="list-style-type: none"> 1. There shall be no storage of hazardous or potentially contaminating materials outdoors. The applicant shall provide a complete list of materials to be stored on-site, including identification of any regulated substances, to the Building Department prior to occupancy. Applicant acknowledges that the site is in the aquifer of protection overlay district and agrees to adhere to zoning restrictions incorporated as an attachment to the NOD. 2. Any change or expansion of the proposed use that requires alteration or development of the site will require additional review by the Planning Board. 3. At no time no more than 16 vehicles for sale be onsite.
Second:	Dow	Unanimous

Other Business

Eaton stated that the Board of Selectmen has received the agreement from the DOT regarding the rail trail and legal has reviewed it. He stated that Scott Bogle from RPC was at the meeting to convey that the funding is in the 10-year plan, and that the state will be covering the cost for

engineering and construction. Janvrin asked what year this will be starting, Packard stated the engineering and construction will start in 2027-2028. Eaton stated that the Board of Selectmen will enter into an agreement with the Friends of Seabrook Rail Trail and they will be responsible for maintaining the trail.

Packard asked if there was any update on the exaction and impact fees, Janvrin stated that DiIunno came up with a proposal for a RFP and they have submitted it to the acquisition person, and we are third in the queue. Packard asked if we have heard from TEC for exaction fee formula, Janvrin stated that they haven't heard from him, but he is going to reach out to him.

Janvrin stated that he received an email from Paul Knowles, and he is interested in being an alternate for the planning board. Janvrin said that there are 4 positions open for alternate members.

Motion:	Janvrin	To appoint Paul Knowles as an alternate of the planning board with a term ending in April 2029.
Second:	Eaton	Unanimous

Chairman Janvrin adjourned the meeting at 7:58PM. Minutes were taken by Kelsey Johnson.